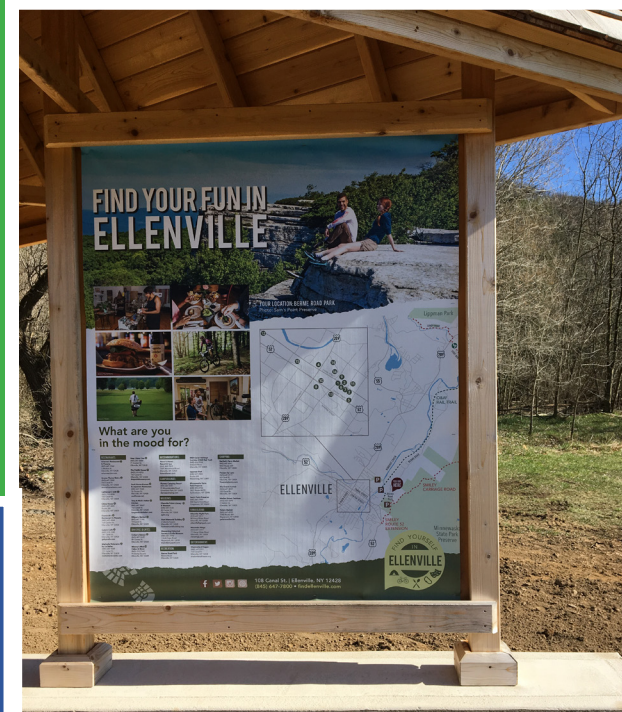


PRE-NOMINATION STUDY

Revitalization Opportunities Report for the Ellenville South Study Area

Prpared for
The Village of Ellenville and Ulster County, New York

2019



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TABLE OF CONTENTS

| | |
|---|-----------|
| 1. Project Description and Overview | 2 |
| Lead project sponsors | 2 |
| Regional context | 2 |
| 2. Community Participation | 3 |
| Summary of Outreach to Date | 3 |
| Key stakeholders and techniques to enlist partners..... | 4 |
| 3. Preliminary Analysis of the Proposed BOA | 4 |
| Study Area Boundary and Justification | 5 |
| Demographic characteristics..... | 6 |
| Existing Land Use and Zoning..... | 7 |
| Land Ownership | 8 |
| Transportation and Infrastructure | 8 |
| Natural Resources | 9 |
| Market and Economic Considerations | 10 |
| Underutilized Sites | 11 |
| 4. Summary of Preliminary Analysis and Recommendations | 12 |
| Recommended Next Steps..... | 14 |
| Figures | 16 |
| Appendix A – Demographic Tables | |
| Appendix B – Descriptive Profiles..... | |

1. PROJECT DESCRIPTION AND OVERVIEW

Ulster County conducted a countywide revitalization planning process with funding from the New York State Department of State (NYSDOS) Brownfield Opportunity Area Grant program. The project identified five study areas within communities across the county, evaluated study area conditions, and identified potential opportunities for advancing revitalization efforts for these areas. Separate study area revitalization opportunity reports developed for each study area 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 South Study Area (Study Area). This is one of two areas in the Ellenville and is located entirely within the Village of Ellenville. The preliminary analysis and recommendations will 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 is in southwestern Ulster County along the Sullivan County line, roughly 100 miles from New York City. The village's land area is estimated at 8.7 square miles. 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.

ELLENVILLE – SOUTH STUDY AREA

Ellenville-South (426 acres):
Downtown business district, Clinton Avenue, Berme Road, Mine Lane and Beer Kill levee areas.

Related Initiatives

- Ellenville Million Initiative
- O&W Rail Trail
- Shadowland Theater Restoration
- Berme Road Park Improvements

After World War II, the development of manufacturing facilities like 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. From a peak of 5,000 in 1960, the population of the Village of Ellenville had declined to just over 4,000 residents by the start of the new millennium.

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 Ellenville's neighborhoods. As of July 2017, there were 87 properties in Ellenville and 8 in the neighboring 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 consolidating the Village of Ellenville and Town of Wawarsing, though each has concluded with no action taken.

2. COMMUNITY PARTICIPATION

SUMMARY OF OUTREACH TO DATE

Representatives of the Village of Ellenville participated initially in municipal stakeholder focus group discussions held in Ellenville on November 30, 2017, and March 6, 2018. Initial outreach efforts helped define preliminary issues, study area boundaries and helped highlight potentially underutilized sites. Specific strategies recommended revitalization opportunities and potential underutilized sites were then presented and refined through two community forums held in Ellenville on April 23 and May 16, 2018. The community vision below reflects community goals and planning priorities identified to date.

COMMUNITY VISION

Ellenville's 2009 master plan highlighted community priorities 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.

Through the countywide revitalization opportunities process, discussions with Village of Ellenville staff and elected officials, and community forums held on April 23 and May 16, 2018. Community members provided input and goals that help to broadly define a vision for the Ellenville study area, as outlined below.

Ellenville - South Revitalization Opportunities Report (2018)

Ellenville’s economy grows and quality of life improves around three trends. A growing arts-focused downtown revitalization fosters renovation of vacant storefronts and vacant lots, flexible business space along Clinton Avenue supports long-term business and innovative manufacturing and arts industries; and an outdoor recreation hub at Berme Road Park becomes the center of a public open space network and a destination for community residents and visitors.

KEY STAKEHOLDERS AND TECHNIQUES TO ENLIST PARTNERS

Ulster County led outreach efforts focused on engaging the general public, as well as local government, the private sector, and non-profit organizations. Based on discussions to date, continued involvement of the stakeholders and partners listed below is recommended.

Key Stakeholders and Partners

- 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
- Joseph Resnick Airport
- Rondout Valley Business Association
- Open Space Institute
- Shadowland Stages Theatre
- RUPCO (Rural Ulster Preservation Co.)

Efforts to continue engaging partners will help to refine and prioritize opportunities and build a coalition of partners for advancing the strategic opportunities discussed in Section 4 and Appendix B.

3. PRELIMINARY ANALYSIS OF THE PROPOSED BOA

PLANNING AND REVITALIZATION INITIATIVES

The Village of Ellenville has long acknowledged the need for community investment and revitalization. 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. The plan defines three “catalytic areas” designed to attract investment:

- Mountain Gateway, a new mixed-use district that would integrate old industrial sites west of Clinton Avenue;
- Central Marketplace, the downtown business district on Canal and Center Streets east of Main, identified as the focus for “experience-based” retail, arts-related activities, and festivals; and

- Civic Square, along Canal Street west of Main Street, identified as a focal point for government and professional services.

Support from Ulster County has been used to assist Ellenville in revitalizing its economy. Along with the surrounding Town of Wawarsing, the Village of Ellenville has 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 the Ontario and Western (O&W) Rail Trail that will connect Kingston and Ellenville along the former O&W rail line, one of the region’s historical freight transportation networks linking the Hudson River valley and Delaware River valleys. Within Ulster County, the inactive O&W rail line and its rail beds parallel U.S. Route 209 and Rondout Creek, and plans are in place to develop a continuous multi-use recreation trail between Kingston and Ellenville, and further south and west 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.”

STUDY AREA BOUNDARY AND JUSTIFICATION

The Study Area is defined around three distinct areas of the Village: the downtown business district, the Clinton Avenue, and Berme Road. The area encompasses 426 acres defined by the Village boundary and Beer Kill Levee (north), Mine Lane and Smiley Road (east), Route 52 and physically accessible properties (south), and Main Street (west).

The boundary of the study area is delineated to address stakeholder goals and encompass the related features listed below:

- Locations of clusters of underutilized properties;
- Community priorities to link 2009 master plan focus area locations of the Mountain Gateway (Route 52 east of Sandberg Creek, Clinton Avenue, Berme Road) and the Central Market Place (Canal and Center Streets business district) boundaries.
- Regional interest to link key destinations (the Ellenville School District complex, downtown business district, and Berme Road Park/Minnewaska State Park). East-west connections between these areas are challenged by poor access due to locations of levees, surface water, bridges, and the street network.

DEMOGRAPHIC CHARACTERISTICS

The Ellenville South Study Area includes portions of Block Groups 1 and 2 in Census Tract 9548. *As part of a countywide review of Block Group-level data in conjunction with the Brownfield Opportunity Area Program, Block Group 1 was identified as one of the most economically distressed 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 801, the Ellenville South Study Area accounts for approximately 19% of the village's residents. 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 South Study Area, and the Village of Ellenville, are more racially and ethnically diverse than the broader Ulster County population. Nearly 37% of all Ellenville South residents are non-white, and fully one-third are of Hispanic origin. Ethnic diversity makes the community unique. Future engagement of the area's Latino population will likely be needed to ensure participation in the area's revitalization.
- **Age:** As the Baby Boom generation ages, many communities are experiencing significant increases in the percentage of residents aged 65 and over. Seniors make up 17% of residents in the Ellenville South 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 South Study Area lag behind those of residents in the Village of Ellenville and Ulster County overall. More than 25% of adults in the study area lack a high school diploma or GED, and only 14.4% have a bachelor's degree or higher.
- **Income and Poverty:** Resident income levels in the Ellenville South Study Area tend to skew towards the lower ranges, as illustrated below. Nearly three-quarters of households in the study area earn less than \$50,000 per year, while 25.8% have annual incomes below \$15,000. The median household income in the study area is estimated at \$28,448, well below the village (\$38,644) and county (\$61,302) medians.
 - Poverty data is not available for the defined study area, but the block groups in which Ellenville South is located had poverty rates of 18.4% and 23.3%, according to American Community Survey (ACS) Five-Year Estimates from the U.S. Census Bureau. These are well above the village, town, and county poverty rates. Unemployment was also well above the county rate.
- **Housing Characteristics:** The housing supply in the Ellenville South Study Area is characterized by a large number of 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 compared to the village and Ulster County. Rental housing fulfills an

DISTRESSED COMMUNITIES

As part of a countywide evaluation of municipal-level demographic data 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 of the County median value).

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 values for the block groups in which Ellenville South is located are \$154,100 and \$183,400. It should be noted, however, that the block group includes areas outside the defined Study Area.

EXISTING LAND USE AND ZONING

The study area encompasses commercial, industrial, residential and open space areas. The majority of this area is zoned for residential use. The current land-use types are listed below by acres and percent of the study area.

| EXISTING LAND USE | | | |
|---|--|---------------|--------------------------|
| Land Use | | Total Acreage | Percent of Total Acreage |
| Commercial | | 43.42 | 10.18% |
| Community Services | | 114.75 | 26.90% |
| Entertainment & Recreation | | 0.24 | 0.06% |
| Industrial | | 16.57 | 3.88% |
| Public Services | | 8.64 | 2.03% |
| Residential | | 95.63 | 22.42% |
| Vacant Land | | 120.66 | 28.29% |
| Wild, Forested, Conservation Lands & Public | | 8.19 | 1.92% |
| No Land Use Description | | 18.47 | 4.33% |
| Grand Total | | 426 | 100.00% |

Key Land Use Considerations

- Vacant land accounts for the majority of the study area, although some of the land classified as vacant is intermittently in recreational use.
- Community uses include the Ellenville Central School District complex and Berme Road Park. Comprising over 100-acres of land, these open space areas are physically fragmented by Sandburg Creek and the Beer Kill waterways. Levee systems for flood control create wide channels with few opportunities for vehicle or pedestrian access from east to west and north to south.
- Residential uses are primarily located on the east side of the study area in the vicinity of Pine Street and Clinton Avenue. These neighborhoods are within one of Ulster County's most economically distressed census block groups, as discussed in the demographic section above. Housing vacancies, distressed properties, and foreclosures have impacted the area heavily.
- Commercial uses in the study area are primarily oriented around Canal Street within the Downtown Business District and in the former train depot area north of Canal Street.
- Industrial areas are primarily located west of Sandburg Creek, along Clinton Avenue. These areas are vulnerable to flooding, as they sit in the creek's 100-year floodplain.

