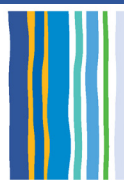


PRE-NOMINATION STUDY

Revitalization Opportunities Report for the Saugerties Exit 20 Study Area

Town of Saugerties and Village of Saugerties,
Ulster County, New York

2019



Saugerties
Revitalization Opportunities
Ulster County BOA

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Appendix A – Descriptive Profiles for the Saugerties Exit 20 Study Area

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.

This report outlines findings for the Saugerties study area, which is near New York State Thruway Exit 20. The preliminary analysis and recommendations support the Town of Saugerties, Village of Saugerties, Ulster County, key stakeholders and partners in evaluating revitalization opportunities for underutilized areas located in portions of both town and village municipalities.

LEAD PROJECT SPONSORS

Ulster County is the lead project sponsor for the revitalization opportunities project and has been working with the Town of Saugerties and Village of Saugerties through a project steering committee. Convened by the County Planning Department, the steering committee includes representatives from Town of Saugerties and Ulster County offices of Planning, County Executive, along with the Department of Environment, Department of Budget, Planning Board.

Steering Committee discussions held in October, November, and December of 2016 focused on countywide conditions, which lead 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 the steering committee study area working sessions held in on September and November 2017.

CONTEXT

Saugerties is located in New York's Hudson Valley region. Approximately 120 miles from New York City, 50 miles from Albany and the Capital Region. Easily accessible from major population centers, Saugerties is a gateway to major tourism and recreation destinations. The Town of Saugerties is situated in the northern portion of Ulster County with excellent access to the Catskill Mountains to

SAUGERTIES EXIT 20 STUDY AREA

Size: 450 acres

Location:

Includes portions of the Town and Village of Saugerties located north of Route 212 at Exit 20, including areas east and west of I-87.

Related Initiatives

- Kings Highway Corridor Infrastructure / Generic Environmental Impact Statement
- Dutch Corners Transportation Improvements
- Ulster County Road Safety Audit
- Winston Farms Plan and Feasibility Study

For More Information, please contact:

Vernon Benjamin, Special Projects Coordinator, Town of Saugerties

vernjamin@saugerties.ny.us

Dennis Doyle, Planning Director,
Ulster County Planning Office

ddoy@co.ulster.ny.us

845-340-3340

the west, Hudson River and the I-87 / New York State Thruway.

THE SAUGERTIES STUDY AREA

Located in one of Ulster County's primary growth centers, the Saugerties study area encompasses approximately 470 acres including areas immediately east and west of I-87. The area includes parts of two municipalities – the Town of Saugerties and Village of Saugerties – and focuses on accessible underutilized properties accessible from Route 212, Route 32 and North Street.

2. COMMUNITY PARTICIPATION

SUMMARY OF OUTREACH

Community participation activities for the Saugerties study area include September and November 2017 steering committee working sessions, municipal staff briefings in February 2018 and a community workshop held on May 10, 2018.

The Town of Saugerties special projects coordinator participated in project steering committee working sessions in September and November 2017 to help determine key issues and priorities related to focus area selection and boundaries. Town staff, elected officials, special projects coordinator and Village of Saugerties public works staff participated in municipal briefings in February 2018. On May 10, Ulster County and the Town of Saugerties jointly convened a community forum at the Saugerties Library to gather input from residents, business owners, and other interested stakeholders.

KEY STAKEHOLDERS AND TECHNIQUES TO ENLIST PARTNERS

In the future, continued coordination and outreach involving the following key stakeholders and partners are needed.

- Supervisor Town of Saugerties
- Special Projects Coordinator, Town of Saugerties
- Village of Saugerties Water and Sewer District
- Village and Town of Saugerties elected officials
- NYSDOT
- CSX
- Village of Saugerties Industrial District
- Local businesses: Hotels, manufacturing, distribution and service station
- Residents and landowners
- Potential developers

3. PRELIMINARY ANALYSIS OF THE PROPOSED BOA

STUDY AREA BOUNDARY AND JUSTIFICATION

The study area is defined by a cluster of potentially underutilized sites. Boundaries are delineated along the primary roads that provide existing access to the areas east and west of I-87 Exit 20. The boundary roads are listed below.

Boundary Features

- People's Road (North)
- North Street (east)
- Route 212 (south)
- Route 32 (west)

Justification

Based on land use patterns, proximity to transportation networks, ongoing plans, the study area and cluster of underutilized sites around I-87 Exit 20 in Saugerties presents opportunities for multi-stakeholder collaboration around land use, infrastructure, and future revitalization opportunities. The key issues and opportunities considered in the study area's delineation are listed below. The Boundaries were established in collaboration with the Town's existing plans, and based on the input of local officials, members of the public at our public meeting.

- With access to I-87 and the CSX rail line, the area is recognized as a potential commercial and industrial growth center for Ulster County.
- Vacant and underutilized sites and vacant land are currently inaccessible from existing highway corridors Route 212 and Route 32.
- Municipal water and sewer infrastructure gaps in the area lead to inconsistent utility availability requiring significant coordination among the town and village utility districts and land use authorities.
- Prior environmental impacts addressed through state and private cleanup efforts have prepared brownfield sites in the area, such as the former Roltron Saugerties site on North Street, for prime industrial redevelopment opportunities.

DEMOGRAPHIC CHARACTERISTICS

This section provides an overview of the demographic characteristics of the Saugerties Study Area, with comparisons to the Town of Saugerties 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. The Saugerties Study Area includes portions of Block Group 1, Census Tract 9501 and Block Group 2, Census Tract 9502.

Demographic data and highlights of key considerations compiled for the area include population, race/ethnicity, age, education attainment, poverty and unemployment, and housing characteristics.

Population

Based on the 2010 census and 2017 estimates, the combined village and town and population for Saugerties are 19,148. The Town population is projected to maintain the same level or with potential for a slight decline over the next five years. The Study Area population is estimated at 158 individuals, which is less than 1% of the town population.

POPULATION TRENDS			
	Saugerties Study Area	Town of Saugerties	Ulster County
2000	158	19,842	177,749
2010	118	19,482	182,493
2017 estimates	115	19,148	185,613
2022 projections	113	19,044	187,704
% Change, 2000-10	-25.3%	-1.8%	2.7%
% Change, 2010-17	-2.5%	-1.7%	1.7%
% Change, 2017-22	-1.7%	-0.5%	1.1%
Source: U.S. Census (2000 and 2010); ESRI (estimates and projections)			

Race/Ethnicity

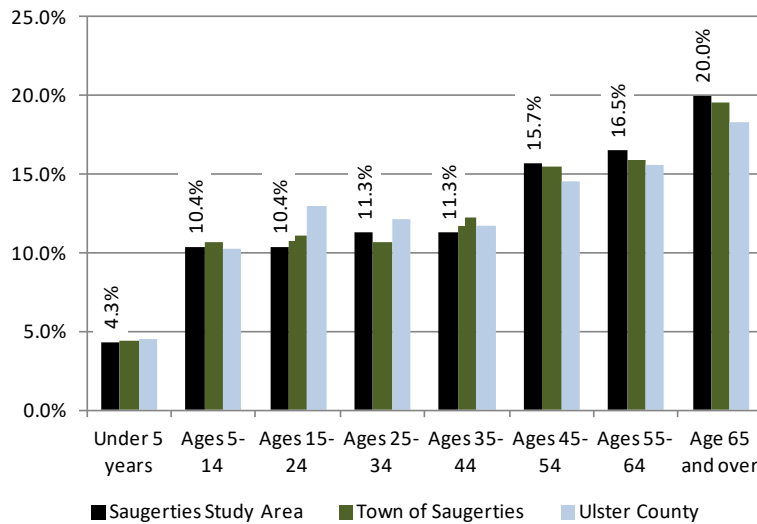
The population of both Saugerties and the study area is racially and ethnically homogeneous. Over 94% of the population's race is white and about 6% Latino.

RACE AND ETHNICITY						
	Saugerties Study Area		Town of Saugerties		Ulster County	
	#	%	#	%	#	%
2017 estimates						
White Alone	108	94.7%	17,788	92.9%	156,843	84.5%
Black Alone	2	1.8%	364	1.9%	12,250	6.6%
American Indian Alone	1	0.9%	57	0.3%	557	0.3%
Asian Alone	-	0.0%	268	1.4%	4,083	2.2%
Some Other Race Alone	1	0.9%	191	1.0%	5,754	3.1%
Two or More Races	2	1.8%	479	2.5%	6,125	3.3%
Hispanic Origin (Any Race)	7	6.1%	1,225	6.4%	20,046	10.8%
Total Minority Population	7	6.1%	1,360	7.1%	28,770	15.5%
Source: ESRI (estimates)						

Age

Saugerties residents are older than the County as a whole. Saugerties' median age of 46 places its population three years higher than Ulster County. The proportion of the Town's residents aged 35 and older is consistently higher than the County's, while the overall the County has a larger percentage of young adults aged 15-35. The study area's population is slightly older relative to the Town's and is likely due to the presence of a senior housing apartment complex in the study area, which accounts for many of the area's residential units.

PERCENT OF POPULATION BY AGE (2017 ESTIMATES)



MEDIAN AGE

	Saugerties Study Area	Town of Saugerties	Ulster County
2010	44.2	43.6	42.0
2017 estimates	46.6	45.7	43.6
2022 projections	47.9	46.9	44.2
% Change, 2010-17	5.4%	4.8%	3.8%
% Change, 2017-22	2.8%	2.6%	1.4%

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

Educational Attainment

The study area population's education level is generally consistent with Saugerties trends and slightly below the education attainment level for the County as a whole.

EDUCATIONAL ATTAINMENT

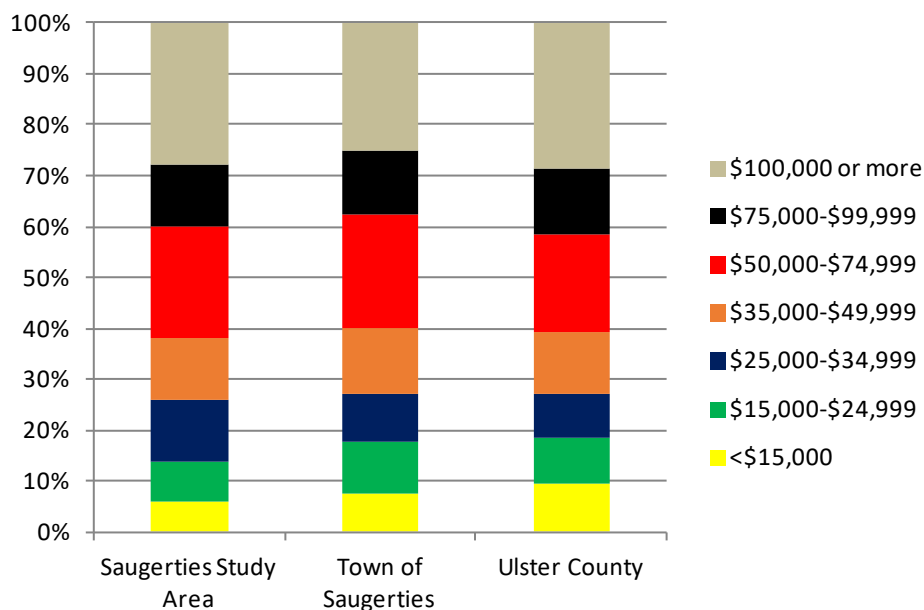
	Saugerties Study Area		Town of Saugerties		Ulster County	
2017 estimates	#	%	#	%	#	%
Less than 9th Grade	6	7.0%	453	3.2%	4,018	3.0%
Some High School	4	4.7%	962	6.8%	9,242	6.9%
HS Grad or GED	28	32.6%	4,653	32.9%	40,050	29.9%
Some College/ND	9	10.5%	2,687	19.0%	25,316	18.9%
Associate degree	17	19.8%	1,768	12.5%	13,395	10.0%
Bachelor's Degree	12	14.0%	2,093	14.8%	23,173	17.3%
Graduate Degree	10	11.6%	1,527	10.8%	18,752	14.0%
% high school diploma or higher		88.5%		90.0%		90.1%
% bachelor's degree or higher		25.6%		25.6%		31.3%

Source: ESRI (estimates)

Income and Poverty

The following data show household income and poverty statistics for the study area, Town and County.

