

Downtown Revitalization Initiative (DRI) Round 6

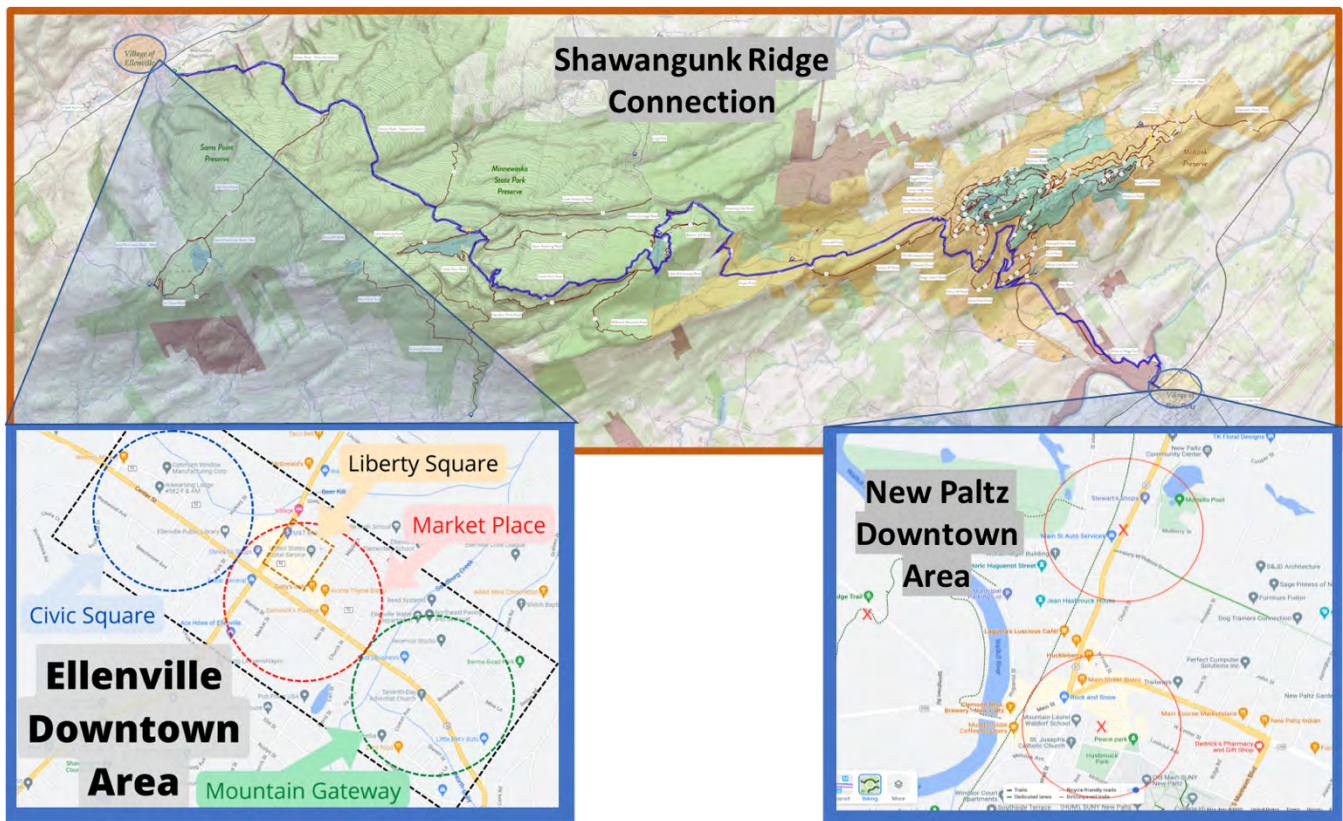
Village of New Paltz & Village of Ellenville (Ulster County)



- REDC region: Mid-Hudson
- Program to which you are applying: DRI Round 6
- Municipality name: Village of Ellenville, Village of New Paltz
- County name: Ulster
- Applicant contact: Tim Weidemann, Director of Economic Development, Office of the Ulster County Executive, 845 340-3556 – office, 845 334-5596 – direct, twei@co.ulster.ny.us