Revitalization Opportunities

- Fragmented open space areas in the north and west are primarily under municipal or school district control. There are opportunities to connect open space uses, educational property and recreation facilities through Berme Road Park.

LAND OWNERSHIP

The land in the study area is almost evenly split between public and private ownership, with several essential services, schools and a park making up the public land in the area.

| LAND OWNERSHIP | | | |
|----------------|-------|--------------------------|--|
| Land Use Type | Acres | Percent of Total Acreage | |
| Private | 228 | 53% | |
| Public | 199 | 47% | |

Key Ownership Considerations:

- Much of the publicly held land runs along the eastern and northeastern sections of the study area, and falls within the floodway and/or the 100-year floodplain
- There is only one park in the study area, which stretches between Berme Road and Smiley Road, and is outside of the 100-year floodplain
- The majority of the publicly held land is zoned for industrial or residential use
- Privately held land is primarily located in the west and south of the study area, along transportation routes

TRANSPORTATION AND INFRASTRUCTURE

Highway and Roads

The area is accessible via US Route 209 and State Route 52.

- Route 209 is accessible from the northern and western side of the Study Area. Route 209 is the principal highway connection to the Village, with connections between Kingston to the northeast and Port Jervis to the southwest.
- Route 52 traverses the study area from east to west and provides the only bridge crossing over Sandberg Creek in the Village of Ellenville. Route 52 is a regional highway connection to Wallkill to the southwest.
- The key local street corridors in the study area include Center and Canal Streets (Route 52), Clinton Avenue and Berme Road. Clinton Avenue is a collector street that terminates at the south end of the study area. Berme Road is a collector road with connections to Wawarsing jurisdiction areas to the north.
- Road access in areas to the north is limited by Beer Kill and Sandberg Creek channels. The Village wastewater treatment plant is located on the west side of Sandberg Creek, and accessible from an unnamed gravel road that extends north from Hoar Street and Edwards Place.

Trails

- Trail systems beginning at Berme Road Park provide connections to hiking trails in Minnewaska State Park, including a section of the Long Path – the hiking trail that traverses the State of New York.
- Plans are in place to transform the vacant O&W rail corridor on the west side of Sandberg Creek and local leaders see a need for an open space and trails plan that links public open space and nearby trail networks.

Utilities

Water

The Ellenville South Focus area is served by water and wastewater facilities owned and operated by the Village of Ellenville. The existing well supply serving the community is limited and virtually no excess capacity is available for future expansion or re-development until such time as additional wells are installed and developed. Water system storage and distribution infrastructure currently in place are however capable of supporting re-development.

Sewer

The existing sewage collection system and wastewater treatment plant serving the Village and the Ellenville South Focus area are both capable of supporting additional re-development efforts. Improvements are currently being made to the sewage collection system to reduce I&I. The wastewater treatment plant currently has 550,000 gallons in excess capacity which should increase as relining of the wastewater collection system continues.

NATURAL RESOURCES

Topography and flood zones are the most significant natural features in the Study Area.

Topography

Topography slopes from Sandberg Creek to the east and elevation climbs sharply from Berme Road, and Clinton Avenue towards Matawaska State Park, a popular hiking destination on Shawangunk Ridge. The elevation change constrains development throughout Ellenville's westside neighborhoods. Recreation trails starting at Berme Road Park extend to the east into state parkland.

Flood Zones

Properties to the west of Sandberg Creek along Clinton Avenue and Berme Road are within the 100-year Flood Zone. Areas to the north and east are within 100-year flood zones but protected by a levee system maintained by the US Army Corps of Engineers.

Ellenville experienced severe flood impacts during Tropical Storm Irene in 2011. Bridge damages and stream bank erosion required significant repairs and reconstruction of levees near the confluence of Beer Kill and Sandburg Creek. In March 2014, the Governor's Office of Storm Recovery sponsored a

Community Reconstruction Program evaluation of needs for Ulster County. Recommendations included the following specific projects or actions for Ellenville:

- Stream restoration to improve the health of Beer Kill and Sandberg Creek. Recommended measures include: bio walls to reduce streamflow
- Wastewater inflow and infiltration study, collection system repairs.

Natural Resource Considerations

- Flooding along Clinton Avenue restricts land availability in the Village's only industrial area. Targeted areas outside the 100-year flood zones may be strategic sites for redevelopment or re-investment, depending on market factors.
- Recommended stream restoration measures for Beer Kill and Sandberg Creek could be paired with an open space and trails study.

MARKET AND ECONOMIC CONSIDERATIONS

Businesses in the Ellenville South Study Area employ approximately 1,100 workers across several industries. A list of business identified through economic and business research was developed for screening purposes and may not include all active businesses, is included below. Industry sectors hospitality, retail and professional/financial services account for most of the businesses in the study area, and the majority of these are located in the Village's downtown business district.

Study Area Businesses

| Name | Street Address | Industry |
|--|--------------------|-----------------------|
| Bank of America Financial Center | 83 Canal Street | Finance/Insurance |
| Catskill Hudson Bank | 103 Canal Street | Finance/Insurance |
| Ellenville Central School District | 28 Maple Avenue | Education |
| Ellenville-Wawarsing Chamber of Commerce | 124 Canal Street | Other Services |
| Gaby's Café | 143 Canal Street | Hospitality |
| Ja-Mar Liquors | 117 Canal Street | Retail |
| M&T Bank | 80 N. Main Street | Finance/Insurance |
| Matthews Pharmacy | 101 Canal Street | Retail |
| Mobile Media LLC | 31 Clinton Avenue | Information |
| Paraco Gas | 47 Clinton Avenue | Retail |
| Pilot Industries | 198 Canal Street | Manufacturing |
| Reed Systems Ltd | 17 Edwards Place | Professional Services |
| Rolling V Bus Corporation | 213 Canal Street | Transportation |
| Shadowland Theater | 157 Canal Street | Arts & Entertainment |
| Shakti & Laxmi Inc | 106 S. Main Street | Other Services |
| Sook House Japanese Korean | 76 Center Street | Hospitality |
| The Public House | 130 Canal Street | Hospitality |
| Thornton Electric | 216 Canal Street | Construction |
| Top Shelf Jewelry | 206 Canal Street | Retail |
| Village Motel | 70 N. Main Street | Hospitality |

UNDERUTILIZED SITES

The study area encompasses approximately 39 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 underutilized sites listed below are shown in Figures 6 and 7.

Sites were identified based on a county-wide screening and include vacant land, areas with potential for new development, for sale commercial real estate and inactive commercial properties.

Study Area Underutilized Sites

| MAP ID | Address | Owner | Acres | Zoning | Underutilized Status |
|--------|-------------------|---------------------------|-------|---------|--|
| 1 | Liberty Street | US Postal Service | 0.2 | C-1 | Vacant commercial (parking/storage) |
| 2 | 2 Bogardus Pl | Steele, Reginald | 0.1 | R-2 | Vacant residential |
| 3 | 108 Canal St | Town of Wawarsing | 0.3 | C-1 | Vacant municipal lot |
| 4 | 28 Maple Ave | Ellenville Central School | 2 | R-A | Parking |
| 5 | 3 Maple Ave | Scoresby Hose Hk & Ldr Co | 0.1 | C-1 | Vacant commercial |
| 6 | 41-43 Maple Ave | K4K LLC | 0.4 | R-2 | Vacant residential |
| 7 | 28 Maple Ave | Ellenville Central School | 0.3 | R-A | Vacant municipal |
| 8 | Center St | Village of Ellenville | 0.1 | C-1 | Municipal parking |
| 9 | 80-82 Center St | Village of Ellenville | 0.1 | C-1 | Municipal parking |
| 10 | 11 Market St | Village of Ellenville | 0.1 | C-1 | Municipal parking |
| 11 | 128-130 Center St | Canal Street | 0.2 | R-2 | Vacant commercial |
| 12 | 101 Canal St | Matthews, Ronald | 0.1 | C-1 | Vacant commercial |
| 13 | 182 Canal St | J. Luck LLC | 0.4 | C-1 | Vacant commercial building |
| 14 | 90 Canal St | Tadasky Corporation | 0.2 | C-1 | Vacant commercial |
| 15 | 90 Canal St | Tadasky Corporation | 0.2 | C-1 | Vacant commercial |
| 16 | 72-76 Center St | Yeo, Sook J | 0.1 | C-1 | Vacant commercial |
| 17 | Berme Road (west) | Ellenville Central School | 1.1 | R-A | Vacant |
| 18 | Berme Road (west) | Ellenville Central School | 1.4 | R-A | Vacant |
| 19 | 70 Berme Road | Corner Fairground, Inc | 10.6 | I-2/R-A | Distribution warehouse / potential for expansion |
| 20 | Broadhead St | Buttermilk Falls Townhome | 0.55 | R-A | Vacant |
| 21 | 9 Tow St. | AME Zion Church | 0.8 | R-A | Vacant |

| MAP ID | Address | Owner | Acres | Zoning | Underutilized Status |
|--------|---------------------|---------------------------|-------|--------|---------------------------|
| 22 | Clinton Ave | Tso, Joseph | 9.2 | I-2 | Vacant / former creamery |
| 23 | 5 Glass St | 754 Developers LLC | 0.2 | I-2 | Vacant/Parking |
| 24 | Center St | Village of Ellenville URA | 0.7 | R-A | |
| 25 | 18 Pine St | 14 Pine St., LLC | 0.2 | R-A | Vacant/demo'd residential |
| 26 | 14-17 Pine St | 14 Pine St, LLC | 0.2 | R-A | Vacant/demo'd residential |
| 27 | 12 Pine St | 14 Pine St, LLC | 0.5 | R-A | Vacant/demo'd residential |
| 28 | 154 Center St | Dimifini LLC | 0.4 | C-1 | Vacant/Storage |
| 29 | 1 Glass St | Zirkind, Schneer Z | 0.4 | I-2 | Vacant/Storage |
| 30 | 9 Depot St | Thornton Electric Inc | 2.1 | I-2 | Vacant/Storage |
| 31 | Clinton | Paraco Gas Corporation | 0.8 | I-2 | Vacant |
| 32 | 1 Mill St | Village of Ellenville URA | 0.8 | R-A | Vacant |
| 33 | 9 Pine St | Slutsky, George | 0.7 | I-2 | Vacant |
| 34 | 212 Canal St | 49 East Houston Corp. | 0.9 | C-1 | Vacant |
| 35 | 15-17 Tyrone Thomas | County of Ulster | 0.1 | I-2 | Vacant |
| 36 | 19 Tyrone Thomas | County of Ulster | 0.1 | I-2 | Vacant |
| 37 | 30 Clinton Ave | County of Ulster | 0.1 | R-A | Vacant |
| 38 | 39 Roslyn | Village Of Ellenville | 0.1 | I-2 | Vacant/flood plain |
| 39 | Clinton Ave | Paraco Gas Corporation | 1.4 | I-2 | Vacant |
| 40 | 26 Chapel St | County of Ulster | 0.1 | R-A | Vacant |
| 41 | Enderly St. | County of Ulster | 0.2 | R-A | Vacant |
| 42 | 211 Canal | Dimifini LLC | 1.4 | C-2 | Parking/Storage |

4. SUMMARY OF PRELIMINARY ANALYSIS AND RECOMMENDATIONS

Clusters of underutilized properties in the Village of Ellenville are identified and grouped into sub-areas as potential revitalization opportunity zones. The outcomes of research and stakeholder input to date indicate three targeted areas within the Study Area, as outlined below, illustrated in Figure 7 and discussed in greater detail in Appendix B, would benefit from coordination among municipalities, partnerships between land and business owners. Directing incentives and support from New York State, federal and local government agencies could help to jump-start strategic private sector investments, build on community and assets, improve quality of life and advance local priorities.