HOUSEHOLDS BY INCOME, 2017 (ESRI)



Household income characteristics for the study area are similar to and consistent with those for the Town of Saugerties and Ulster County as a whole.

Poverty and unemployment statistics are key indicators of economic distress. Census block groups within the study area had slightly lower poverty rates but moderately higher unemployment rates compared to the Town and County.

POVERTY & UNEMPLOYMENT

	Poverty Rate	Unemployment Rate
Block Group 1, Census Tract 9501	8.2%	3.0%
Block Group 2, Census Tract 9502	10.5%	11.3%
Town of Saugerties	9.1%	9.8%
Ulster County	12.8%	9.3%

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

Housing Characteristics

The study area's housing supply is limited to only 52 units but includes residential areas with home values and owner-occupancy rates above the county's median. The study area's overall housing density is currently just above 1 unit per 7-acres; this limited housing stock is primarily due to the historic commercial and industrial land-use patterns of the area. Median home values for both census tracts in the study area are higher than the those for the town.

HOUSING UNITS

	Saugerties Study Area		Town of Saugerties		Ulster County	
	#	%	#	%	#	%
2010 Census						
Occupied Units	52	83.9%	8,163	89.6%	71,049	84.9%
Owner-Occupied	38	73.1%	5,695	69.8%	48,781	68.7%
Renter-Occupied	14	26.9%	2,468	30.2%	22,268	31.3%
Vacant Units	10	16.1%	843	10.4%	12,589	15.1%
Total Housing Units	62	100.0%	9,106	100.0%	83,638	100.0%

Source: U.S. Census

MEDIAN HOUSING VALUES

Block Group 1, Census Tract 9501	\$232,800
Block Group 2, Census Tract 9502	\$213,600
Town of Saugerties	\$207,700
Ulster County	\$222,800

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

EXISTING LAND USE AND ZONING

Land Use

Current land uses by type and acreage for the study area are presented below. These data are based on property use codes recorded with Ulster County real property parcel data and are a general representation of current use patterns.

Land Use Type	Acres	% Study Area Total Acreage
Vacant	140.0	28%
Commercial	113.8	23%
Public Services	71.7	14%
Residential	52.1	11%
Agriculture/Open Space	44.1	9%
Industrial	37.2	8%
Community Services	15.7	3%
Grand Total¹	450	100.0%

Current land use considerations

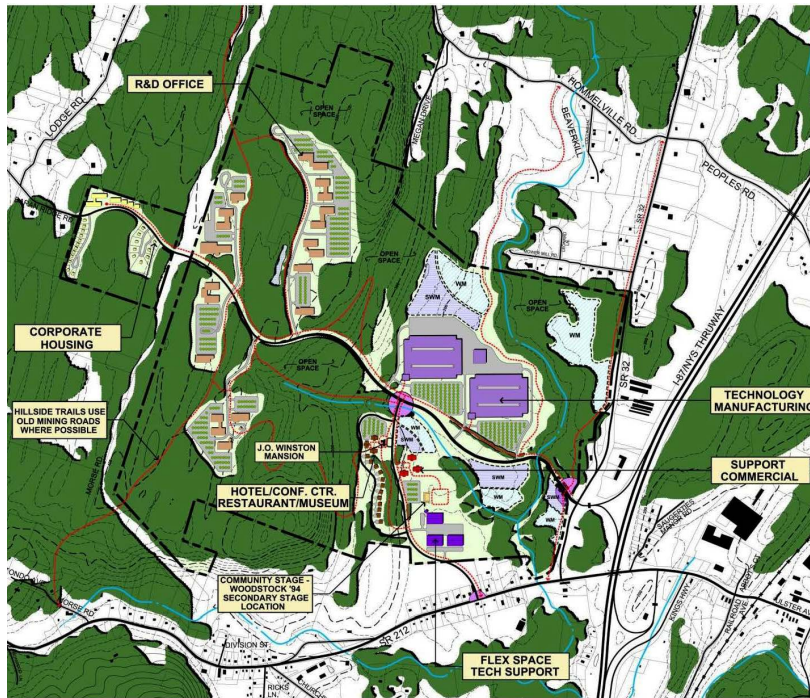
The current land-use patterns in the area are summarized below.

- Vacant property and commercial uses account for half of the acreage in the study area. Most of the commercial and vacant land in the study area is located west of I-87 on Route 32. Commercial uses include several hotels, service stations, and storage facilities.
- Public service uses in the area including CSX railroad property and an electric transmission corridor run parallel to I-87 on the east side of the interstate highway.
- Residential areas are located off of Route 212 and in lower density development areas to the north. These small pockets of housing are surrounded by commercial and industrial property. The fragmented pattern of uses along the corridor would benefit from a cohesive plan for housing and employment opportunities in this area.
- Industrial uses in the area are primarily in the Village of Saugerties Industrial Zone on the east side of the study area and along the CSX rail line. Poor access north of Route 212 is a barrier to transportation and logistics businesses leading to underutilized facilities in the area.
- The Village of Saugerties community services uses include drainage facilities along the creek west of North Street and municipal property adjacent to the CSX rail line.

¹ Approximately 45 acres within study area are dedicated to street rights of way and therefore not included in the total parcel acreage.

Development Proposals and Future Land Use Considerations

Several development proposals in areas surrounding the study area are likely to influence future use patterns and potential opportunities in the future, including the proposed Winston Farm master plan and Kings Highway corridor plan.



Winston Farms: In 2009, a feasibility study and master plan were conducted for the Winston Farm, a 773-acre site located directly north and west of the Route 32/Route 212 intersection in the Town of Saugerties. The area is immediately west of the Saugerties Exit 20 study area.

Previously, the former livestock farm had been identified, through a site selection study, as the most favorable greenfield site for high technology development in the nine counties represented by the Hudson Valley Economic Development Corporation.

The master plan for Winston Farm, which was previously vetted with community members and stakeholders through a contentious process, calls for the development of a high tech “village” open to and connected to the larger Saugerties and Hudson Valley communities, with a mix of complementary land uses. It would be anchored by R&D-oriented high-tech facilities and sustainable manufacturing, supported by restaurants and shops, recreational trails, a hotel and conference center, and other venues. The Winston Farm Research Park concept would preserve and maintain at least 50% of the open space on the site. The master plan anticipates 2,000 to 4,000 new jobs and over 2 million square feet of space dedicated to the R&D tech uses.

Targeted industries

- Photovoltaic (PV) Manufacturing
- MEMS / Nanotechnology Manufacturing
- Pharma / Biotechnology R&D / Processing
- Medical Devices / Imaging Manufacturing

Kings Highway Corridor:

A Generic Environmental Impact Statement (GEIS) was prepared in 2009 to evaluate the potential impacts of future development in the recently-formed Kings Highway Sewer and Water District. Comprising a total of 464 acres, the project area is located immediately east of the NYS Thruway between NY Route 212 on the north, Route 32/Glasco Turnpike on the south and, generally, by Kings

Highway and the CSX Railroad on the west. The properties in the GEIS area are zoned Industrial and Office/Light Industrial.

The Kings Highway Sewer and Water District were created to encourage and facilitate industrial development in the Kings Highway corridor. Town leaders hoped that the installation of new sewer and water service in a location offering excellent access to transportation infrastructure would stimulate economic development. The purpose of the GEIS was to bring sites in the project area closer to shovel-ready status, making them more competitive with other prospective business locations.

For purposes of analysis, the GEIS evaluated two development scenarios: one that represented the maximum possible development under the zoning regulations (2 million square feet) and one that reflected a more likely scale of development (1.35 million square feet). The analysis concluded that water usage under both scenarios could be accommodated within the amount allocated to the Kings Highway Water District. However, traffic generated by development in both scenarios will require various improvements to roadways and intersections in the immediate area to mitigate impacts due to increased volumes.

Key Considerations:

The two development proposals and scenarios contemplated for the Winston Farm property off Route 32 and Kings Highway Corridor (south of the study area) anticipate manufacturing and technology jobs with the potential to change the population and transportation patterns through Exit 20 study area. The proximity of underutilized sites in the study area along Route 32 could benefit from new job growth at the neighboring Winston Farm property. In addition, the Village of Saugerties industrial park has vacant land and available buildings that could support near-term manufacturing or commercial uses.

UNDERUTILIZED SITES

As a key economic and transportation hub, Saugerties access to I-87 and proximity to population centers present strategic opportunities for underutilized properties immediately surrounding Exit 20. Underutilized, vacant commercial industrial land, sites with potential environmental impacts due to previous uses, and undeveloped land in urban areas often stand as barriers that impact where businesses choose to locate, or individuals live.

Concentrated areas of underutilized sites or brownfields impact property values and tax revenues neighborhood quality of life and health. In coordination with local, state and environmental agencies, communities also have tools to understand and realize potential opportunities for redevelopment. This section highlights a preliminary list of underutilized sites that may offer opportunities to attract investment and support municipal and private sector needs.

The following underutilized sites, represented in Figure 1 and in the table below, were identified based on a Countywide screening process. Areas presented here were identified through a spatial analysis considering the following datasets.

- Ulster County Vacant Properties - Based on 2016 real property parcel data, land classified as the vacant property in commercial and industrial areas.
- Tax-Delinquent Property – Based on data provided by Ulster County Assessor’s Office and Department of Budget and Finance listing tax foreclosure-eligible properties (calculated on 24-

months of unpaid property taxes as of Fall 2016). Taxing jurisdictions, like Ulster County and the City of Kingston, have the authority to auction tax-delinquent properties at tax deed sales, if taxes remain unpaid over a 2-year period.

- NYSDEC Environmental Remediation Sites – Based on data obtained from NYSDEC’s list of sites under the state agency’s regulatory review or cleanup authorities including State Superfund, Voluntary Cleanup Program, Brownfield Cleanup Program, Environmental Restoration Program, and RCRA.

Table 1. Underutilized Sites

Map ID	Address	Owner	Acres	Public Land	NYSDEC / EPA Site	Vacant	Tax Foreclosure Eligible
1	2954 Route 32	Cedar Grove Plaza LLC	2.5			Y	
2	Route 32	Maxwell Enterprises LLC	28.3			Y	
3	Route 32	D I LLC	17.8			Y	
5	2769 Route 32	Idahoan Properties Inc.	2.1			Y	
6	2781 Route 32	Gas Land Petroleum Inc	0.95			Y	
7	Tomsons Road	KMP Realty Holdings	8.1				
8	334 Route 212	Embassy Holding LLC	0.4			Y	
9	Route 212	Brown, Lisa	0.3			Y	
10	5 Railroad	Ruby, Marjorie H	0.3			Y	
11	298 Ulster Avenue	Ostrander, Joanne	0.7			Y	
12	Ulster Avenue	Saugerties Coal & Lumber Co	0.2			Y	
13	Tomsons/Rear Route 212	KMP Realty Holdings	12.9			Y	
14	Ulster Avenue	Village of Saugerties	2.3	Y		Y	
15	North Street	Portable Restroom Rentals	2.6			Y	
16	75 North Street	Rowley Dev Corp Inc	7.3		Y	Y	
17	83 North Street	Premier Developers LLC	10.1		Y		
18	349 Canoe Hill	Reid, Patrick	6.4				Y
19	North Street	Smedek & Geuss	20.6			Y	

Key Considerations: Based on the factors listed above, input from project steering committee members and a May 10, 2018 community forum, 19 underutilized sites are identified in the study area, as listed in Table 1 and shown in Figure 6. To explore the reuse potential for underutilized sites in the area, the 19 sites are grouped into two zones that are aligned with local planning initiatives, development proposals, and land-use considerations. Section 5 and descriptive profiles provide further detail.

LAND OWNERSHIP

The majority of all land in the study area is privately owned. Only 2.3 acres, less than 1% of the study area parcels are in public ownership. Land within state and local roads and the New York State Thruway rights-of-way account for about 15% of the study area's total acreage.