2. Geographic Area and Justification.

Area: The proposed DRI zone will include portions of New Paltz's and Ellenville's downtown and the recreational corridor connecting the two. In Ellenville, the DRI area consists of the Downtown Historic District which encompasses the three Downtown Catalytic Zones: Civic Square, Market Place, and Mountain Gateway, zones that have the greatest potential to attract investment in the Village. These zones are adjacent to each other and run approximately a mile down Canal Street, encompassing two blocks to either side of the street. New Paltz's downtown encompasses North Chestnut Street's recently rezoned Neighborhood Business Residential (NBR) district on the south side of the village and Plattekill Avenue's Village Hall and Hasbrouck Park properties. The zone connecting the two villages is composed of recreational trails through state park land over the Shawangunk Ridge, with the most significant of these being the Smiley Carriage Road.



Since 2013, the nonprofit Open Space Institute (OSI) has been actively restoring the historic carriage roads on the Shawangunk Ridge in partnership with NYS Parks and the Mohonk Preserve. To date, OSI has completed over 25 miles of carriage road restorations and construction of new carriage roads at a cost of over \$10M. Today, access to the carriage road and trail network on “the Ridge” serves as community and economic pillars of the local economies. With an investment of \$2.4M by OSI, the remaining 2.1 miles of the Smiley Carriage Road will be fully rehabilitated and open to the public by 2025. While not open to motorized vehicles (except emergency vehicles for rescue and wildfire containment), bicyclists, runners, and hikers will be able to travel from DRI zone to zone, using only recreational trails.

Justification: Before the first colonists arrived in what was to become New York, the Shawangunk Mountains in southeastern New York and the rich flood plains at their base along the Rondout and Wallkill Creeks, were a place of industry and resources. Native American footpaths over the ridge provided a vital connection between fledgling settlements that were later developed by colonists along with other modes of transport such as the

D&H Canal and various railroad lines. While the canal and railroads came and went along with enterprises such as cement manufacturing, hoop making, harvesting of important indigenous plants, and later, the Borscht Belt resorts, one thing has remained eternal—the draw of visitors and residents from throughout the region to the unique and awe-inspiring Shawangunk Ridge and its connecting trails.



View of the Ridge from New Paltz

Recognized as a critical asset to both the villages of Ellenville and New Paltz, the two have worked hand-in-hand for many years with the nonprofit Open Space Institute (OSI) in restoring, preserving, protecting, and expanding the Minnewaska Preserve (NYS Park), the Mohonk Preserve, the Empire Trail, the O&W Rail Trail, and other connecting trails. The villages, along with OSI, recognize the important part the Ridge plays not only in environmental preservation and outdoor recreation, but, in to a great extent, the economic investment, job creation, and future development in the two municipalities. While



View of the Ridge from Canal Street, Ellenville.

both villages have their strengths and challenges, they now seek to strengthen what has been, for the most part, an informal connection (in order to better share resources), by completing the Smiley Carriage Road (trail) that will enable nature enthusiasts to travel between towns on foot or bike. With other planned improvements, such as increased parking, shuttle service on both sides of the ridge, and better wayfinding, even those less inclined to enjoy the parks and trails will be better connected to the other amenities in both villages. This will create an even more powerful magnet for future visitation, driving both

communities' visions for economic diversity and prosperity.

Ellenville: Wawarsing and the Village of Ellenville were once home to several thriving manufacturing businesses, including Imperial Schrade and Hydro Aluminum, which employed thousands of residents.

The surrounding area also boasted several large resort hotels. However, since the mid-1990s, Ellenville has lost more than 1,000 jobs, due in part to these businesses closing their doors and a significant decline in tourism. This loss has had a profound impact on the community. With a poverty rate of 24.5%, and an unemployment rate of 6.2%, the median household income of \$44,974 is \$20,000 less than Ulster County's (\$65,306). In addition to severe economic disparities, 18.1% of Ellenville households do not have a personal vehicle, much higher than the rest of the county (8%). This is very significant given limited public transportation options and highlights the strong need for walkability.