A. Downtown Revitalization

Several vacant properties, parking areas, and abandoned buildings along Canal Street and Center Streets are opportunities for market-based infill and potential adaptive reuse. Underutilized sites including

vacant commercial buildings warrant further structural evaluation to determine if adaptive reuse may be possible.

Related Community Input

Goals + Vision

- Establish a community center
- Expand opportunities for shared office/corporate spaces
- Establish a central firehouse for the Scoresby Fire Company
- Create more hotel space
- Encourage business development

Recommendations

- Consider available vacant lots on the west end of Canal Street (Sites 1-5, 15 and 16) in community branding efforts, potential gateway installations, and signage.
- Conduct property condition assessment at 182 Canal Street (Site 13) buildings to determine whether adaptive reuse may be possible at this strategic location, and which structures have the most potential for reuse. If structures cannot be safely reused, Village code enforcement and key partners will need to determine options for rehabilitation or removal. Structures requiring demolition and removal may be potential candidates for the NYS Restore New York program's grant funding.
- Support private sector investments and evaluate the potential for a public-private partnership to locate community or public uses at 198 Canal Street (former JM Originals Building).

B. Open Space Connections

Publicly owned open space areas including the school complex, Berme Road Park, ballfields, former O&W rail, and D&H canal corridors form a large open space area with the potential to connect downtown to the Shawangunk Ridge and Minnewaska State Park. With few bridges crossing Beer Kill levee and Sandberg Creek (former canal), access is limited between these public open space areas. Consider developing an open space and trails master plan for this area or Village as a whole.

Related Community Input

- Community stakeholders view Berme Road Park and the O&W rail trail as key assets for Ellenville's economy, as they provide access to the recreation and open space resources that benefit both residents and visitors.
- Signage and branding in the community are needed to improve the visibility and accessibility of Berme Road and various trail access points.
- Stakeholders recommended trails and open space master plan to guide access improvements and open space amenities in this area.
- Repurpose the old J&M building, an underutilized former industrial space

Recommendations

- Develop open space and trails master plan for the Study Area with a focus connecting publicly-owned properties on the east and west sides of Sandberg Creek. The plan could document the assets, amenities and access needs across multiple facilities: Berme Road Park, School District, Little League ballfields, Village Wastewater Treatment facility, and O&W trailhead.
- Conduct targeted adaptive reuse assessment for structures at 70 Berme Road property. Coordination among Ulster County, Village of Ellenville, current property owners, and tenants are needed to determine owner priorities, potential tenant needs.

C. Clinton Avenue Industrial Corridor

Vacant commercial/industrial areas along the Clinton Avenue corridor are prioritized for future use as part of a Mountain Gateway district in the Village of Ellenville's 2009 comprehensive plan. Underutilized properties including the areas around the former O&W rail line depot north of Route 52, a former creamery on Clinton Avenue and fire damaged properties on Pine Street could benefit from a further evaluation to determine highest and best use and targeted marketing.

Related Community Input

- Utilize available industrial land to support long-term uses and innovative manufacturing industries.
- Attract millennials to the area.
- Reinvent the town's image.
- Help people start businesses.

Recommendations

- Conduct highest and best use studies for priority underutilized sites 22 and 33 along Clinton Avenue in coordination with outdoor recreation community branding, and development plans at the Honors Haven Resort.
- Evaluate options for trail and open space connections at vacant industrial land in flood zones.
- Foster neighborhood leadership organization along Clinton Avenue and residential areas with a focus on improving housing quality, addressing high vacancy rates, and reusing vacant lots to support neighborhood needs.
- Use the grant that Mill Street Park has set aside to build a skateboard park.
- Create informative entrance signs detailing town attractions and amenities, such as restaurants, recreation areas, and historic sites.
- Incentivize development using tax credits.

RECOMMENDED NEXT STEPS

- A. To support downtown revitalization, identify and prioritize vacant buildings and lots and identify potential uses to support property owner, community and neighborhood goals.
- B. Develop open space and trails master plan including potential access to O&W rail trail, existing parks, school properties, and downtown.
- C. Conduct highest and best use studies for priority underutilized sites along Clinton Avenue, and Foster neighborhood leadership organization along Clinton Avenue and residential areas with a

focus on improving housing quality, addressing high vacancy rates, and reusing vacant lots to support neighborhood needs.