Given the significant amount of privately-owned land in the area, future revitalization opportunities will rely on significant involvement and coordination with private owners. Private landowners' individual priorities and potential public investments in utilities and transportation infrastructure will need to be well-aligned to support a cohesive revitalization approach in the study area.

TRANSPORTATION AND INFRASTRUCTURE

Transportation infrastructure defines the study area boundaries. These road networks and utility infrastructure are also strategic advantages for revitalization in the area. The major transportation routes and types are described below, followed by utility access considerations.

Interstate Highways

- I-87 is the major transportation route through the Study Area.
- The I-87 exit 20 interchange ramps and toll plazas intersect with the two major highways in the study area. Exiting southbound traffic flows onto Route 32, and northbound ramps direct traffic onto Route 212.

Major Highways

- Route 212 connects Saugerties and Woodstock, traversing the study area east to west. The Route 212 highway overpass crossing I-87 is the primary access road to the I-87 Exit 20 ramps and a key utility corridor. It is also a key transportation route for commuters and visitors to the Hudson Valley and Catskill regions.
- Route 32 runs north along the west side of I-87 and is one of the key gateways to northern Catskill resorts, like Hunter Mountain.

Local Streets

- North Street is a local street within the Village of Saugerties serving a small industrial park and connects residential and agricultural areas along Peoples road to the north. The North Street

corridor marks a change in development patterns with village-scale residential, commercial and parkland to the east and commercial-industrial areas west.

- Peoples Road is an arterial street that passes over I-87 connecting Saugerties village and 9W to Route 32.

Rail

CSX Transportation, Inc. operates a two-track freight rail line through the study area with a terminal located north of Route 212. The proximity of the CSX freight corridor to I-87 in this area may be an opportunity for multi-modal transportation facilities and logistics businesses. Several underutilized properties in the vicinity of the CSX line could support rail-accessible industrial redevelopment. However, most underutilized parcels currently accessible from roads and rail line are less than one-acre.

Electric and gas corridors

Electric transmission lines and a substation located east of I-87 serve the area with high-voltage power via a substation located north of Route 212. Two and Three-phase transmission lines serve the Route 212, 32 and North Street corridors. Natural gas lines follow the electric transmission corridor and are accessible along major roads.

Water and Sewer

The Village of Saugerties water and sewer districts partially serve the Exit 20 study area. Additional details regarding system capacities and distribution at the district level are below.

Water System Infrastructure

The Village of Saugerties owns and maintains a public water supply system supplying water to the Village and several areas within the town. The Town of Saugerties does not maintain a separate water system and relies on water from the Village or private individual wells.

The Village water system currently serves approximately 4,800 people through 1,475 service connections in the Village and another 5,560 people through 2,072 services connections within the Town. The water source for the Village is the Blue Mountain Reservoir located off County Route 36 in the Town of Saugerties. The watershed supplying the reservoir is 18.5 square miles and the reservoir itself has a capacity of six (6) million gallons. Water taking permits through the NYS Department of Environmental Conservation allows the Village to only withdraw 1.8 MGD.

The Village maintains a water treatment and filtration plant located immediately adjacent to the reservoir with a maximum treatment capacity corresponding to the maximum withdrawal rate of 1.8 MGD. The average daily system demand is currently 806,000 gallons per day (GPD). However, this increases to approximately 1.2 MGD during the summer months. Accordingly, the Village water treatment plant only has an excess reserve capacity of approximately 500,000 ±GPD.

Treated water is conveyed from the plant through 12" and 16" transmission mains to a newly constructed three (3) million-gallon storage tank. The water treatment plant and storage facilities are located to the west and upgradient of the proposed redevelopment area. Water from the storage tank

then continues to the Village through the existing 12" and 16" transmission mains. The transmission mains run along the southern border of the proposed redevelopment area.

Along Route 32, there are no public water supply mains in the area to the west of the Thruway, I-87, although two private water lines were previously installed to serve hotel properties. The portion of the study area, within the Town, east of the Thruway also lacks public water supply mains. Only that portion of the re-development area located in the Village, the most easterly portion of the project area, has water distribution infrastructure, this is through an existing 8" main that runs along Canoe Hill Road.

Wastewater Collection and Treatment Infrastructure

The Village maintains and operates a sewage collection and treatment system. The existing treatment plant located adjacent to the Esopus Creek has a rated capacity of 1.0 MGD but currently only treats 600,000 gallons per day. Sewage collection facilities are located throughout the Village but are not included within the portions of the proposed re-development area located within the town. While existing sewage collection infrastructure runs throughout the Village there are several choke points en route to the treatment plant that would need to be addressed to convey additional sewage flows. No existing sewage collection infrastructure exists with the Town portion of the re-development focus area.

Water and Sewer Considerations

- The Village of Saugerties currently serves water to the Town and has the capacity to supply Town water districts with an additional 500,000± GPD. In order to serve the Town of Saugerties and to continue a pattern of developing around the existing urban center of the community, properties in the study area, a new town water district would have to first be established through the NYS Department of Environmental Conservation. Given the location of the new Village water storage tank and transmission mains, sufficient pressure would be available for the new district. As the existing transmission mains are located immediately adjacent to and along the southern border of the parcel access to the existing water supply is readily available. Accordingly, water supply to this area from the Village system is feasible. Water distribution lines are however non-existent throughout most of the re-development parcel.
- Similarly, wastewater treatment services may be available from the Village. The proposed re-development parcel is located on the west end of the Village bordering the existing sewage collection system. The wastewater treatment plant has excess capacity and can potentially receive and treat an additional 400,000 gallons of waste per day. Areas of the existing Village collection system would need to be improved to convey additional wastes from the proposed re-development parcel through increasing the size of certain transmission mains and conceivably through the provision of new pump stations. A new collection system would, however, be required in the redevelopment area and a new district created.
- The Village of Saugerties Sewer District serves areas east of I-87 along Route 212 and North Street within the Village but not the Town. Route 32 is served by private septic systems to the west with commercial and hotel facilities connected to pre-packaged treatment systems. A planned sewer line extension across I-87 anticipates serving the Route 32 corridor and would replace the pre-packaged systems.

- There are gaps in the service locations for both water and wastewater along Route 212 to the east of I-87 and on Kings Highway.

Key Transportation and Infrastructure Considerations

Below is a brief summary of the overall transportation and infrastructure considerations that may influence revitalization and redevelopment opportunities for the study area.

- High traffic counts and complex intersections along Route 212, including the I-87 exchange, and Kings Highway and Route 32 create safety issues throughout the area. Ulster County conducted a road safety audit for this area and anticipates identifying improvements needed to intersections, lane delineation and signaling to reduce accident rates and improve access to properties on the north side of the corridor.
- Throughout the study area, there are gaps in water and sewer utilities that currently serve as barriers to development or revitalization of commercial properties and nearby vacant land. There is an opportunity to coordinate utility improvements and extensions considering connections across I-87.

MARKET AND ECONOMIC OPPORTUNITIES

Several key market and economic opportunities identified for the region are outlined below. These trends are generally driving revitalization in Ulster County with Saugerties identified as a primary growth center.

Economic Sector Trends

- **Diversified Sectors** - Since the closure of the IBM Kingston facility in the 1990s, no single sector has dominated the local economy. Health services, retail, tourism, and other sectors have generated jobs and revenue for the County's communities.
- **Niche Products and Markets** - Emerging economic trends reflect local employers moving into specialized niches offering innovative products or processes to serve new markets.
- **Tourism** - The Hudson Valley and Catskills regions are major tourism destinations. Building on their longstanding reputations for outdoor recreation, the Hudson Valley has emerged as an important wine and food destination.
- **Quality of Life** - Quality of life is an important contributor to the County's economic development potential. Ulster County's quality of life assets, including scenic beauty, multiple opportunities for outdoor recreation and its thriving arts community are attracting businesses and drawing employees to the area.
- **Agricultural Base** - Ulster County's agricultural economy is uniquely positioned within 100 miles of New York City to take advantage of the strong growth of specialty segments in agriculture and focus on local foods.
- **Commercial Industrial Opportunities** - Proposed development projects for Kings Highway and the Winston Farms nearby anticipate new light industrial, manufacturing and commercial office uses that could leverage highway and rail access in the area, along with proximity to Capital Region and New York City

Existing Businesses

An inventory of existing businesses conducted in 2017 identified approximately 37 businesses within the study area as highlighted below. Most of the businesses are in the retail and hospitality industries. Other businesses in the area are in wholesale, manufacturing and automotive sectors.

BUSINESSES & EMPLOYERS IN THE SAUGERTIES STUDY AREA		
Name	Street Address	Industry
Advance Auto Parts	330 Route 212	Retail
Beer Universe	239 Ulster Avenue	Retail
Big Lots	330 Route 212	Retail
Bottini Fuel	240 Ulster Avenue	Retail
Comfort Inn	2790 NY Route 32	Hospitality
Construction Tool Warehouse	1 Tomsons Road	Wholesale
CVS	One Grand Union Plaza	Retail
Deluxe Packaging	63 North St	Manufacturing
Doc's Cycle Shop	2858 NY Route 32	Other Services
Dunkin' Donuts	399 Route 212	Hospitality
El Rancho	2904 NY Route 32	Hospitality
Extra Space Storage	2820 NY Route 32	Real Estate/Rental
Family Dollar	330 Route 212	Retail
Glenview Stables	118 Peoples Road	Agriculture
H.L. Snyder & Sons	234 Ulster Avenue	Retail
Howard Johnson Inn Saugerties	2764 NY Route 32	Hospitality
L D General Auto Repair	2876 NY Route 32	Other Services
Land & Sea Grill Steak House	395 Route 212	Hospitality
McDonald's	350 Route 212	Hospitality
Mobil Gas Station	333 Route 212	Retail
Morgan Linen Services	33 North St	Other Services
Mowers & More	224 Ulster Avenue	Retail
NAPA Auto Parts - Rip's Auto Parts	238 Ulster Avenue	Retail
Peak Trading Corporation	1 Tomsons Road	Wholesale
Saugerties Animal Hospital	163 Ulster Avenue	Professional Services
Saugerties Diner	2762 NY Route 32	Hospitality
Saugerties Lumber - True Value	223 Ulster Avenue	Retail
Sawyer Chrysler Dodge Plymouth	166 Ulster Avenue	Retail
Speedway Gas Station & Convenience Store	399 Route 212	Retail
Starway Café	346 Route 212	Hospitality
Stewart's Shop	356 Route 212	Retail
SUBWAY	330 Route 212	Hospitality
Supreme Autobody	53 North St	Other Services
Town & Country Liquor	330 Route 212	Retail
Two Brothers Deli & Pizza	2962 NY Route 32	Hospitality
Uniforms USA	169 Ulster Avenue	Other Services
Wiley Electronics	44 Peoples Road	Manufacturing

Additional Economic Analysis Needs

Given the range of countywide economic sector strengths and the available commercial/industrial property in the area, there is likely a need for a more in-depth market demand study focused on the area around Exit 20.

- Additional information is needed to determine the scope and type of market demand analysis needed for the area, but relevant demand analysis could reasonably evaluate multiple sectors including tourism, manufacturing, transportation, logistics, office, as well as mixed-use housing/commercial products.

4. SUMMARY OF PRELIMINARY ANALYSIS AND RECOMMENDATIONS

Ulster County is conducting a countywide revitalization opportunities assessment with funding from the New York State Department of State (NYSDOS). The project identified five study areas within communities across the County, evaluated study area conditions, and identified potential opportunities for advancing revitalization efforts in these areas.

Based on the preliminary analysis presented in the draft revitalization opportunities report, the proposed recommendations below the Town of Saugerties, Village of Saugerties, Ulster County and key partners in evaluating revitalization opportunities for underutilized areas located in both town and village jurisdictions.