New Paltz: New Paltz has always been vibrant, due in large part to the university located therein (State University of New York, New Paltz). Like Ellenville, the village benefits from the Ridge, which draws visitors throughout the year and results in many of those visitors choosing New Paltz for a weekend home or a permanent year-round home. However, despite the presence of the university, other job opportunities are limited in the village itself (mostly to small businesses and restaurants), resulting in a median income nearly \$30,000 less than New York State's and a poverty rate of 31.1%.

Despite these challenges, New Paltz and Ellenville are vibrant, walkable villages, home to a wide diversity of people. With their abundant cultural and recreational resources, recent infrastructure improvements, and significant emerging job opportunities, the two municipalities are poised to become model communities. With state investment, their well-thought plans can become a reality.

3. Vision Statement

Vision: The villages of Ellenville and New Paltz, as the result of a reinforced connection over the Shawangunk Mountains (aka "The Ridge"), will be an ideal place to live, work, and play. Through the sharing of resources and the strengthening of the local trail system into a world class recreation destination, both villages will fully embrace their potential as walkable, livable, green communities with opportunities for all people.



Main Street, New Paltz

Ellenville's Vision: *The Village of Ellenville will not just be a place where new and existing residents stay, but also stay Alive, Well, Healthy, Happy, Engaged, Fulfilled, Employed, and Entertained."*

New Paltz's Vision: *To be a cutting-edge model for 21st-century New York State living; socially responsible, with a focus on equity, while responding to climate change through green-minded development.*

These vision statements are the result of the planning process for creating Strategic Revitalization Plans and were further refined through subsequent meetings with a range of stakeholders including village employees, business owners, non-profit leaders, private investors, and community residents.



Hikers utilize the River to Ridge (R2R) trail in New Paltz.

4. Past Investment and Future Potential.

Past and ongoing investment:

Both Ellenville and New Paltz have seen an influx of visitors and new residents over the last several years as the “Catskills” and “Upstate” regained their allure as a premiere vacation destination located less than two hours from New York City. The pandemic accelerated this influx of visitors (and visitors becoming into residents) at an unprecedented rate. With the right amenities and infrastructure in place, both villages can ensure that these visitors stay and add to the local quality of life.

Open Space Institute (OSI): Throughout its almost 50-year history, OSI has protected some 30% of the Ridge and more than doubled the size of its largest park, Minnewaska State Park Preserve.

Effect on Ellenville: Early in the 1980s, development was proposed for the Shawangunk’s highest point, Sam’s Point, accessed from Ellenville and serving as its gateway. OSI purchased the 5,000-acre property, culminating a 26-year long effort to protect the area’s fragile pitch pine barrens and ice caves. Sam’s Point was transferred to Minnewaska State Park. Combined, Minnewaska, including Sam’s Point, sees between 500,000 – 600,000 visitors/year.

Effect on New Paltz: The Wallkill Flats (Watchtower Farm) was acquired by OSI over many years, and in 2018, they developed the property into the River-to-Ridge (R2R) Trail, which connects the Shawangunk Ridge to downtown New Paltz. Now, pedestrians can use the gently meandering path of the overwhelmingly popular trail to access the Ridge. This year, R2R trail saw its 500,000th visitor.

OSI continues to acquire land and restore trails between the two villages every year, attracting more visitors and residents to the mountains and channeling those utilizing the trails back into the villages to use their amenities and spend money at local establishments. **Ellenville** has made several public investments in the last ten years, based on its strategic plan. All of these have *future potential* for growth. This includes:

- Expanding public transportation options by securing a direct bus



Ellenville's Market-on-Market

route from Ellenville's Downtown to New York City.

- Establishing a permanent monthly street fair, branded as "Market on Market", which features locally grown and made products held monthly and attracting hundreds of attendees.
- Repair and replacement of non-functioning streetlights and the clock tower in the middle of the civic square area.