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

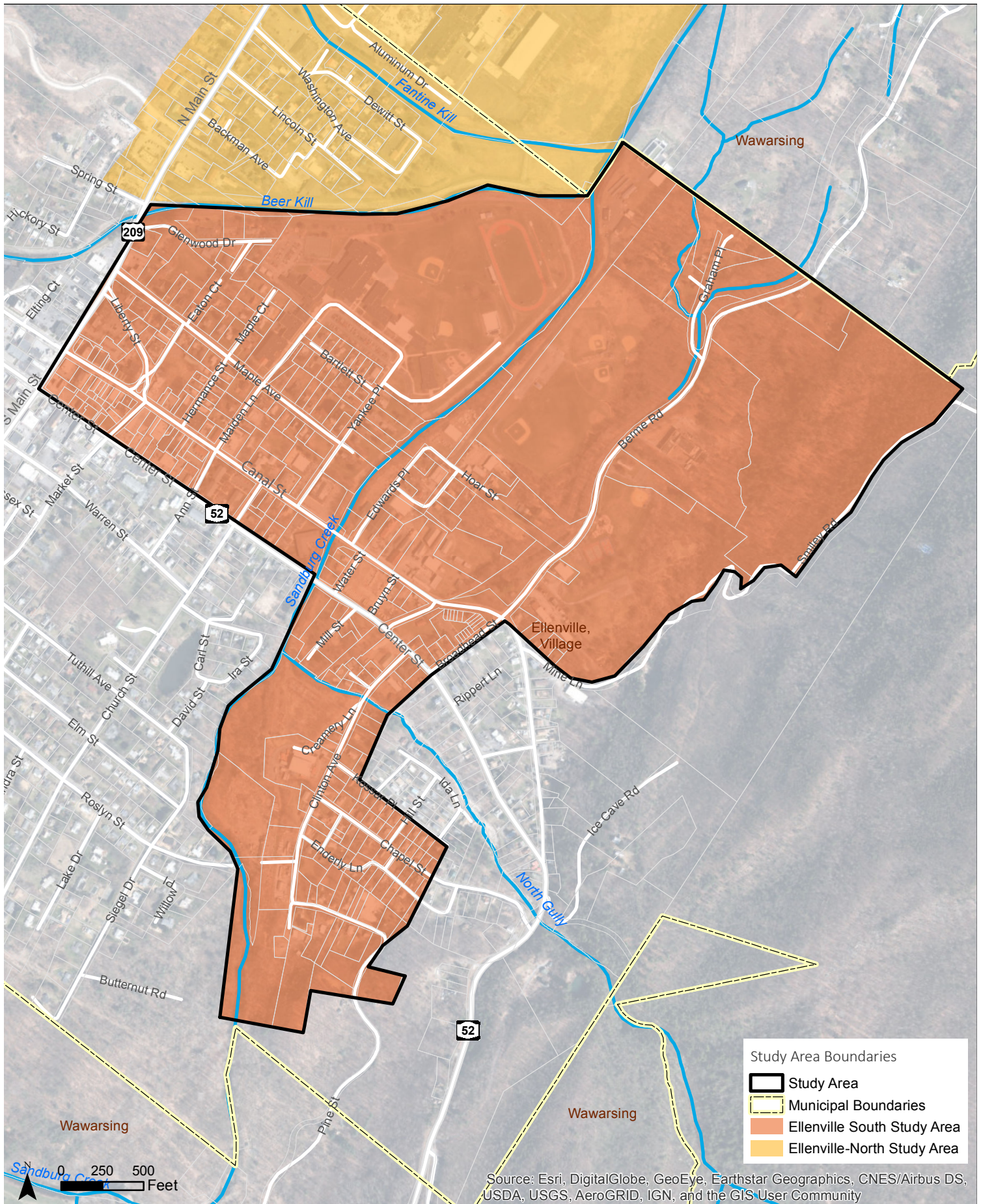


Figure 1. Ellenville South Study Area

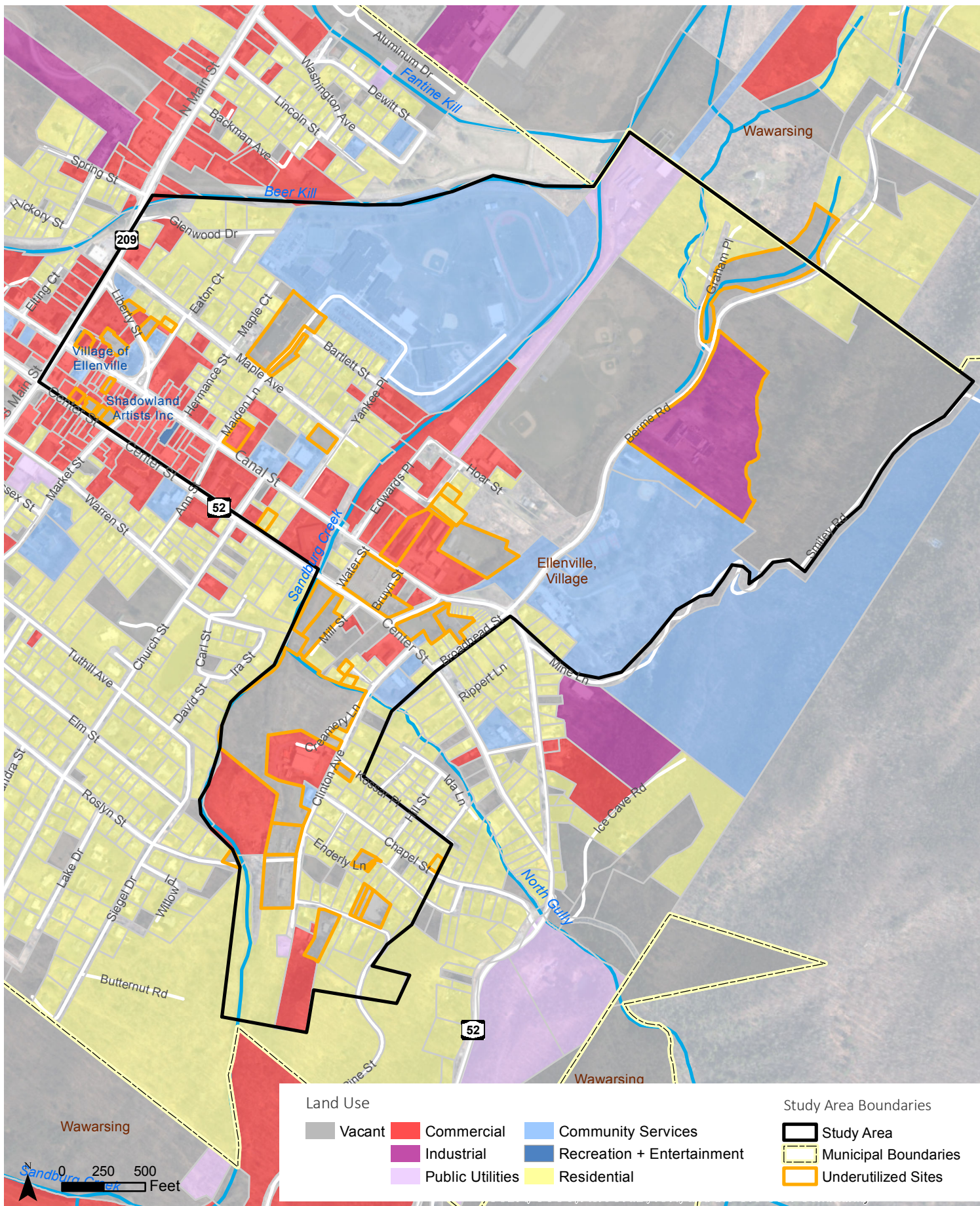


Figure 2. Land Use

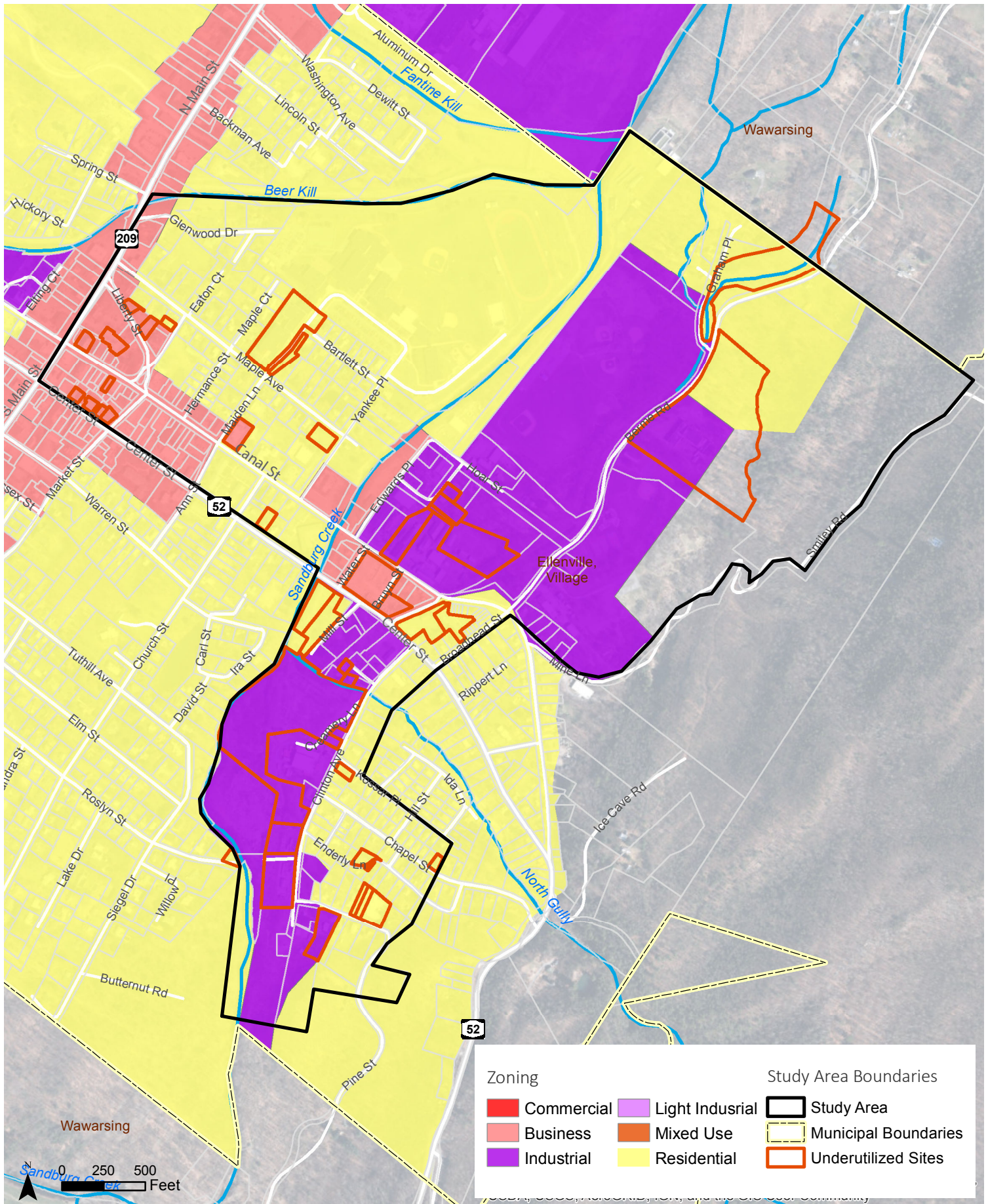


Figure 3. Zoning

Figure 4. Land Ownership

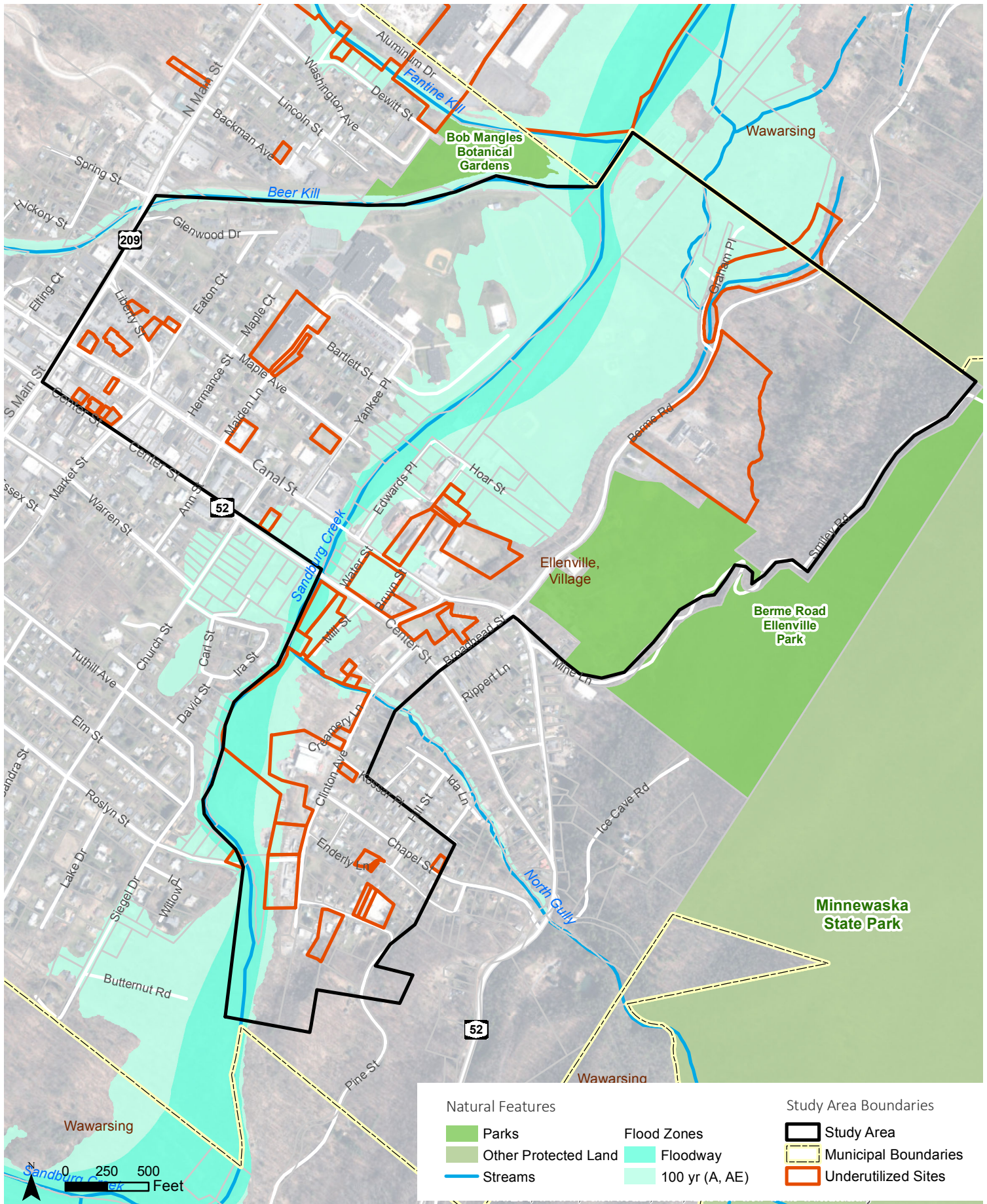


Figure 5. Natural Features

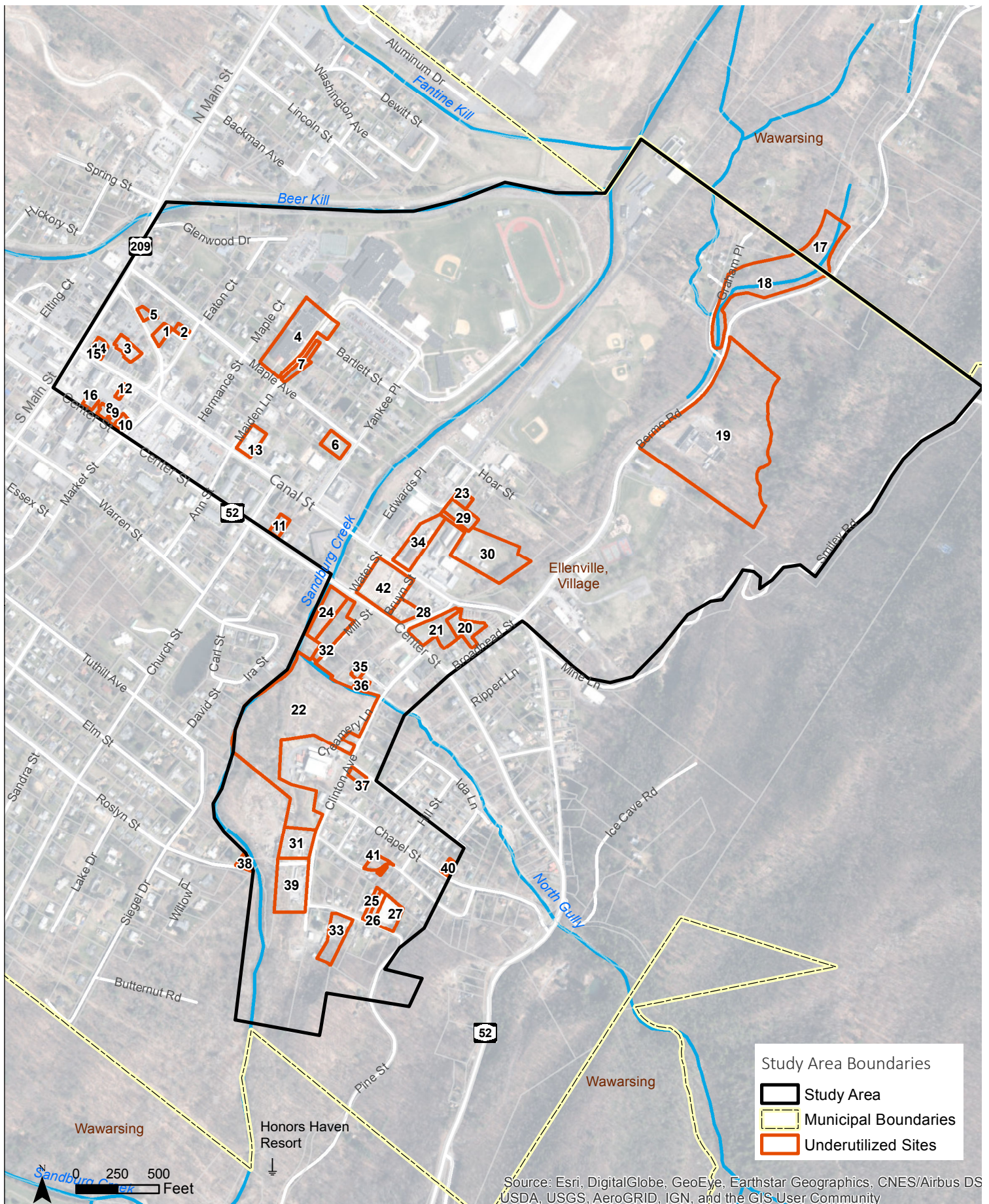


Figure 6. Underutilized Sites

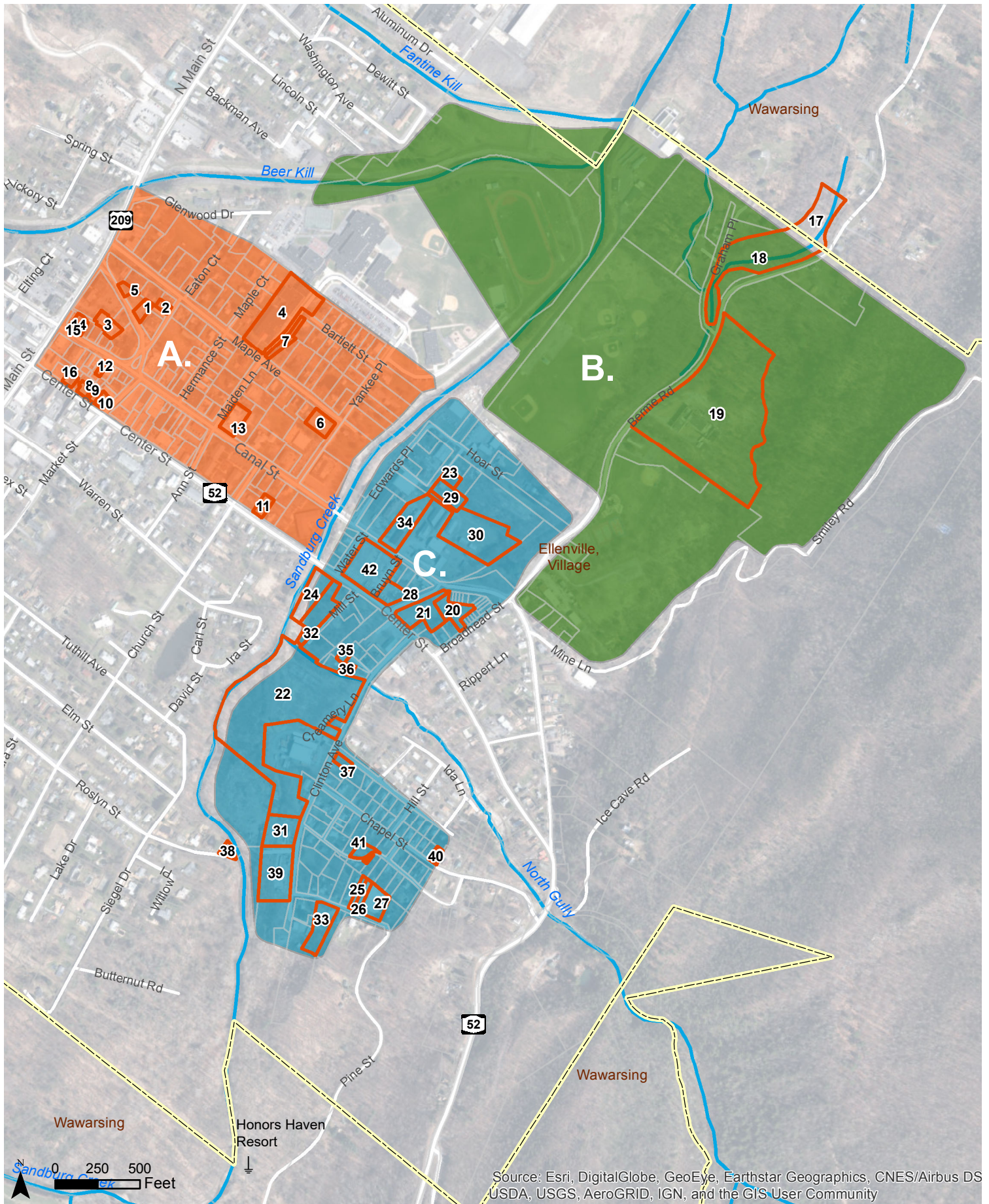


Figure 7. Revitalization Opportunities

APPENDIX A – DEMOGRAPHIC TABLES

The information below provides an overview of the demographic characteristics of the Ellenville South Study Area, with comparisons to the Village of Ellenville 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 -

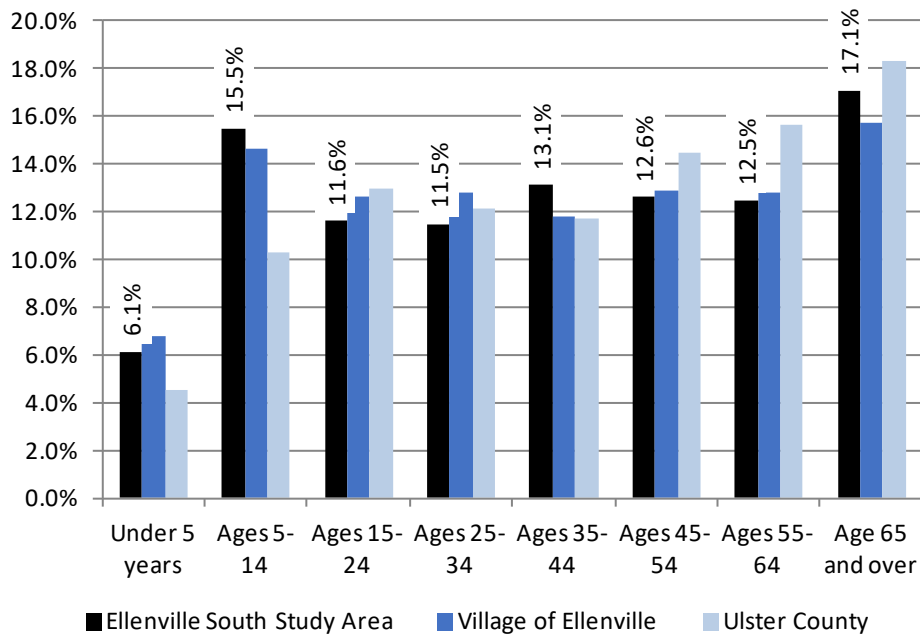
| POPULATION TRENDS | | | |
|---|-----------------------------------|--------------------------|------------------|
| | Ellenville South Study Area | Village of Ellenville | Ulster County |
| 2000 | 715 | 4,089 | 177,749 |
| 2010 | 728 | 4,134 | 182,493 |
| 2017 estimates | 801 | 4,303 | 185,613 |
| 2022 projections | 839 | 4,401 | 187,704 |
| % Change, 2000-10 | 1.8% | 1.1% | 2.7% |
| % Change, 2010-17 | 10.0% | 4.1% | 1.7% |
| % Change, 2017-22 | 4.7% | 2.3% | 1.1% |
| Source: U.S. Census (2000 and 2010); ESRI (estimates and projections) | | | |

Race and Ethnicity –