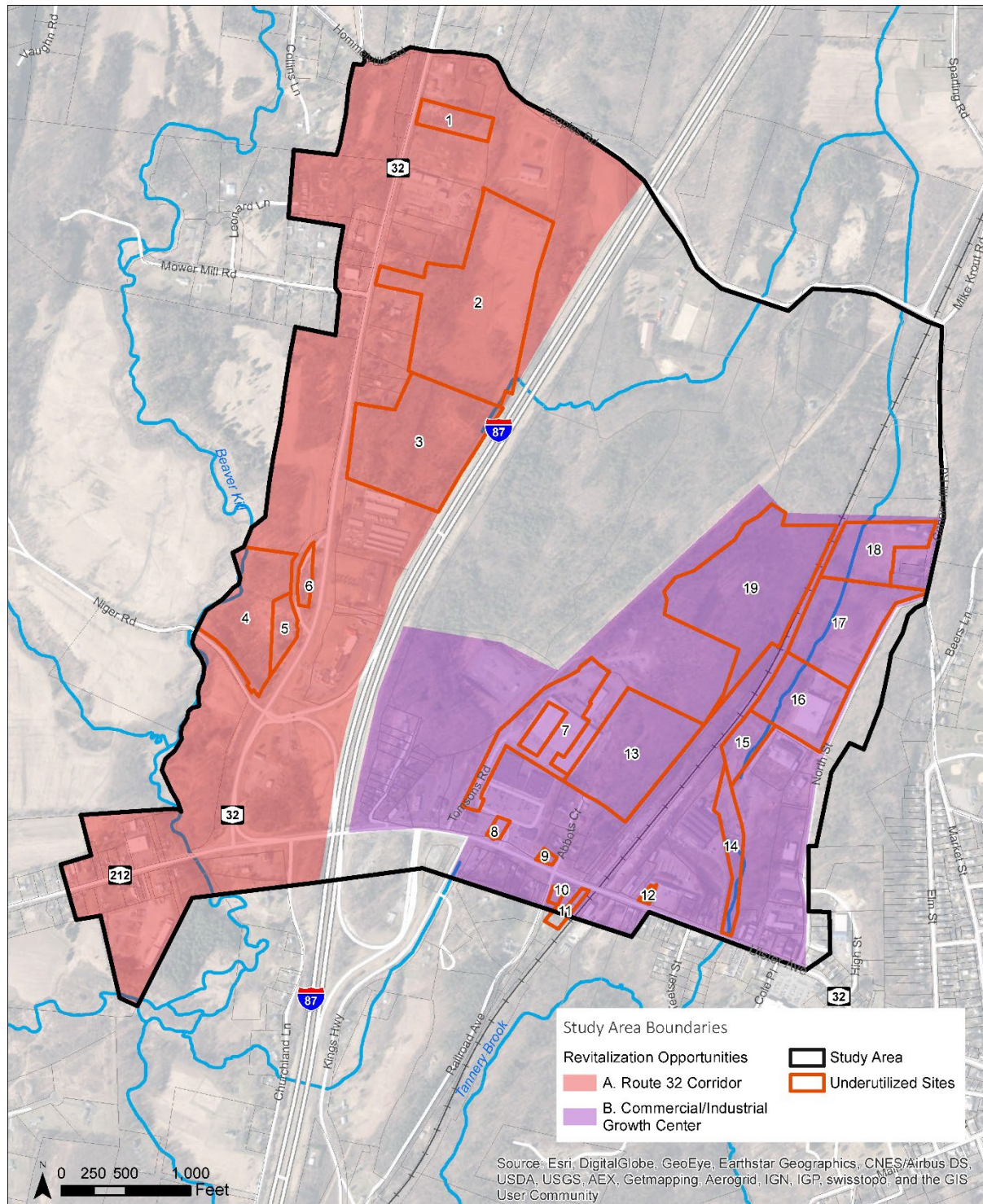
On May 10, 2018, the Town of Saugerties, Village of Saugerties and Ulster County held a community workshop at the Saugerties Public Library. The purpose of the workshop was to share initial project findings and gather community goals and priorities related to the Route 32 corridor and the Route 212 and I-87 commercial/ industrial growth center. The following section outlines these two key revitalization opportunities for the Saugerties Exit 20 Study Area and summarizes workshop outcomes, community goals, priorities, and key recommendations.

REVITALIZATION OPPORTUNITIES

Opportunities for specific clusters of underutilized sites are presented below. A corresponding map and table are provided on the following pages and in Figure 7. Opportunities are identified based on community input provided a workshop on May 10, 2018, community members identified the following goals that could help to inform a vision for the corridor.

Saugerties Revitalization Opportunities			
Revitalization Opportunity Zone	Zone Size	Underutilized Sites	
		Underutilized Acres	Properties in Cluster
Route 32 Corridor	225 acres	51	6

Commercial and Industrial Growth Center	165 acres	71	13
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Saugerties Exit 20 Study Area Redevelopment Opportunities

Zone A. Route 32 Corridor

Properties along the State Route 32 corridor include commercial properties on the east side and a mix of vacant commercial parcels, residential and undeveloped land to the west. The corridor is zoned for general business/highway commercial uses but lacks cohesive utilities. Most properties along the corridor are on private wells and septic systems.

A previous development proposal for an employment center, known as Winston Farms, envisioned the significant expansion of technology and manufacturing to the west of Route 32. Plans have not been implemented beyond a 2012 Feasibility Study. As Ulster County and municipalities consider future growth and development scenarios for the Exit 20 area, traffic demand along Route 32 and future land use density are important considerations.

Community Goals

Local stakeholders envision a future in which the Route 32 corridor can safely manage current and increasing local traffic demands, while new infrastructure supports continued high quality of life for residents, along with a mix of tourism accommodations and space for large-footprint commercial uses.

Community input highlights the following priorities to guide future investments along the Route 32 corridor:

- Balance tourism and business investments with the interests of residential property owners.
- Establish corridor visual identity that supports local businesses and recognizes Route 32 north as a gateway to the Catskills.
- Improve roadway conditions to address traffic safety, congestion, lack of adequate utilities.
- Proposed uses for several underutilized sites in the area include a new hotel; heavy equipment rental and storage facility; and a Taste NY Location.

Zone B. Commercial and Industrial Growth Center

Areas east of I-87 and north of Route 212 currently support a mix of highway commercial and industrial businesses. Several underutilized properties located just off the Route 212 commercial corridor, as well as underutilized industrial properties on North Street, could benefit from improved access and a focused business attraction strategy.

The Zone B area encompasses 165-acres located in parts both the Village of Saugerties and Town of Saugerties. This area includes properties zoned for general commercial (Route 212 corridor) and industrial manufacturing (North Street). Overall, the area supports businesses ranging across retail, wholesale, manufacturing, and transportation sectors.

Route 212 is the major road serving the area. This section of Route 212 traverses several complicated intersections including the Thruway Exit 20 interchange, Kings Highway, North Street, local commercial businesses on the corridor, and an at-grade CSX rail crossing.

Several underutilized properties in this area are accessible only from Route 212 but lack direct frontage. Vehicle access to these underutilized industrial properties traverses congested commercial areas fronting on the highway and climbs up a significant grade change.

Community Goals

Local stakeholders envision revitalization of the Saugerties industrial zone and Route 212 corridor [Zone B] will foster an arts industry cluster, support local agricultural and food producers with an accessible retail location, and provide a safe and attractive gateway corridor into the Village of Saugerties.

Redevelopment options for underutilized sites identified to date:

- Makerspace to support the arts community.
- Support facilities for the arts industry.
- Retail location for selling local farmers' goods and agricultural products (leverage transportation network and daily trips).
- Professional services, office space and light industrial and related uses with lower volume traffic demands.

Transportation and access priorities identified to date:

- Reduce traffic and congestion at key intersections and along Route 212 through the study area. (Route 32 north, Kings Highway, North Street, CSX rail crossing)
- Improve access to businesses north of Route 212.
- Develop infrastructure (high-speed internet) to attract businesses.

RECOMMENDED NEXT STEPS

Overall, the study area would benefit from an integrated Exit 20 master plan focused on:

- Future land use scenarios;
- Transportation, access and traffic safety;
- Water and sewer infrastructure improvements;
- Site-specific redevelopment feasibility, and
- Economic development strategies.

It is recommended that Ulster County, the Town, and Village of Saugerties jointly apply for funding from the Department of State's BOA program as funding becomes available to conduct an Exit 20 Master plan. Further detail regarding the specific steps to advance revitalization in the study area is included below to help refine the scope of a future master plan.

Steps to Advance Revitalization - Zone A: Route 32 Corridor

In the near-term, further evaluation of utility improvements, traffic safety, future travel demand, and future land use scenarios are needed for the Route 32 corridor. Considerations to help guide future analysis are highlighted below to help advance the specific revitalization goals for this area.

- *Municipal infrastructure Improvements Feasibility Study* – A thorough evaluation of water and sewer district expansion and infrastructure extensions from the Village of Saugerties to Town of Saugerties areas west of I-87 is needed. Town of Saugerties and Village of Saugerties Public Works staff are committed to working together to address current gaps in utility service along the corridor.
- *Surface Transportation Improvements and Traffic Safety Measures* – Ulster County conducted an Exit 20 Road Safety Audit in 2018 and expects to identify traffic safety improvements for the intersection of Route 32 and Route 212, as well as the Thruway Exit 20 plaza and Thruway overpass. Further evaluation of traffic safety measures, along with projected travel demands for the corridor is needed.
- *Future Use Scenario Evaluation* – Development of future land use scenarios for the 227-acre areas zoned for Highway Commercial along Route 32 will likely be needed to determine address traffic safety and roadway improvements. This type of study could consider current land use and zoning, as well as potential future zoning and land use characteristics based on recent

SAUGERTIES EXIT 20 STUDY AREA

Size: 450 acres

Location:

Includes portions of the Town and Village of Saugerties located north of Route 212 at Exit 20, including areas east and west of I-87.

Related Studies

- Kings Highway Corridor Infrastructure / Generic Environmental Impact Statement
- Dutch Corners Transportation Improvements
- Ulster County Exit 20 Road Safety Audit
- Winston Farms Plan and Feasibility Study

For More Information, please contact:

Vernon Benjamin, Special Projects Coordinator, Town of Saugerties

vernjamin@saugerties.ny.us

Dennis Doyle, Planning Director,
Ulster County Planning Office

ddoy@co.ulster.ny.us

845-340-3340

development proposals, or alternate scenarios. The outcome of a future land use evaluation could help to align transportation improvements, zoning and utility upgrades for the area. This study could likely be integrated into a larger Exit 20 study area master plan or addressed as a corridor-specific study.

Steps to Advance Revitalization - Zone B. Commercial and Industrial Growth Center

In the near-term, further evaluation of traffic safety, future travel demands, and a targeted marketing strategy and coordination of business attraction initiatives are needed for the Route 212 commercial corridor and North Street industrial areas.

- *Surface Transportation Improvements and Traffic Safety Measures* – The commercial and industrial growth center zone of the study area would benefit from a similar evaluation of traffic demand, surface transportation improvements and traffic safety measures as recommended for the Route 32 north corridor. Ulster County conducted an Exit 20 Road Safety Audit in 2018 and expects to identify traffic safety improvements for the intersection of Route 32 and Route 212, as well as the Thruway Exit 20 plaza and Thruway overpass. Further evaluation of traffic safety measures, along with projected travel demands for the corridor is needed. The same evaluation could also seek to address access barriers for active businesses and underutilized properties on North Street, and properties to the north of Route 212. Several underutilized sites lack direct Route 212 frontage.
- *Property Owner Focus Groups*: The Exit 20 area’s retail, wholesale, professional, entertainment and light industrial businesses would benefit from a series of focus group discussions to help target marketing efforts and business attraction strategies. Building on outcomes of a May 2018 community forum, there is strong community interest in building momentum around an emerging cluster of arts-oriented businesses in this area, which includes an event and performance venue, event logistics and uniform businesses, and archival art storage. An arts cluster focus group could be a platform for advancing redevelopment ideas such as a maker space and flexible space for arts support businesses. Another focus group could focus on leveraging transportation networks for targeted retail growth -- such as local farm products, or transportation, logistics, and automotive sectors. These steps could be self-initiated by property owners and businesses or convened jointly by Town, Village, and County economic development partners, or other appropriate organizations.