| RACE AND ETHNICITY | | | | | | |
|----------------------------|--------------------------------|-------|--------------------------|-------|---------------|-------|
| | Ellenville South Study Area | | Village of Ellenville | | Ulster County | |
| 2017 estimates | # | % | # | % | # | % |
| White Alone | 505 | 63.1% | 2,788 | 64.8% | 156,843 | 84.5% |
| Black Alone | 125 | 15.6% | 620 | 14.4% | 12,250 | 6.6% |
| American Indian Alone | 9 | 1.1% | 56 | 1.3% | 557 | 0.3% |
| Asian Alone | 24 | 3.0% | 116 | 2.7% | 4,083 | 2.2% |
| Some Other Race Alone | 73 | 9.1% | 392 | 9.1% | 5,754 | 3.1% |
| Two or More Races | 65 | 8.1% | 331 | 7.7% | 6,125 | 3.3% |
| Hispanic Origin (Any Race) | 265 | 33.1% | 1,390 | 32.3% | 20,046 | 10.8% |
| Total Minority Population | 296 | 36.9% | 1,515 | 35.2% | 28,770 | 15.5% |
| Source: ESRI (estimates) | | | | | | |

Age –

Percent of Population by Age, 2017 (ESRI)



| MEDIAN AGE | | | |
|-------------------|-----------------------------|-----------------------|---------------|
| | Ellenville South Study Area | Village of Ellenville | Ulster County |
| 2010 | 37.8 | 35.7 | 42.0 |
| 2017 estimates | 39.0 | 37.7 | 43.6 |
| 2022 projections | 39.4 | 38.0 | 44.2 |
| % Change, 2010-17 | 3.2% | 5.6% | 3.8% |
| % Change, 2017-22 | 1.0% | 0.8% | 1.4% |

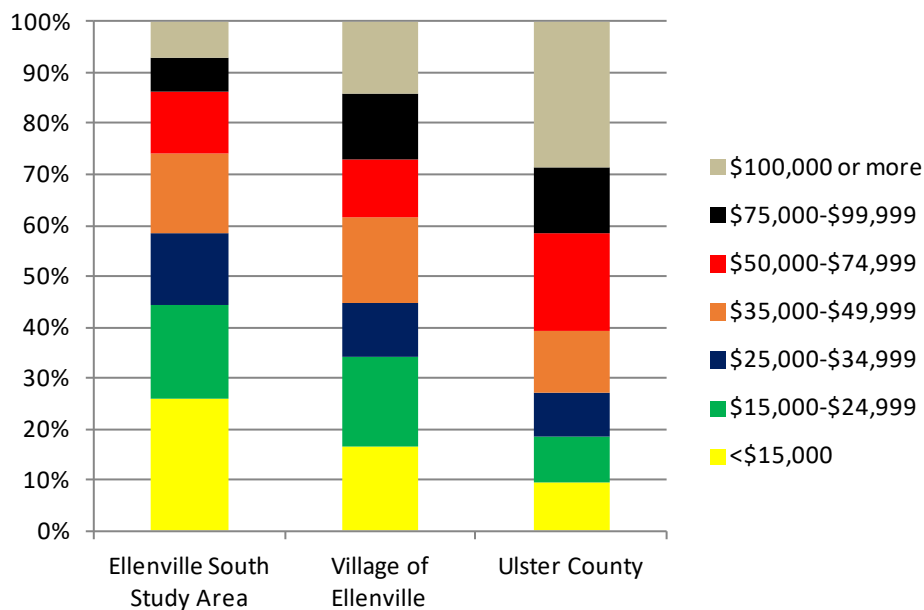
Source: U.S. Census (2010); ESRI (estimates and projections)

Educational Attainment –

| EDUCATIONAL ATTAINMENT | | | | | | |
|--|-----------------------------|--------------|-----------------------|--------------|---------------|--------------|
| | Ellenville South Study Area | | Village of Ellenville | | Ulster County | |
| 2017 estimates | # | % | # | % | # | % |
| Less than 9th Grade | 42 | 7.9% | 176 | 6.2% | 4,018 | 3.0% |
| Some High School | 94 | 17.6% | 256 | 9.0% | 9,242 | 6.9% |
| HS Grad or GED | 220 | 41.1% | 977 | 34.4% | 40,050 | 29.9% |
| Some College/ND | 85 | 15.9% | 747 | 26.3% | 25,316 | 18.9% |
| Associate's Degree | 16 | 3.0% | 136 | 4.8% | 13,395 | 10.0% |
| Bachelor's Degree | 24 | 4.5% | 256 | 9.0% | 23,173 | 17.3% |
| Graduate Degree | 53 | 9.9% | 292 | 10.3% | 18,752 | 14.0% |
| <i>% high school diploma or higher</i> | | <i>74.4%</i> | | <i>84.8%</i> | | <i>90.1%</i> |
| <i>% bachelor's degree or higher</i> | | <i>14.4%</i> | | <i>19.3%</i> | | <i>31.3%</i> |
| <i>Source: ESRI (estimates)</i> | | | | | | |

Income and Poverty –

Households by Income, 2017 (ESRI)



POVERTY & UNEMPLOYMENT

| | Poverty Rate | Unemployment Rate |
|----------------------------------|--------------|-------------------|
| Block Group 1, Census Tract 9548 | 18.4% | 13.6% |
| Block Group 2, Census Tract 9548 | 23.3% | 11.7% |
| Village of Ellenville | 17.5% | 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 South Study Area | | Village of Ellenville | | Ulster County | |
|----------------------------|-----------------------------|---------------|-----------------------|---------------|---------------|---------------|
| 2010 Census | # | % | # | % | # | % |
| Occupied Units | 278 | 82.2% | 1,577 | 85.5% | 71,049 | 84.9% |
| Owner-Occupied | 103 | 37.1% | 748 | 47.4% | 48,781 | 68.7% |
| Renter-Occupied | 175 | 62.9% | 829 | 52.6% | 22,268 | 31.3% |
| Vacant Units | 60 | 17.8% | 267 | 14.5% | 12,589 | 15.1% |
| Total Housing Units | 338 | 100.0% | 1,844 | 100.0% | 83,638 | 100.0% |

Source: U.S. Census

MEDIAN HOUSING VALUES

| | |
|----------------------------------|-----------|
| Block Group 1, Census Tract 9548 | \$154,100 |
| Block Group 2, Census Tract 9548 | \$183,400 |
| Village of Ellenville | \$152,400 |
| Ulster County | \$222,800 |

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

APPENDIX B – DESCRIPTIVE PROFILES

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

APPENDIX B: DESCRIPTIVE PROFILES FOR THE ELLENVILLE SOUTH STUDY AREA

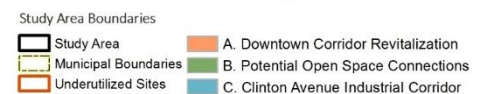
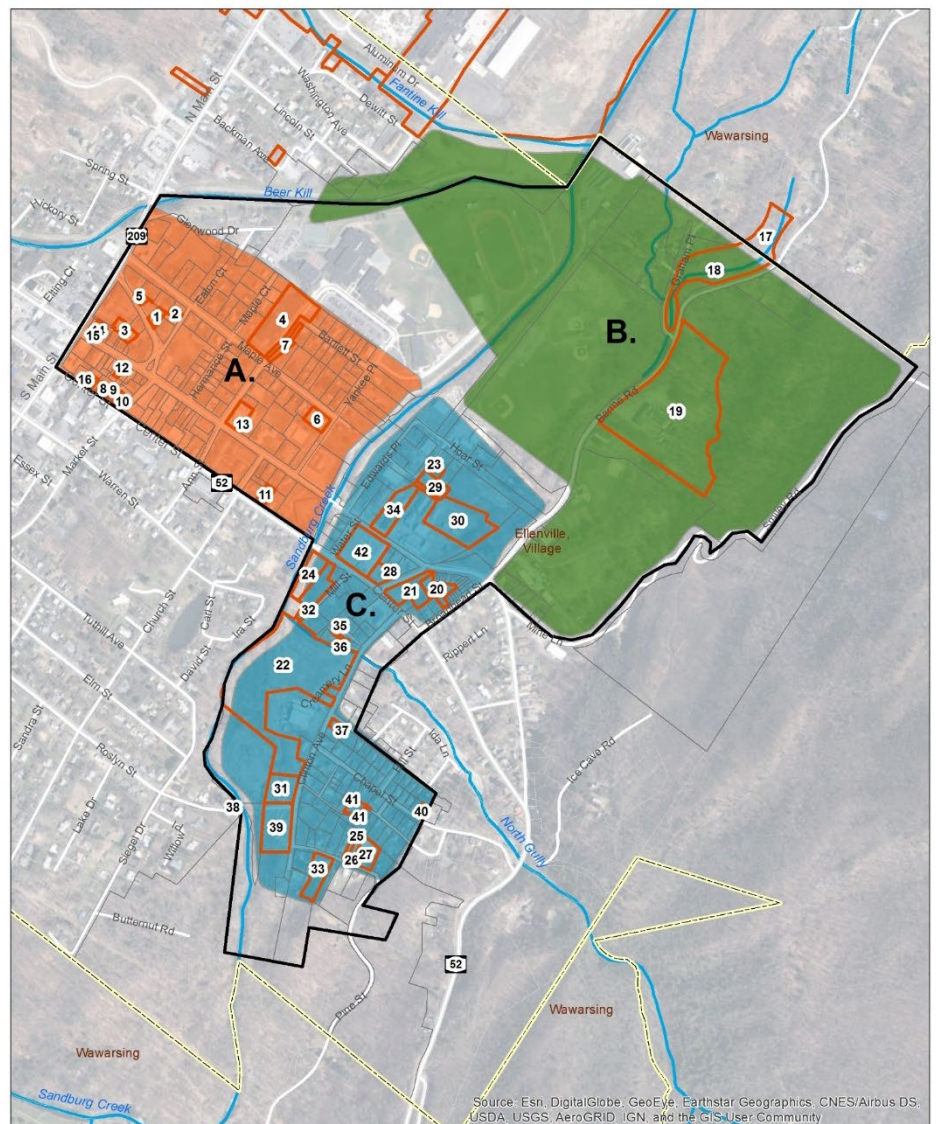
Based on analysis of the Study Area and revitalization goals, opportunities and recommendations have been organized into the following three geographic zones.

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

Each of the three zones contains a cluster of underutilized property with similar land use trends and reuse potential.

The following pages provide more detail for each zone including:

- A descriptive profile, detailed map, 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. Downtown Revitalization | 57 acres | 4.7 | 16 |
| B. Open Space Connections | 130 acres | 13 | 3 |
| C. Clinton Avenue Industrial Corridor | 68 acres | 21.8 | 23 |
| Other | N/A | | |

ZONE A. DOWNTOWN REVITALIZATION

OVERVIEW

Several vacant properties, parking areas, and abandoned or underutilized buildings along Canal Street, Center Street and Maple Street are potential opportunities for market-based infill and potential adaptive reuse.

16 underutilized sites, as listed the table below, were identified based on a county-wide screening of 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.

Commercial and vacant properties on Canal and Center streets are small parcels less than 1/4-acre, and several larger parcels are dedicated to parking.

OPPORTUNITIES

Ellenville's Downtown includes commercial blocks along Canal and Center streets. Local partnerships and investments through the Ulster County Economic Alliance's Ellenville Million initiative have helped spur revitalization around the Shadowland Theater on Canal Street, and the Shadowland Studio, a recently renovated commercial, office and flexible workspace on Center Street. The theater and performing arts space is a valued economic anchor and institution recently restored and renovated, while the Shadowland Studio, design collaborative, is an example of successful commercial storefront downtown revitalization.



Stakeholders see the Shadowland Theater block on Canal Street as a

| Descriptive Profile | |
|------------------------------|--|
| Current Uses | Commercial and municipal uses |
| Publicly owned: | Partial |
| Size: | 4.7 acres underutilized |
| Buildings: | 1 |
| Zoning: | C-1: Central Business District R-2: Residential two-family |
| Utilities: | Village of Ellenville water/sewer district Electric/gas/broadband readily available |
| Access Road: | Center Street, Canal Street, Maple Avenue |
| Closest Highway: | US Route 209 State Route 52 |
| Miles to Highway: | 0 |
| Closest Interstate: | I-87 |
| Miles to Interchange: | 23 miles (New Paltz interchange) |
| Rail service: | N/A |
| Closest Airport: | Robert Resnick Airport (municipal) Stewart International, Newburgh, NY. |

catalyst for tourism around arts and culture in Ellenville.