FIGURES

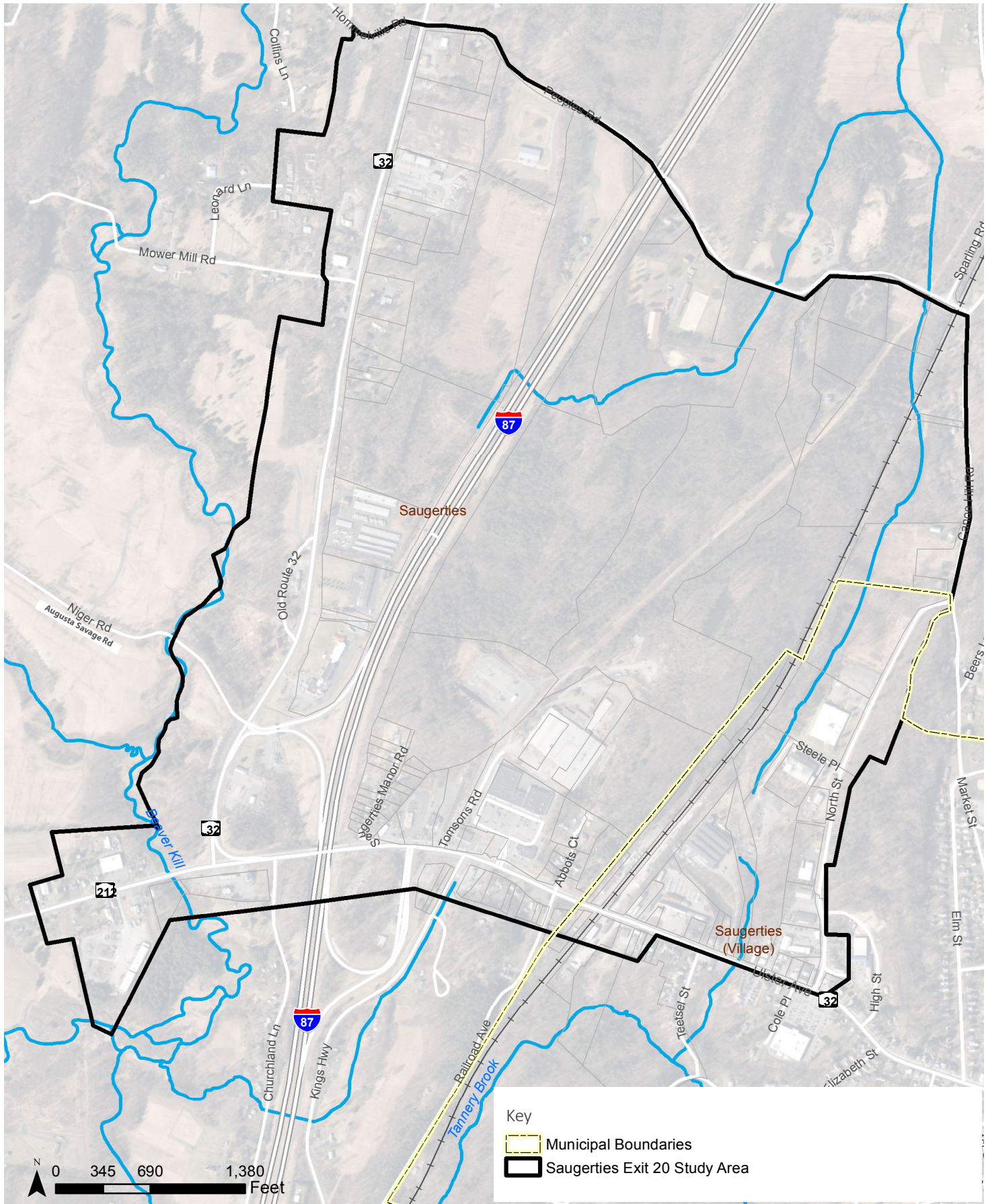


Figure 1. Saugerties Exit 20 Study Area

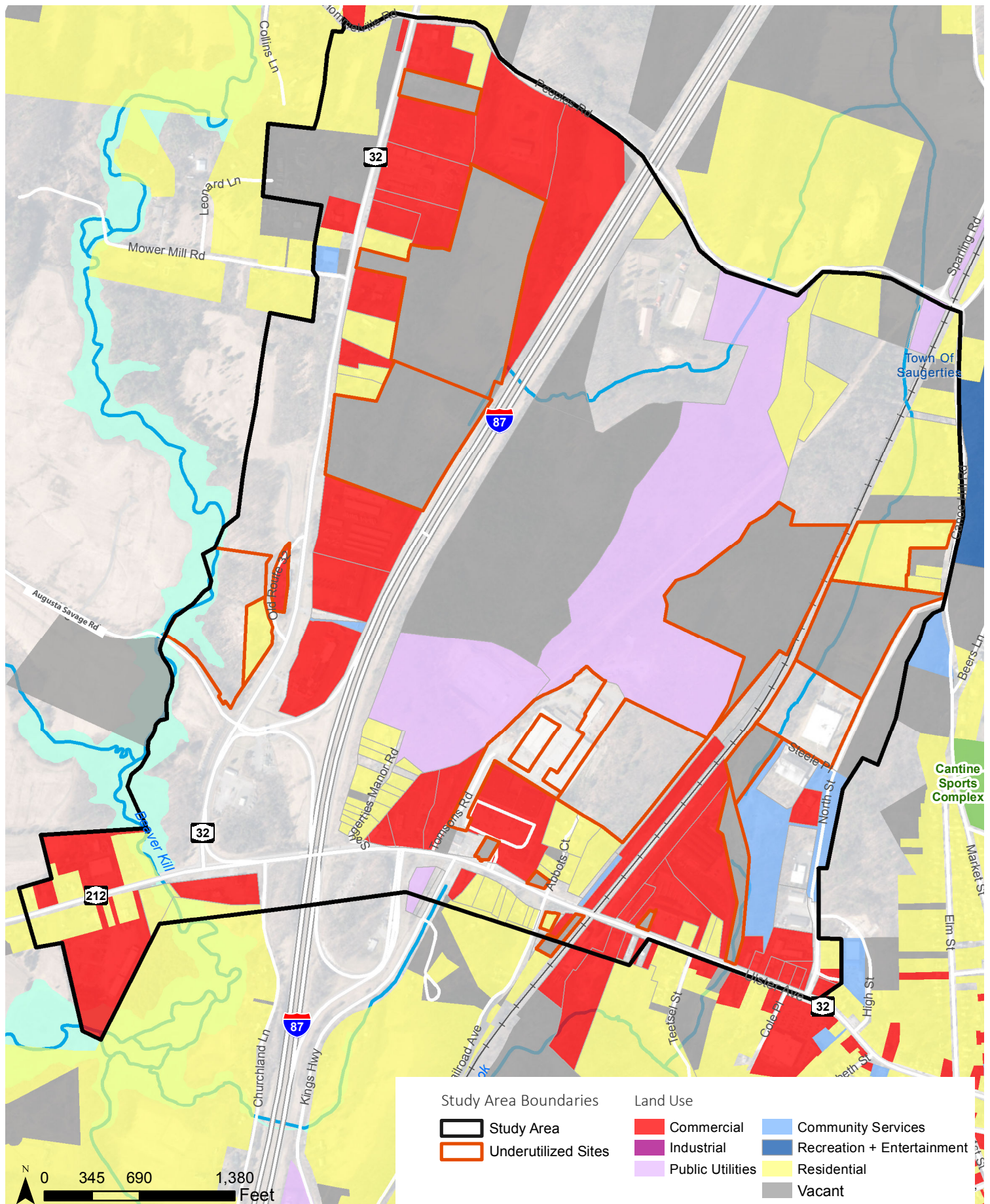


Figure 2. Land Use

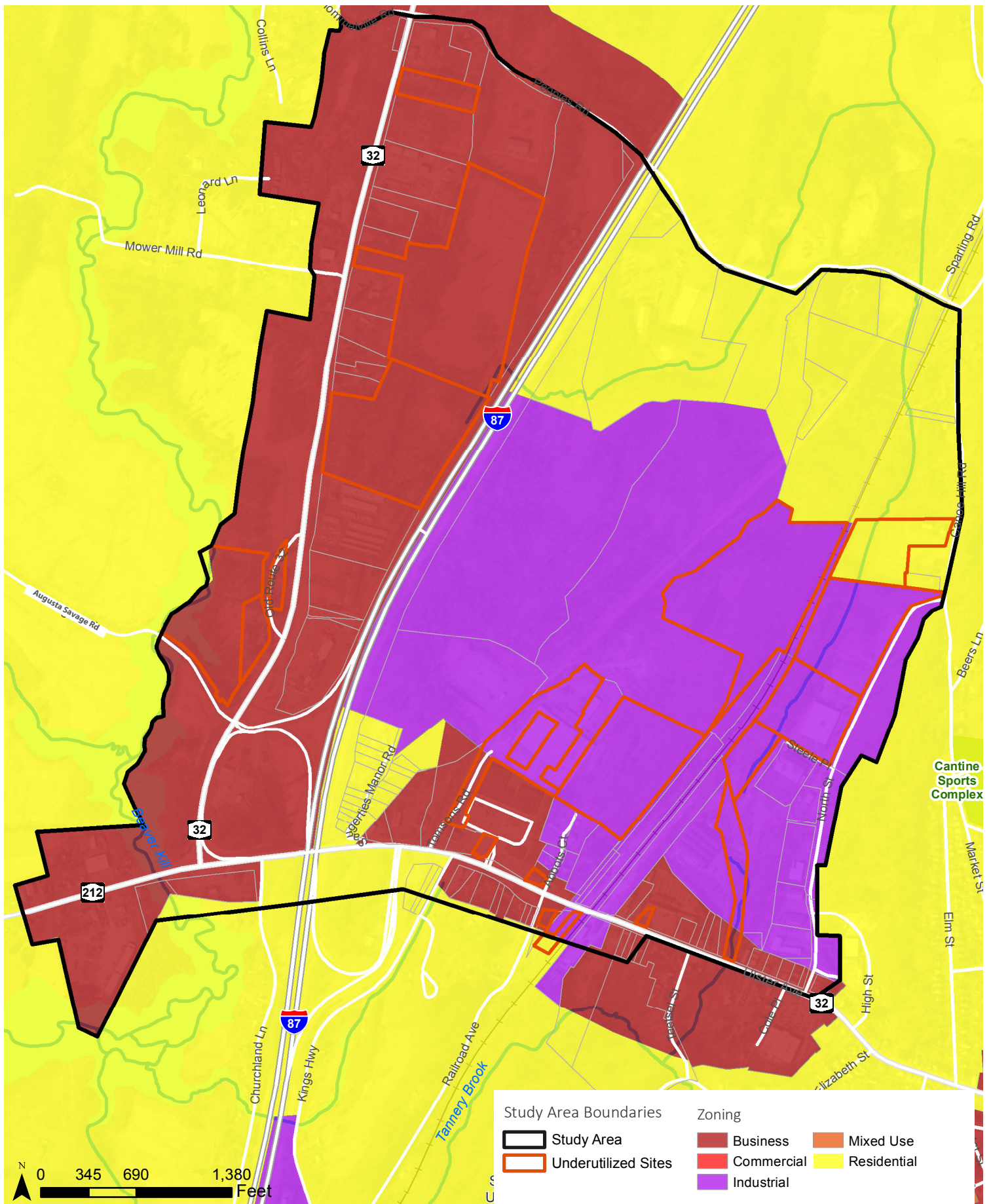
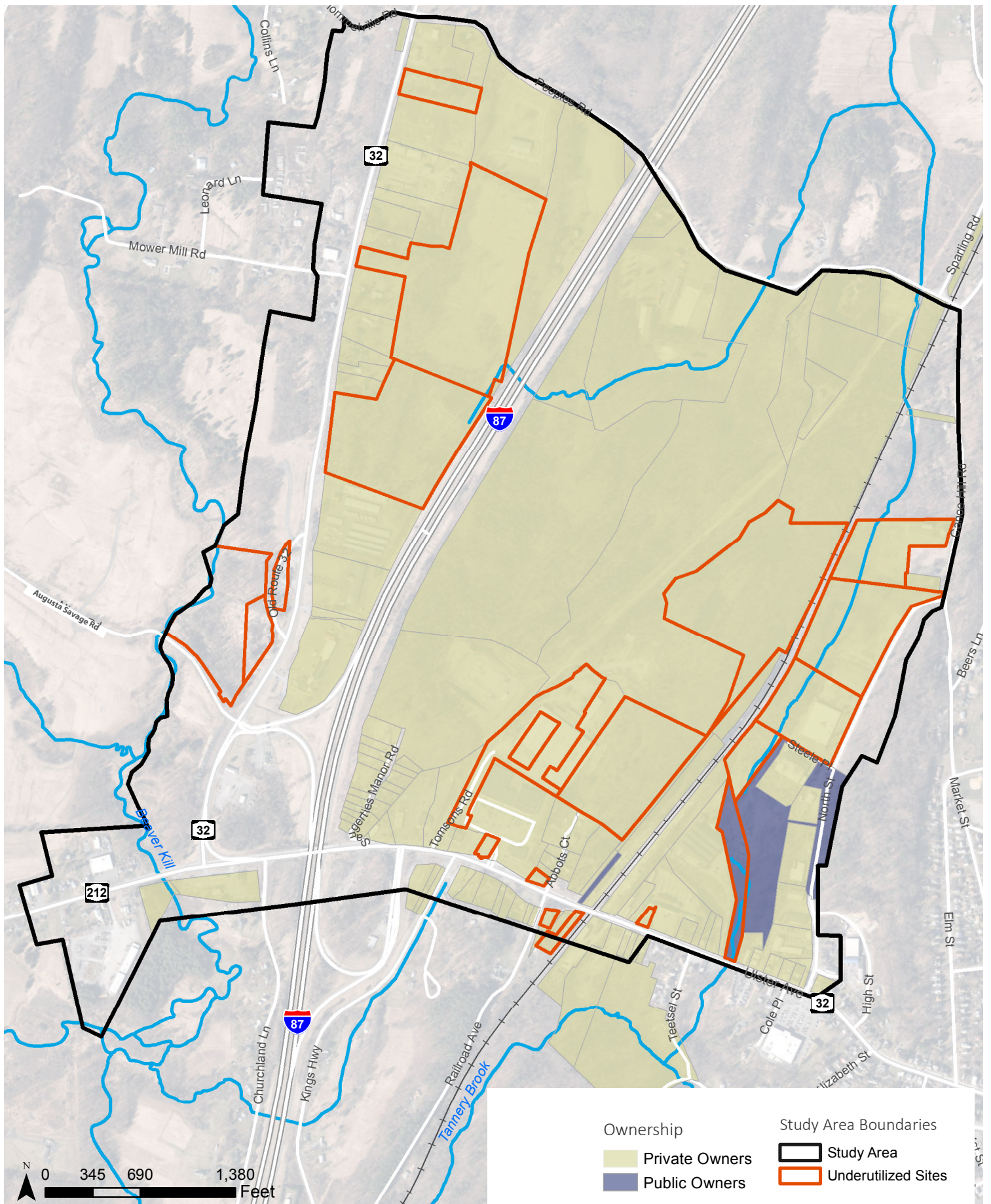


Figure 3. Zoning



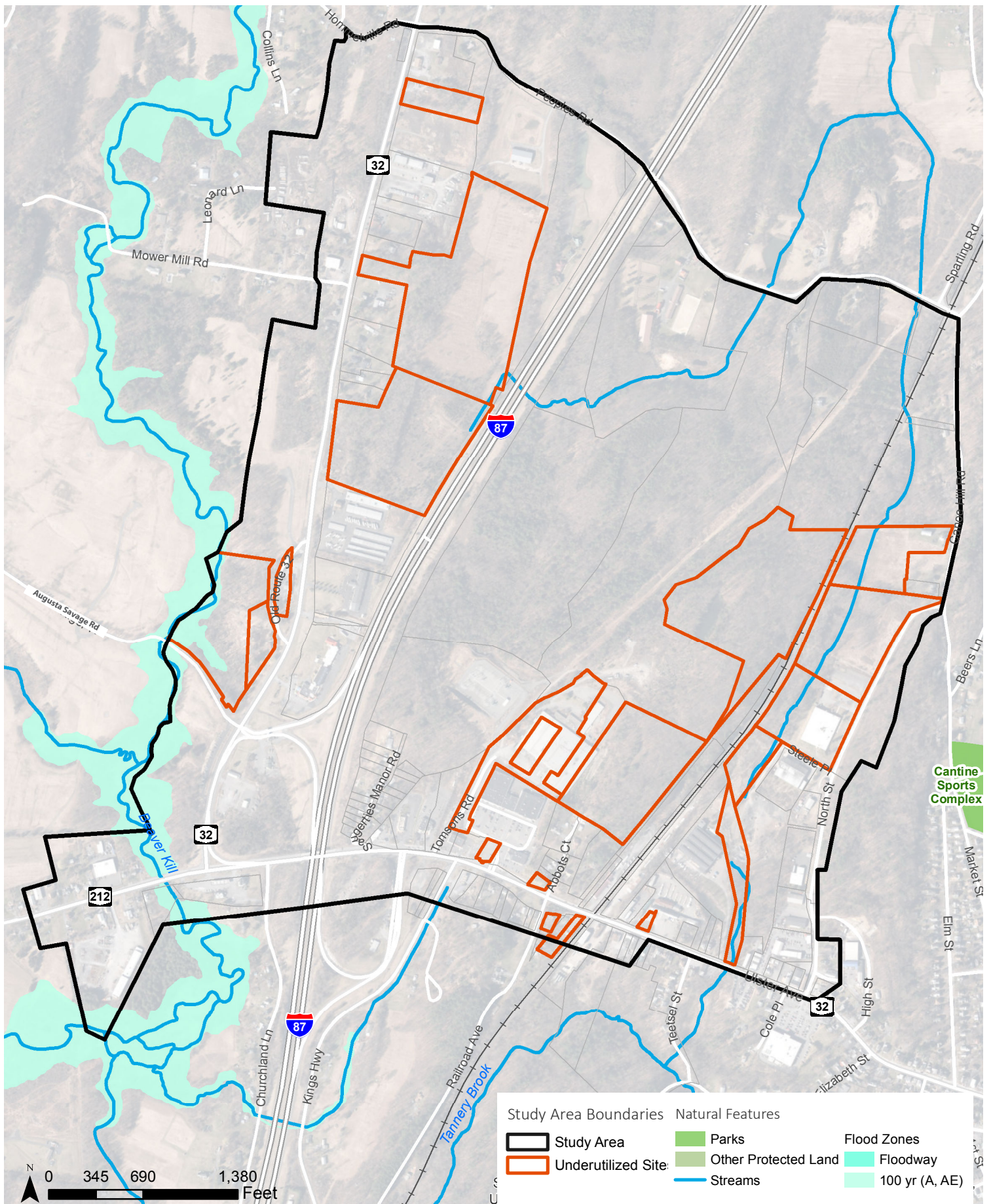


Figure 5. Natural Features

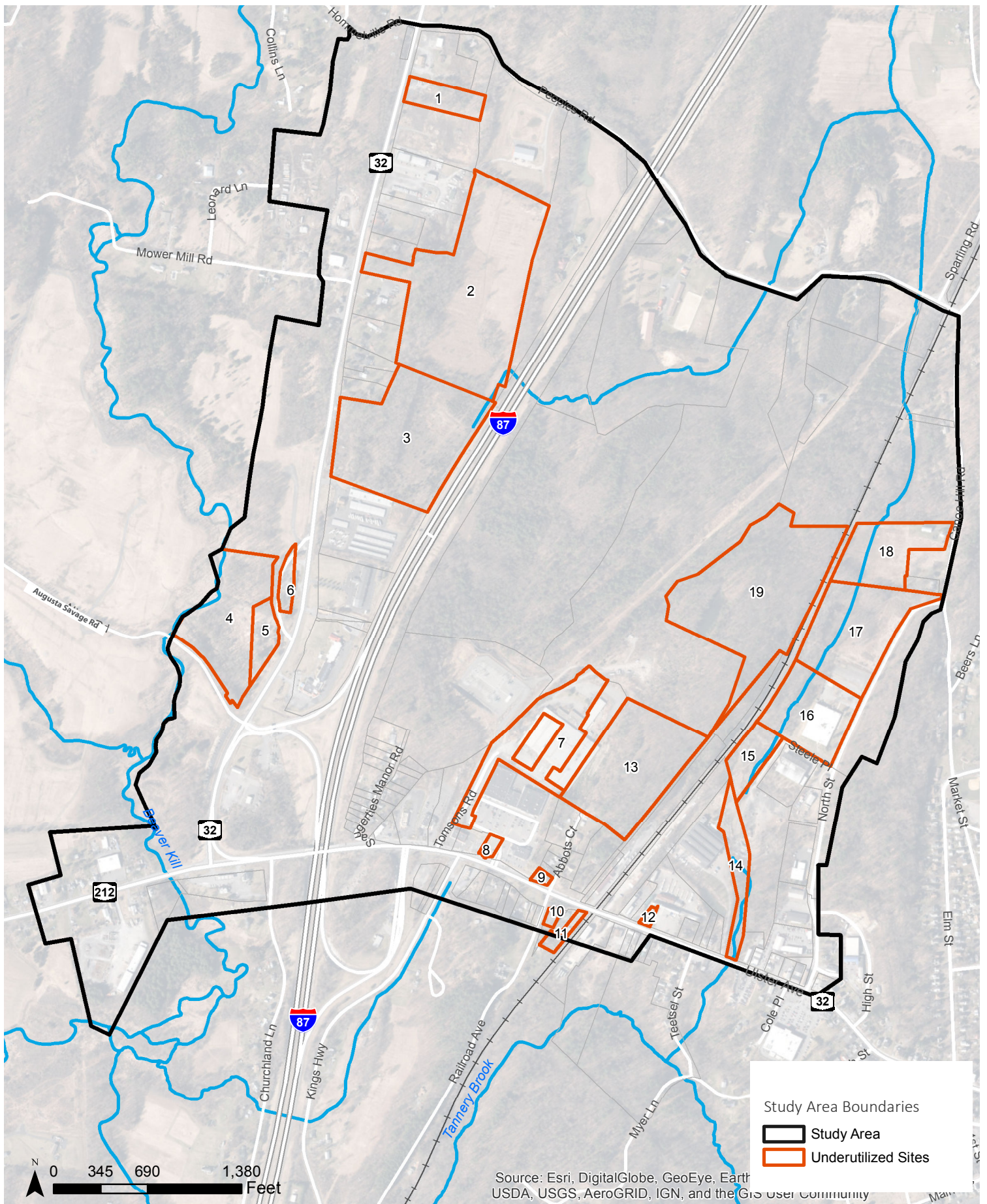


Figure 6. Underutilized Sites

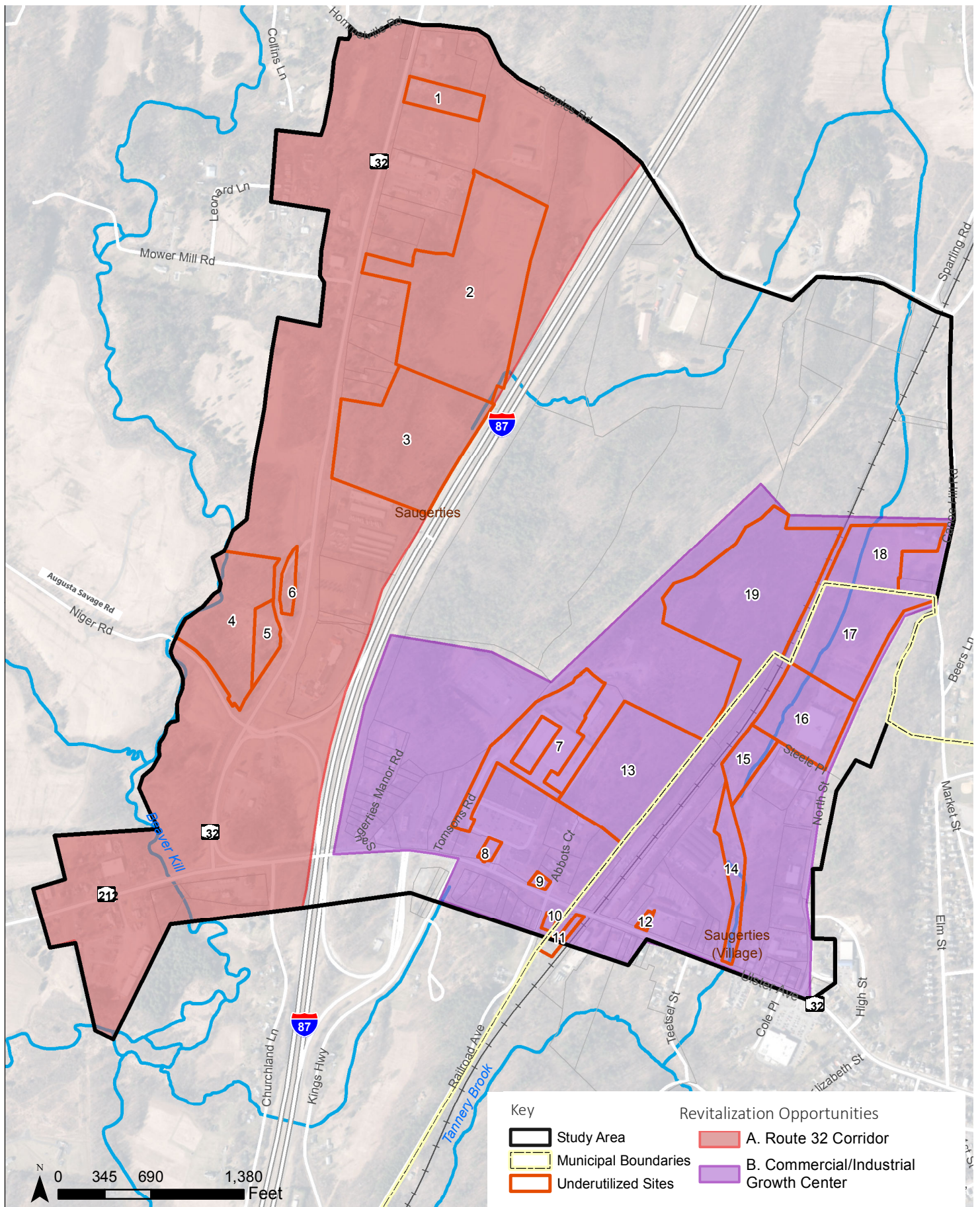


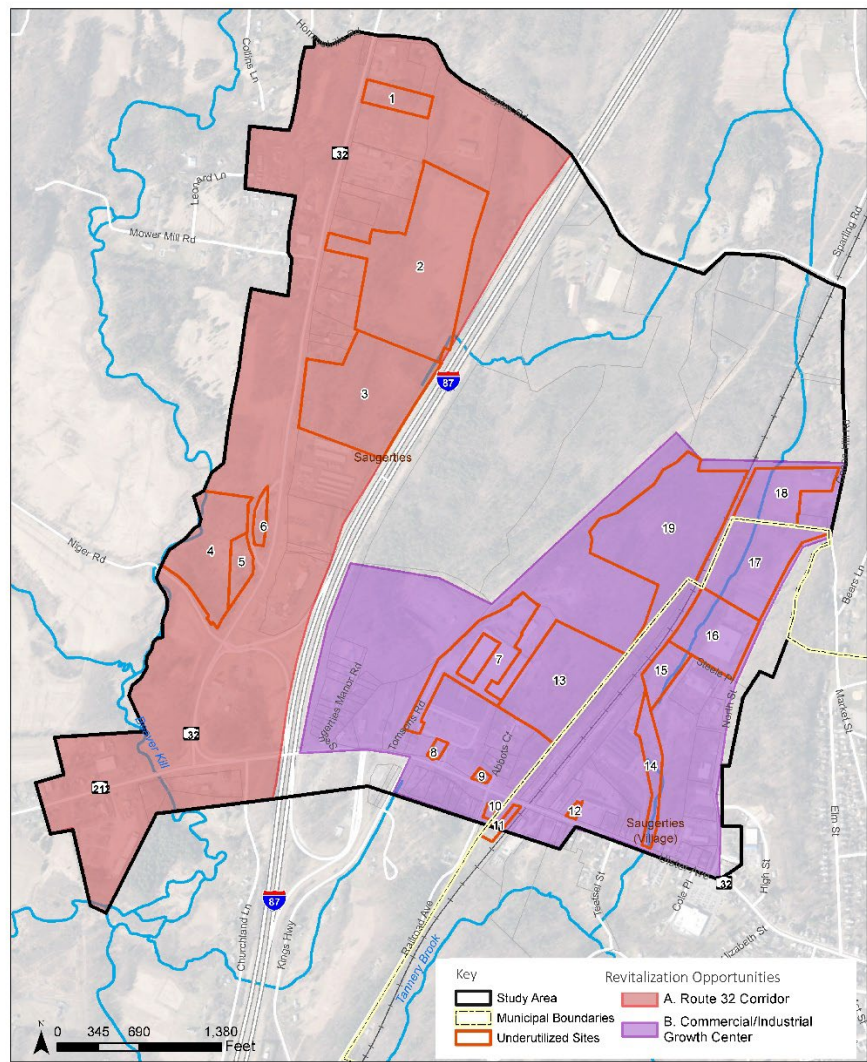
Figure 7. Revitalization Opportunities

APPENDIX A. DESCRIPTIVE PROFILES

SAUGERTIES EXIT 20 STUDY AREA

REVITALIZATION OPPORTUNITIES

Opportunities for specific clusters of underutilized sites are presented below. A corresponding map and table are provided on the following pages and in Figure 7. Opportunities are identified based on community input provided a workshop on May 10, 2018, community members identified the following goals that could help to inform a vision for the corridor.



Saugerties Exit 20 Study Area Redevelopment Opportunities

Saugerties Revitalization Opportunities			
Revitalization Opportunity Zone	Zone Size	Underutilized Sites	
		Underutilized Acres	Properties in Cluster
Route 32 Corridor	225 acres	51	6
Commercial and Industrial Growth Center	165 acres	71	13

A. ROUTE 32 CORRIDOR

OVERVIEW

Properties along the State Route 32 corridor include commercial properties on the east side and a mix of vacant commercial parcels, residential and undeveloped land to the west. The corridor is zoned for general business/highway commercial uses.

A previous development proposal for an employment center, known as Winston Farms, envisioned significant expansion of technology and manufacturing to the west of Route 32. Plans have not been implemented beyond a 2012 Feasibility Study.

As Ulster County and municipalities consider future growth and development scenarios for the Exit 20 area, traffic demand along Route 32 and future land use density will influence revitalization options for the corridor and redevelopment potential for the underutilized sites identified in the area.