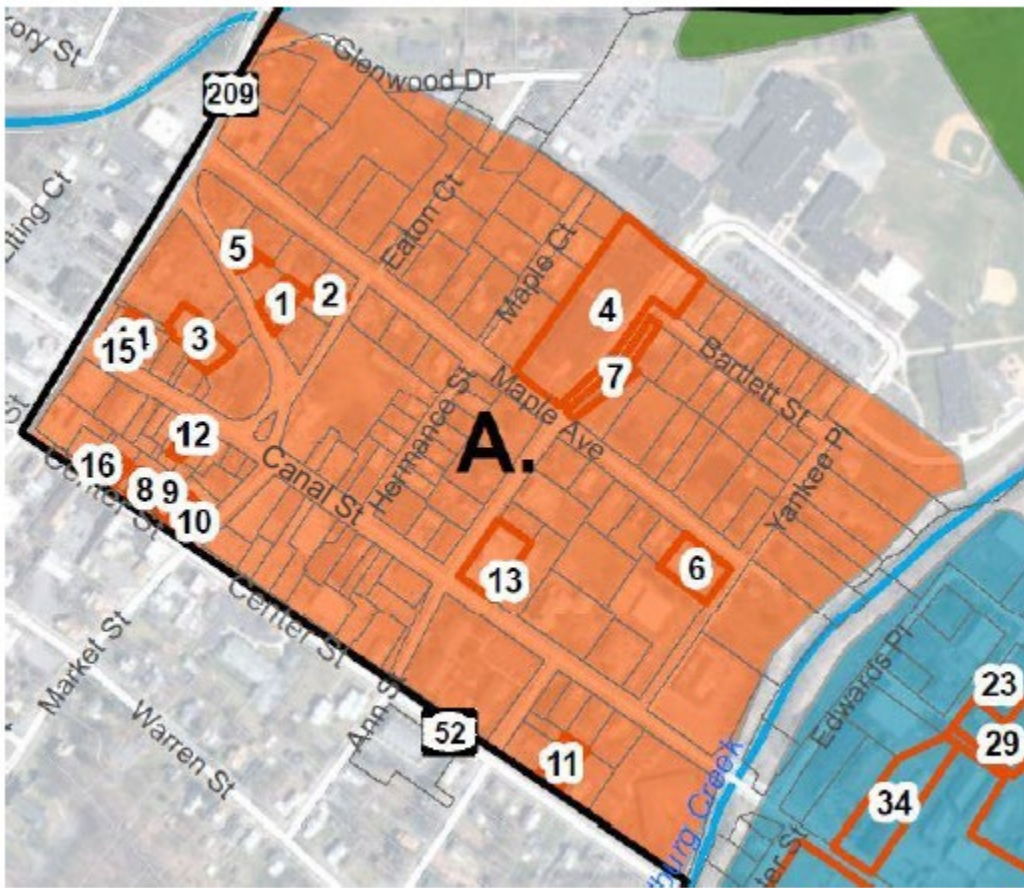


Figure 1. Downtown Revitalization Detail Map

| MAP ID | Address | Owner | Acres | Zoning | Underutilized Status |
|--------|-------------------|---------------------------|-------|--------|-------------------------------------|
| 1 | Liberty Street | US Postal Service | 0.2 | C-1 | Vacant commercial (parking/storage) |
| 2 | 2 Bogardus Pl | Steele, Reginald | 0.1 | R-2 | Vacant residential |
| 3 | 108 Canal St | Town of Wawarsing | 0.3 | C-1 | Vacant municipal lot |
| 4 | 28 Maple Ave | Ellenville Central School | 2 | R-A | Parking |
| 5 | 3 Maple Ave | Scoresby Hose Hk & Ldr Co | 0.1 | C-1 | Vacant commercial |
| 6 | 41-43 Maple Ave | K4K LLC | 0.4 | R-2 | Vacant residential |
| 7 | 28 Maple Ave | Ellenville Central School | 0.3 | R-A | Vacant municipal |
| 8 | Center St | Village of Ellenville | 0.1 | C-1 | Municipal parking |
| 9 | 80-82 Center St | Village of Ellenville | 0.1 | C-1 | Municipal parking |
| 10 | 11 Market St | Village of Ellenville | 0.1 | C-1 | Municipal parking |
| 11 | 128-130 Center St | Canal Street | 0.2 | R-2 | Vacant commercial |
| 12 | 101 Canal St | Matthews, Ronald | 0.1 | C-1 | Vacant commercial |
| 13 | 182 Canal St | J. Luck LLC | 0.4 | C-1 | Vacant commercial building |
| 14 | 90 Canal St | Tadasky Corporation | 0.2 | C-1 | Vacant commercial |
| 15 | 90 Canal St | Tadasky Corporation | 0.2 | C-1 | Vacant commercial |
| 16 | 72-76 Center St | Yeo, Sook J | 0.1 | C-1 | Vacant commercial |

CANAL STREET GATEWAY (SITES 1, 3, 5, 14 & 15)

Site Description: Several vacant lots located between Canal Street and Maple Avenue are ideally positioned as a western gateway to the Downtown Central Business district. The Shadowland Theater, located on Canal Street, is a center for the Arts that has and continues to attract both national and internationally known talent to perform. It is a major draw not only for local members of the community, but for the region as well. This property is a key anchor for the Downtown Central Business District.



Community input: Community input in 2018 and the 2009 comprehensive plan both reflect the community's desire to pursue a community branding initiative that integrates access to outdoor recreation opportunities with Downtown's revival as entertainment, food and the arts district.

Reuse Potential: Vacant lots could be opportunities for downtown gateway signage, art installations, pocket parks, and related investments.

182 CANAL STREET (SITE 13)

Site Description: Located at the corner of Canal and Market Street, a vacant storefront and dilapidated former furniture sales and storage business has been vacant for over a decade. This property is across the street from the Shadowland Theater block.



The property's storefront is a single-story building with frontage on Canal and Market, and two additional two-story structures are located to the rear of the property. Further structural evaluation is needed to determine whether adaptive reuse of the existing buildings is possible.

Community Input: City and community stakeholders have noted this property has long been a redevelopment priority. Recent community input highlights that stakeholders see code enforcement issues as a top priority and would like to see the structure and storefront rehabilitated or demolished and removed.

Reuse potential: The current owner had previously outlined a plan to redevelop portions of the building into a community center with programming for senior citizens. The plan has not moved forward. A property condition assessment and structural evaluation are needed to determine if the buildings can be reused, or if demolition may be necessary. Potential uses for this property could be coordinated as part of a Downtown arts cluster. Given the site's proximity to the Shadowland Theater, partnerships and discussion among property owners in adjacent blocks will be an important step. Community members noted the potential for maker-space or flexible workspace throughout the downtown area.

ZONE A RECOMMENDATIONS AND NEXT STEPS

- Consider available vacant lots on the west end of Canal Street in community branding efforts, potential gateway installations, and signage.
- Consider streetscape and façade enhancements at 182 Canal Street.
- Conduct property condition assessment at 182 Canal Street buildings to determine whether adaptive reuse may be possible at this strategic location, and which structures have the most potential for reuse. If structures cannot be safely reused, Village code enforcement and key partners will need to determine options for rehabilitation or removal. Structures requiring demolition and removal may be potential candidates for the NYS Restore New York program's grant funding.

ZONE B. OPEN SPACE CONNECTIONS

OVERVIEW

Publicly owned open space areas including the school complex, Berme Road Park, Ellenville Little League ballfields, former O&W rail, and D&H canal corridors form a large open space area with potential to connect downtown to the Shawangunk Ridge and Minnewaska State Park. With few bridges crossing Beer Kill levee and Sandberg Creek (former canal), access is limited between these public open space areas.

In addition, a large commercial/industrial building located within the area on Berme Road may offer room for expansion or to attract additional tenants.

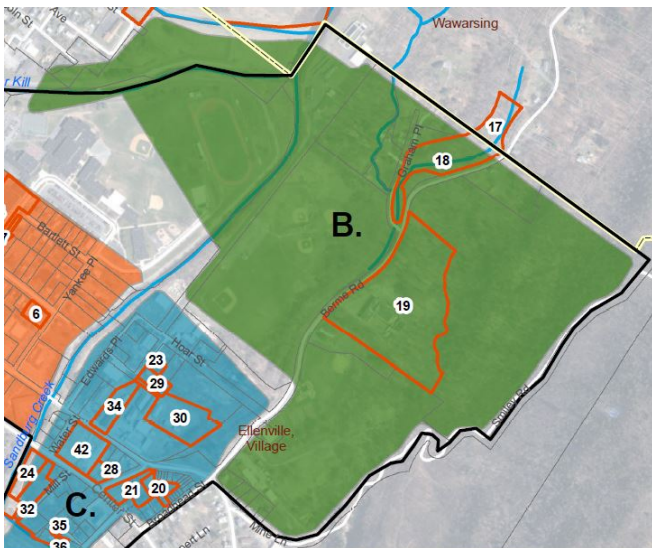


Figure 2. Open Space Detail Map

Descriptive Profile

| | |
|------------------------------|--|
| Current Uses | Educational, athletic fields, parkland, and flood control levee |
| Publicly owned: | Majority |
| Size: | 130-acre area (13 acres underutilized) |
| Buildings: | Multiple |
| Zoning: | General Industrial (I-2); Residential (R-2); Business (C-2) |
| Utilities: | Village of Ellenville Water and Sewer District; electric/gas/broadband available |
| Access Road: | Berme Road, Edwards Place, Yankee Place |
| Closest Highway: | State Route 52 US Route 209 US Route 44 |
| Miles to Highway: | 0 |
| Closest Interstate: | I-87 |
| Miles to Interchange: | 23 miles (New Paltz interchange) |
| Rail service: | N/A |
| Closest Airport: | Robert Resnick Airport (municipal) Stewart International, Newburgh, NY. |

| MAP ID | Address | Owner | Acres | Zoning | Underutilized Status |
|--------|-------------------|---------------------------|-------|---------|--|
| 17 | Berme Road (west) | Ellenville Central School | 1.1 | R-A | Vacant |
| 18 | Berme Road (west) | Ellenville Central School | 1.4 | R-A | Vacant |
| 19 | 70 Berme Road | Corner Fairground, Inc | 10.6 | I-2/R-A | Distribution warehouse / potential for expansion |

BERME ROAD PUBLIC OPEN SPACE (SITES 17 AND 18)

The Ellenville School District complex encompasses elementary, middle and high school facilities, accessible from Yankee Place on the west side of Sandberg Creek (former D&H Canal) and south of Beer Kill. Both Beer Kill and Sandberg Creek are protected by flood control levees.

The Village of Ellenville's Berme Road Park is a multi-use park built on a former municipal landfill. Park amenities include ballfields, tennis courts, pavilions, a playground, and trail access to Minnewaska State Park.

A trailhead for the O&W Rail Trail is currently located adjacent to Ellenville Little League ballfields and the Village wastewater treatment facility property. Plans are in place to connect the Ellenville trailhead to the Rochester Rail Trail in Kerhonkson via the former O&W railroad corridor on the west side of Sandberg Creek. Access to the trailhead is currently limited to the ballfields and wastewater treatment plant road.

There is a need for improved trail and vehicle connections between Berme Road Park, the ballfields and the trailhead for O&W rail trail.

Community Input

- Community stakeholders view Berme Road Park and the O&W rail trail as key assets for Ellenville's economy, as they provide access to the recreation and open space resources that benefit both residents and visitors.
- Signage and branding in the community are needed to improve the visibility and accessibility of Berme Road and various trail access points.
- Stakeholders recommended a trails and open space master plan to guide access improvements and open space amenities in this area.
- Consider School District vacant property (sites 17 and 18) as potential opportunities for vehicle and trail access to the O&W trailhead.

Reuse Potential: Public land in the northern and eastern sections of Ellenville could become an interconnected network of open space and recreational resources and amenities serving local residents, school district needs, and offering a recreational hub for a variety of outdoor recreation activities.



Berme Road Park (left), Ellenville School District complex and the Beer Kill Levee (right)

70 BERME ROAD (SITE 19)

Located adjacent to Berme Road Park, a former manufacturing building houses a 39,000 square-foot industrial building and warehouse.

The building was constructed in 1908 and was a distribution warehouse and business location for a toy and game distributor. The facility includes a main building with 3 floors, 6,000 SF each, and another wing of 2 floors, 6,000 SF each. An additional 3,000 SF warehouse is also located on the property.



Other facility assets:

- 2 loading docks
- 1 loading door with an exterior dock
- 13' ceiling height
- Freight elevator
- 8 bathrooms
- Compressed air lines in most of the building.

Community Input:

- Stakeholders have noted that Allied Wine is a key regional economic development partner and valuable tenant for the building.
- Community stakeholders noted the building would likely have the potential for further adaptive reuse given its size.

Reuse Potential:

Currently, a regional winery and distributor, Allied Wine also leases warehouse space within a portion of the building. The property may offer the potential for expansion, or additional tenants and uses. The property location is removed from downtown but may marketable as be an attractive facility to food and hospitality industries via current tenant networks. Alternatively, the facility may offer the potential for recreation manufacturing and retail industries focused on the open space and recreational tourism in the area. Further evaluation of the building interior spaces and adaptive reuse potential is a key step that could help to refine marketing and potential highest and best uses.