Six underutilized parcels identified along Route 32 are profiled in the table below with a map and property descriptions on the following pages.

Descriptive Profile	
Current Uses	Vacant commercial land
Publicly owned:	No
Size:	225 acres (6 properties)
Buildings:	N/A
Zoning:	Highway Commercial
Utilities:	No
Access Road:	State Route 32
Closest Highway:	State Route 32
Miles to Highway:	0
Closest Interstate:	I-87
Miles to Interchange:	0.25 Mi
Rail service:	No
Closest Airport:	Kingston Ulster Airport Stewart Newburgh Albany International Airport

Table 1. Route 32 Corridor Underutilized Sites

Map ID	Acres	Address	Owner	Zoning	Current/Former Use	Underutilized Status	Environmental Status
1	2.5	2954 Route 32	Cedar Grove Plaza LLC	Highway Commercial	Storage	Vacant	No known impacts
2	28.3	Route 32	Maxwell Enterprises LLC	Highway Commercial	Undeveloped commercial	Vacant	No known impacts
3	17.8	2820 Route 32	D I LLC	Highway Commercial	Undeveloped commercial	Vacant	No known impacts
4	10.1	Old Route 32	LLC Saugerties NY Hospitality	Highway Commercial	Undeveloped commercial	Vacant	
5	2.1	2769 Route 32	Idahoan Properties Inc.	Highway Commercial	Undeveloped commercial	Vacant	No know impacts
6	0.95	2781 Route 32	Gas Land Petroleum Inc	Highway commercial	Service Station/Mini-Mart	NYSDEC Spills List*	Underground Storage tank

* NYSDEC Spills Database: <https://www.dec.ny.gov/cfm/external/derexternal/spills/results.cfm?pageid=4>, accessed July 2018, notes spill was closed 06/05/17

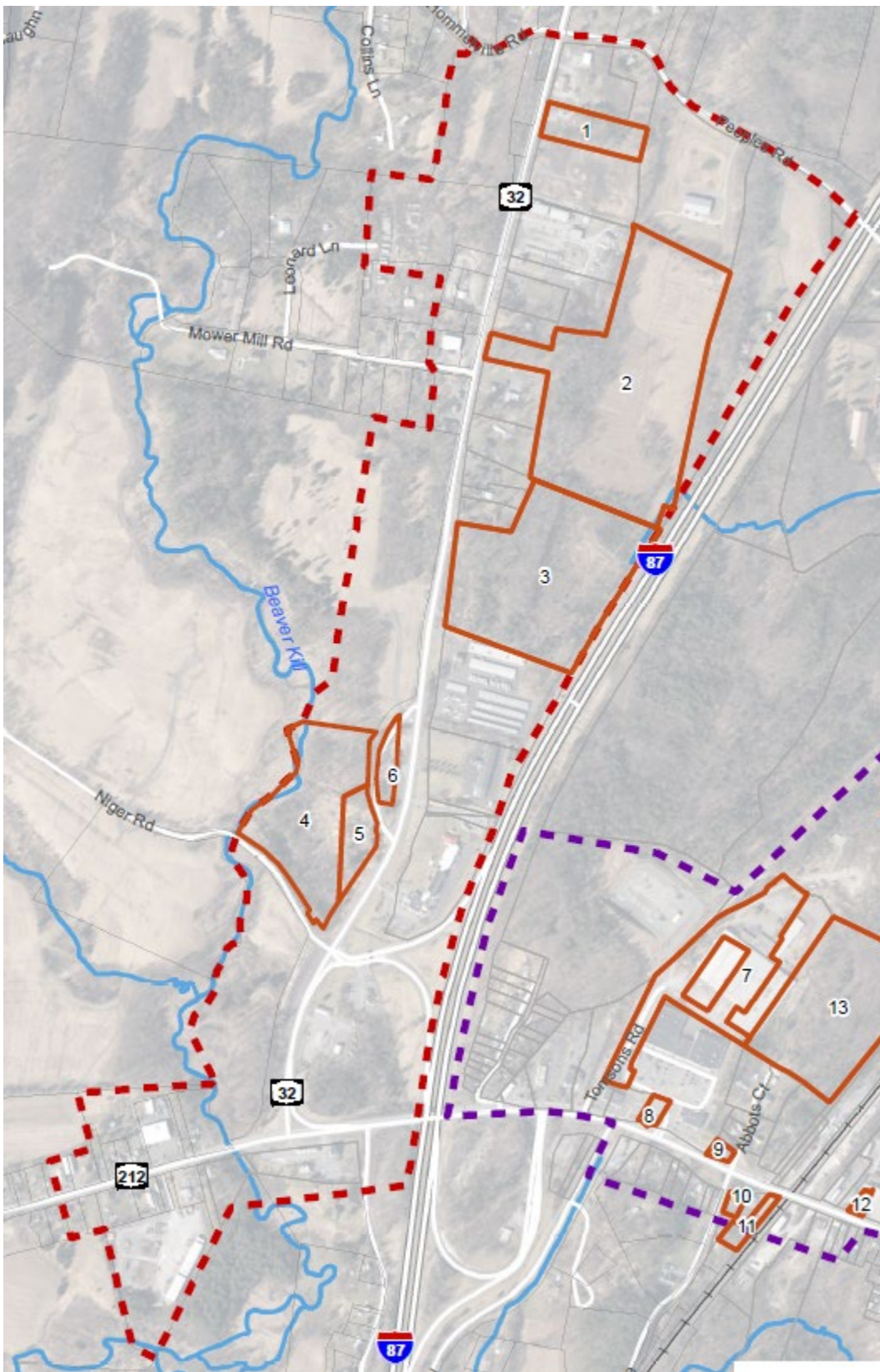


Figure 1. Route 32 Corridor Detail Map

SITE DESCRIPTION

Site 1. 2954 Route 32

2.5-acre vacant commercial lot located near the intersection of Peoples Road and Route 32 in Saugerties. The property is approximately one mile north of I-87 Exit 20 NYS Thruway Plaza.

Property is current accessed from Route 32 via a gravel driveway and small parking and storage area and is located adjacent to a pizza restaurant. The property is currently owned by Cedar Grove Plaza, LLC. Current uses include parking and equipment storage on approximately ½ acre on the west side of property and sparsely forested areas further east.



Redevelopment Potential: In the near-term, the most likely future use is commercial retail or service. The property is currently owned by same entity as the adjacent pizza restaurant.

Site 2. 2880 Route 32

28.5 acres of vacant commercial land located east of Route 32 in Saugerties. The property has frontage on Route 32 with most of its land area located to the rear of commercial properties. The property is visible from interstate I-87 and located 0.75 miles from the NYS Thruway Exit 20 interchange.

In 2016, the property was unimproved commercial land with sparse vegetation. Recent improvements have been completed, including re-grading and construction of a paved access road.



Redevelopment Potential: As of 2018, reuse plans are in place to develop the property for an equipment sales and storage business.

Site 3. 2846-2820 Route 32

17.8 acres of vacant commercial land located east of Route 32 in Saugerties. The property is likely visible from I-87 approximately 0.5 miles from the NYS Thruway Exit 20 interchange.

The parcel has over 500 feet of frontage on Route 32. Two separate curb cuts are completed on northern and southern portions of highway frontage. Otherwise the property is forested land. Adjacent uses include a commercial storage facility and hotel accommodations.



Redevelopment Potential: Future uses are likely to be commercial with potential for range mix of commercial uses such as retail, professional or accommodations.

Sites 4, 5, 6. Old Route 32

Three properties located on the west side of Route 32 are accessible from the Old Route 32 loop road.

Site 4 is a 2-acre property with frontage on both Route 32 and the Old Route 32 loop road. The property includes a historic stone house structure, built circa 1740 that is listed on the State and National Registers of Historic Places. an unoccupied stone structure fronting on Route 32. The privately-owned parcel is located across the highway from the Saugerties Park and Ride lot.

Site 5 encompasses 10 acres accessible from Old Route 32. The property is located immediately behind Site 4 and adjacent to a large tract of open space and agricultural land known as Winston Farm.

Site 6 is an active service station registered on the NYSDEC Spill Incident Database¹ list as an active spill in 2017. The property encompasses just under 1 acre, and includes a convenience store, and fueling station. Underground storage tanks for active fuel service are present on the property.

Known Environmental Conditions: In May 2017, several spills were reported to the NYSDEC Spills Incident database, and in June 2017, the previous spills were closed. Based on NYSDEC records, the spill was closed out on June 5, 2017. The material reported in the release is gasoline. No volume of spill is reported. However, spill impacts are listed as soil, surface water and ground water.

Redevelopment Potential:

- Site 4 – Given its location and proximity to the I-87 interchange, park and ride, the property is well-positioned as a feature in hospitality, retail or information services. The historic stone house is listed on the National Register of Historic Places. Preservation of the building's 18th century Dutch stone house style. Will limit renovation and redevelopment potential for the structure itself. However, the property or portions of adjoining Site 5 and surrounding acreage could provide an ideal location to meet local interest in a retail space for direct sales of local agricultural products and foods.
- Site 5 – Hotel construction was initiated on the property in 2018. As part of pre-development work, the developer installed an 8" water main along the west side of Route 32. Village of Saugerties Water District would like to take over operation of the waterline, as part of a larger distribution network along the Route 32 corridor.
- Site 6 – Local stakeholders have noted that NYSDEC was involved in investigations around the Sunoco station spills and are monitoring results to determine how nearby development efforts, and existing uses may be affected. As of August 2018, no impacts beyond the facility have been reported.

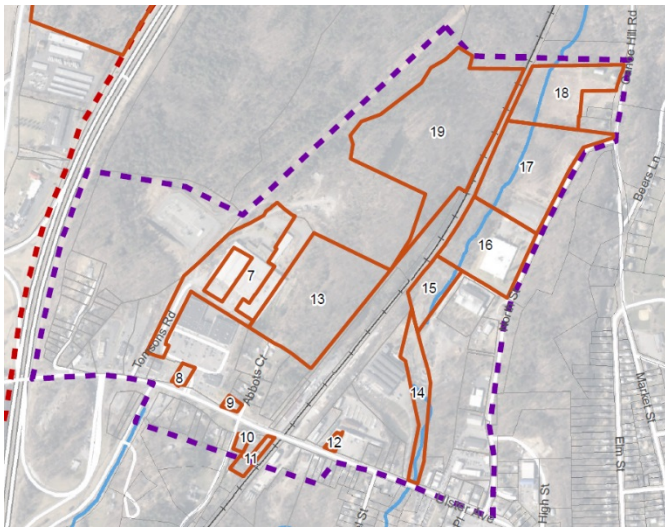


¹ NYSDEC Spills Incident Database, Spill # 1702162, accessed August 2018 online:
<https://www.dec.ny.gov/cfm/externalapps/derexternal/spills/details.cfm>

B. COMMERCIAL / INDUSTRIAL ZONE

OVERVIEW

The Zone B area encompasses 165-acres located in parts both the Village of Saugerties and Town of Saugerties. This area includes properties zoned for general commercial (Route 212 corridor) and industrial manufacturing (North Street). Overall, the area supports businesses ranging across retail, wholesale, manufacturing, and transportation sectors.



Zone B Detail

Descriptive Profile

Current Uses	Vacant industrial land and buildings
Publicly owned:	No
Size:	165 acres (71 acres in underutilized sites)
Buildings:	N/A
Zoning:	Industrial
Utilities:	Village of Saugerties Water and Sewer District, electric, gas and broadband
Access Road:	Route 212 / Ulster Ave, North Street / Thomson's Road
Closest Highway:	Route 212
Miles to Highway:	0
Closest Interstate:	I-87
Miles to Interchange:	0.25 Mi
Rail service:	CSX freight
Closest Airport:	Kingston Ulster Airport Stewart Newburgh Albany International Airport

Map ID	Address	Owner	Acres	Zoning	Underutilized Status
7	Thomson's Road	KMP Realty Holdings	8.1		Available Industrial Building
8	334 Route 212	Embassy Holding LLC	0.4		Vacant Commercial Land
9	Route 212	Brown, Lisa	0.3		Vacant Commercial Land
10	5 Railroad	Ruby, Marjorie H	0.3		Vacant Industrial Land
11	298 Ulster Avenue	Ostrander, Joanne	0.7		Vacant Industrial Land
12	Ulster Avenue	Saugerties Coal & Lumber Co	0.2		Vacant Industrial Land
13	Tomsons/Rear Route 212	KMP Realty Holdings	12.9		Vacant Industrial Land
14	Ulster Avenue	Village of Saugerties	2.3		DEC Remediation Site
15	North Street	Portable Restroom Rentals	2.6		Vacant Industrial Land
16	75 North Street	Rowley Dev Corp Inc	7.3		DEC Remediation Site
17	83 North Street	Premier Developers LLC	10.1		DEC Remediation Site
18	349 Canoe Hill	Reid, Patrick	6.4		Tax Foreclosure Eligible
19	North Street	Smedek & Geuss	20.6		Vacant Industrial Land

SITE DESCRIPTION (SITES 7, 13 AND 19)

Three underutilized properties in this area are accessible only from Route 212 but lack direct frontage. Together the properties encompass over 40 acres.

Site 7 (Thomson Road Industrial Building)

The 8-acre industrial property at 1 Thomson's Road, is a 212,000 s.f. industrial warehouse built in 1985. The property is known as the Thomson Road Business Park and is managed by KMP Realty Holdings. Multiple spaces are available for lease range including:

- 7,500 s.f. gym space
- Flexible office space up to 17,000 s.f.
- 60,000 s.f. warehouse space; potential to configure into multiple 21,000 s.f. bays



Reuse Potential: The property was formerly a printing press and has supported multiple warehousing uses since printing operations ceased. Vehicle access to the property traverses a congested commercial area fronting on Route 212 and climbs up a significant grade change. The lack of visibility, and left-hand turn entrance to Thompsons Road are obstacles to redevelopment.

Sites 13 and 19

Adjacent to the Thomson Road Business Park, two vacant industrial parcels encompass over 30-acres but are currently inaccessible. Site 13 abuts Site 7 to the east, and Site 19 is landlocked.

Reuse Potential:

The CSX freight rail line, limits access to Sites 13 and 19 from existing industrial areas to the east on North Street.

Site 13 is potentially accessible via Abbot Court, a residential street surrounded by commercial retail and industrial properties.



SITE DESCRIPTION (SITES 14-18)

North Street in the Village of Saugerties includes a cluster of vacant industrial properties situated in an area with several nearby arts-entertainment oriented businesses (Saugerties Performing Arts Factory, event management and logistics business, linen and uniform services, set construction business)

Sites 14, 16 and 17 (former Roltron Saugerties Site)

A cluster of three properties in on North Street are part of DEC remediation site where cleanup activities have supported the continued operation of businesses on the site. The three properties and reuse potential are described below.

Site 16, the former Roltron manufacturing facility located at 85 North Street is in reuse as an art storage facility.

Surrounding areas to the north and south (Sites 17, 18 and 15) offer available industrial land with room for expansion outside of the remediated portions of the Roltron-Saugerties site.

Reuse Potential: There is strong interest in the Saugerties business and arts community to recognize and support an emerging cluster of arts-oriented businesses in this area, which includes an event and performance venue, event logistics and uniform businesses, and archival art storage. An arts cluster focus group could be a platform for advancing redevelopment ideas such as a maker space and flexible space for arts support businesses. Available land at sites 15 and 17 may offer potential for redevelopment to support these goals.



ROLTRON-SAUGERTIES SITE STATUS

Site 16 is the location of the former Roltron manufacturing facility. Land surrounding the facility was previously a dumping area and informal landfill located to the rear of the 85 North Street property.

History: The site was used to dispose of drums and waste products prior to 1974. During an initial site assessment in the early 1980s, 200-300 drums were on the ground, and additional drums were located below the surface. Monitoring wells, installed in 1983, revealed contamination from arsenic, cadmium, copper, lead, zinc, 1, 1-dichlorethane, toluene, acetone and methyl ethyl ketone, requiring soil and groundwater remediation. In 1983, volatile organic chemicals were also found in on-site monitoring wells.

Cleanup: The NYSDEC Division of Environmental Enforcement negotiated a consent order for an Interim Remedial Measure (IRM) consisting of waste, drum and soil treatment or removal. The DEC conducted a focused remedial investigation (RI) under State Superfund. The 1992 IRM included overpacking and removing 290 intact drums and contaminant removal from soil by an operating air sparging/soil vapor extraction and treatment system. Based on the success of the IRM and the RI indicating no significant impact on groundwater no further remedial action was deemed necessary. A record of decision was issued in March 1994 requiring no further action. After cleanup, EPA issued a 1994 ROD that required no further action at the site. The most recent groundwater results have shown only trace amounts of volatile organics such as acetone and chlorobenzene. Most local residences are served by a public water supply that comes from a surface water body eight kilometers away. Private residential wells 300 to 400 meters to the north were sampled by NYSDOH and no contaminants were detected.