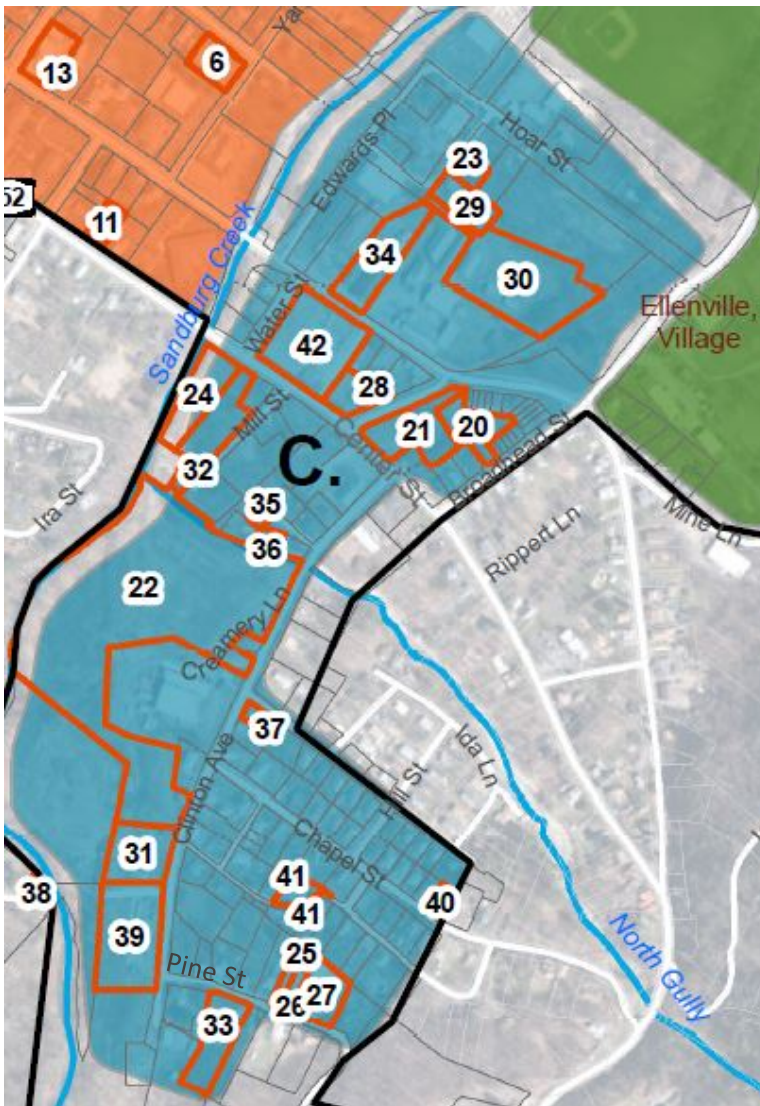
ZONE B RECOMMENDATIONS AND NEXT STEPS

- Develop open space and trails master plan for Zone B with a focus on assets, amenities, and access needs across multiple facilities: Berme Road Park, School District, Little League ballfields, Village Wastewater Treatment facility, and O&W rail trail trailhead.
- Coordinate reuse potential and site assessment for 70 Berme Road property - Coordination among Ulster County, Village of Ellenville, current property owners and tenants are needed to determine owner priorities, potential tenant needs and specific marketing and reuse strategies. In addition, consider conducting a property condition or structural assessment to determine options and potential configurations of interior spaces.

ZONE C. CLINTON AVENUE CORRIDOR

OVERVIEW

Vacant commercial/industrial areas along the Clinton Avenue corridor are prioritized for future use as part of a Mountain Gateway district in the Village of Ellenville's 2009 comprehensive plan. Underutilized properties including the areas around the former O&W rail line depot, a former creamery on Clinton Avenue and fire damaged properties on Pine Street could benefit from a further evaluation to determine highest and best use and targeted marketing.



Clinton Avenue Corridor Detail Map

Descriptive Profile

| | |
|------------------------------|---|
| Current Uses | Vacant commercial, industrial and vacant land |
| Publicly owned: | Private and public |
| Size: | 68-acre area (21 acres in underutilized sites) |
| Buildings: | None |
| Zoning: | General Industrial (I-2), Business (C-2), Residential (R-2) |
| Utilities: | Ellenville Village water and sewer district; electric, gas, broadband available |
| Access Road: | Clinton Avenue |
| Closest Highway: | State Route 52 |
| Miles to Highway: | 0 |
| Closest Interstate: | I-87 |
| Miles to Interchange: | 23 miles (New Paltz interchange) |
| Rail service: | N/A |
| Closest Airport: | Robert Resnick Airport (municipal) Stewart International, Newburgh, NY. |

OPPORTUNITY

Vacant commercial/industrial areas along the Clinton Avenue corridor are prioritized for future use as part of a Mountain Gateway district in the Village of Ellenville's 2009 comprehensive plan. Underutilized properties including properties around a former train depot just north of Route 52 and adjacent to Sandberg Creek, a former creamery on Clinton Avenue and a cluster of vacant residential lots on Pine Street could all benefit from a further evaluation to determine highest and best use and targeted marketing.

The Clinton Avenue corridor's proximity to outdoor recreation amenities like Berme Road Park, Sandberg Creek and the Honors Haven Resort property (former Nevele resort) located south of the Village in Wawarsing are key assets.

SITE DESCRIPTION

Three clusters within the Clinton Avenue Corridor are in the former Depot area (Canal, Center Street, Glass Street), Clinton Avenue and Pine Street.

| MAP ID | Address | Owner | Acres | Zoning | Underutilized Status |
|--------|---------------------|---------------------------|-------|--------|---------------------------|
| 20 | Broadhead St | Buttermilk Falls Townhome | 0.55 | R-A | Vacant |
| 21 | 9 Tow St. | AME Zion Church | 0.8 | R-A | Vacant |
| 22 | Clinton Ave | Tso, Joseph | 9.2 | I-2 | Vacant / former creamery |
| 23 | 5 Glass St | 754 Developers LLC | 0.2 | I-2 | Vacant/Parking |
| 24 | Center St | Village of Ellenville URA | 0.7 | R-A | |
| 25 | 18 Pine St | 14 Pine St., LLC | 0.2 | R-A | Vacant/demo'd residential |
| 26 | 14-17 Pine St | 14 Pine St, LLC | 0.2 | R-A | Vacant/demo'd residential |
| 27 | 12 Pine St | 14 Pine St, LLC | 0.5 | R-A | Vacant/demo'd residential |
| 28 | 154 Center St | Dimifini LLC | 0.4 | C-1 | Vacant/Storage |
| 29 | 1 Glass St | Zirkind, Schneer Z | 0.4 | I-2 | Vacant/Storage |
| 30 | 9 Depot St | Thornton Electric Inc | 2.1 | I-2 | Vacant/Storage |
| 31 | Clinton | Paraco Gas Corporation | 0.8 | I-2 | Vacant |
| 32 | 1 Mill St | Village of Ellenville URA | 0.8 | R-A | Vacant |
| 33 | 9 Pine St | Slutsky, George | 0.7 | I-2 | Vacant |
| 34 | 212 Canal St | 49 East Houston Corp. | 0.9 | C-1 | Vacant |
| 35 | 15-17 Tyrone Thomas | County of Ulster | 0.1 | I-2 | Vacant |
| 36 | 19 Tyrone Thomas | County of Ulster | 0.1 | I-2 | Vacant |
| 37 | 30 Clinton Ave | County of Ulster | 0.1 | R-A | Vacant |
| 38 | 39 Roslyn | Village Of Ellenville | 0.1 | I-2 | Vacant/flood plain |
| 39 | Clinton | Paraco Gas Corporation | 1.4 | I-2 | Vacant |
| 40 | 26 Chapel St | County of Ulster | 0.1 | R-A | Vacant |
| 41 | Enderly | County of Ulster | 0.2 | R-A | Vacant |
| 42 | 211 Canal | Dimifini LLC | 1.4 | C-2 | Parking/Storage |

Zone C Underutilized Sites Table

Depot Sites (21, 20, 23, 28, 29, 30, 34, 42)

Ellenville's former train depot once served freight and passenger trains along the Ontario and Western (O&W) rail line. Though the rail line is now inactive, the rail-bed, located on the east side of Sandberg Creek, is planned for conversion to a multi-use trail extending from Ellenville northeast to Kingston and southwest into neighboring Sullivan County.



Today properties located in the vicinity of the depot are primarily low-density storage and parking areas that support nearby commercial and municipal uses. Multiple commercial businesses, a school district bus yard, parking and storage for numerous businesses. The area is zoned for Commercial Business (C-2). Much of the area is located within the Sandberg 100-year flood plain. Some flood plain areas are protected by levees and effective flood elevations are not determined.

Community Input: Stakeholders identified the vacant land in these areas a valuable support space for existing businesses, storage and logistics, and potentially heritage-based tourism.

Reuse Potential: Continued use in the near-term. In the future, as the OW rail trail is completed the depot may have the potential for heritage-based tourism uses. Preservation, revitalization or restoration of the depot and other former rail-related transportation and storage structures has been an effective catalyst for communities with greenway trail connections.

Recommendations: Further evaluation of flood elevations is warranted. And coordination with property owners, tenants, trail and open space planning efforts could help to determine timing and feasibility of alternate uses for vacant depot area properties or underutilized structures.

Clinton Avenue (22, 24, 32-39)

Most vacant properties located on the west side of Clinton Avenue area partially within the Sandberg Creek 100-year flood plain. Site 22 has level ground with the potential to support a range of uses. Sites 31 and 39 are currently used for storage and as a landscape construction yard. Other nearby uses include lumber yard and a distribution warehouse. Clinton Avenue dead-ends near the southeastern boundary of the Village of Ellenville. Further south along Pine Street, is the Honors Haven Resort property (former Nevele Resort), the site of a proposed hotel and sports complex.



Community Input: 2018 community vision session input identified an interest in prioritizing opportunities Clinton Avenue in coordination with outdoor recreation branding, marketing, and development plans at the Honors Haven property. Stakeholders also recommended prioritizing vacant industrial land outside of flood zones for future redevelopment and evaluating recreation and trail connections between Berme Road and the Honors Haven Resort, located south of Ellenville in the Town of Wawarsing. Development plans at Honors Haven Resort envision a sports and hotel complex, and stakeholders see a potential trail connection between the south end of Clinton Avenue and the resort property along Sandberg Creek.

Reuse Potential: Portions of sites 22 and 33 are located at higher elevations with access to Clinton Avenue and may have the potential to support new business, manufacturing, or community uses in the future.

Pine Street (Sites 25-27, 40, 41)

Residential areas located east of Clinton Avenue, including Pine, Chapel, Enderly streets and nearby blocks are experiencing high housing vacancy rates. Home foreclosures and inadequate property maintenance have led to deteriorating housing quality in one of the community's low-income neighborhoods. Sites 40 and 41 are vacant properties in on Enderly Street located among other residential properties.

Sites 25-27 include three contiguous vacant lots located on the north side of Pine Street (shown in photo to right), which comprise 0.9 acres. Several large concrete slabs remain on the property, which are remnants of a warehouse destroyed by a fire and removed from the property in 2014. Most building debris has been removed from the properties, but no improvements have been made.



Reuse Potential: Sites 25-27 are located in an area zoned for residential use and could offer an opportunity for new high quality, affordable housing, or neighborhood services, while further engagement with property owners and community members is needed to determine the reange of potential opportunities for vacant residential lots like sites 40 and 41.

RECOMMENDATIONS AND NEXT STEPS

- Conduct highest and best use studies for priority underutilized sites 22 and 33 along Clinton Avenue in coordination with O&W Rail Trail routes, outdoor recreation community branding, and development plans at the Honors Haven Resort.
- Evaluate options for trail and open space connections at vacant industrial land in flood zones on Clinton Avenue (sites 22, 24, 31, 32, 39).
- Foster neighborhood leadership in residential areas east of Clinton Avenue with a focus on improving housing quality, addressing high vacancy rates, and reusing vacant lots to support neighborhood needs.
- Coordinate with property owners, Village and housing development organizations to explore options for housing and community development opportunities at the 14-18 Pine Street property (sites 25-27).