Private investments currently underway include:

- Attraction of boutique hotel developers: a number of hotel and residential developers have been attracted and have ongoing projects such as: The Terrace Motel, 81 North Inn, Summerset project at the Nevele. *These are not in the DRI zone, but will support visitors to the zone.*
- Affordable and Workforce Housing: Dungaree Jeans Housing Project
- Building Cresco Labs to create a marijuana cultivation, manufacturing, and distribution plant on the 91-acre lot that has sat empty for 17 years. This location is less than a mile outside of DRI zone and estimates job creation of up to 680.
- Hudson Valley Herbals intends to operate a cannabis cultivation and processing facility at the 140-acre site of a former dairy and sweet corn farm at the southern end of the Town of Wawarsing. The project, which is fully funded, is estimated to create 100 jobs locally, and would represent an approximately \$30 million investment in the community.
- Expansions to existing businesses: Rooftop community garden at Aroma Thyme Bistro
- Marketing and Tourism: Destination Ellenville Instagram (nearly 3,000 followers and growing)

New Paltz has made significant investment in public infrastructure over the last several years, poising it for sustainable and thoughtful growth in the next few years that will attract and retain new businesses and residents. This includes:

Public Investment:

- *Trails and Outdoor Recreation:* New offerings funded locally and by the State, like the Empire State Trail, River-to-Ridge Trail, and the Town and Village of New Paltz co-owned Mill Brook Preserve make New Paltz a powerful magnet for recreational visitation.
- *Sewer Improvements:* For the last few years the Village of New Paltz has repaired several sections of its sanitary sewer system using Department of Housing and Urban Development (HUD) funds via the Community Development Block Grant (CDBG) Program.
- *Green Fire Station:* Public investment from the Governor's Office of Storm Recovery (GOSR) of approximately \$5 million was used to fund an energy efficient 16,000 sf fire station. Former NYS Senator John Bonacic via the State and Municipal Facilities Program (SAM) awarded a \$150,000 grant for the building's mechanicals.
- *Municipal Drinking Water Projects:* New water filtration upgrade. This \$5.5 million project was the plant's largest overhaul since it was originally constructed in the early 1990s.

Private investment currently underway includes:

- *SAMsix's launch and growth in New Paltz:* Software engineering firm expanding in downtown New Paltz. SAMsix is a national leader in emergency management mobile software, specializing in technology enabling rapid utility assessment and repair during emergency events, and providing service to the largest utilities in the US.

- Denizen Theater: \$750,000 was invested in the New Paltz's new downtown black box theater, creating an array of new jobs and supporting interns.



Denizen Theatre

- Alfandre Architecture: a regional firm, constructed its new headquarters on Main Street with a LEED Platinum, net-zero energy office building that is also home to engineering and energy-related professional services firms.
- Zero Place is an award-winning, high-performance building that was LEED certified Platinum April 2022. It is located adjacent to the NYS Empire Trail and Wallkill Valley Rail Trail and has 8,400 sf of retail space and 46 apartments (five are affordable units).
- Stewart's Shop was newly designed for a walkable neighborhood. The 4,000 sf shop has 1.5 stories and conforms with the aesthetic guidelines of the NBR zoning. Outdoor seating areas with picnic tables and bike racks wrap around the building, which lies less than a block away from the Wallkill Valley Rail Trail.
- Lemon Squeeze Piano Bar is a complete overhauling a former Main St college bar to become a casual dining restaurant and piano bar.

Future Potential:

Besides the potential for growth inherent in both Villages, the connections between the two—both recreationally and via roadways has vast potential to be improved, in a sustainable and green manner. This includes:

Recreationally:

- a. Completion of the Smiley Carriage Road (for pedestrian and bicycle usage, with emergency access), connecting the two villages. This \$2.4M investment by OSI will rehabilitate 02.1 miles of the Smiley Carriage Road from Berme Road Park in Ellenville to Intersection with High Point Carriage Road and be completed by 2025.
- b. Potential to develop parking lots in both villages that better accommodate those using the trail system (including e-bike rental stations)
- c. A bus/shuttle that brings visitors to the trails.

Transportation related:

In June of this year, Ulster County, along with River North Transit LLC, made a proposal to NYSDA's Clean Neighborhoods Challenge to develop an all-electric, on demand transit service that focused on Ellenville, New Paltz, and one other municipality. Though the project was not ultimately funded, NYSDA did award funds to conduct outreach in the community and create a transit plan. As a result, multiple improvements to the system are poised to be implemented when additional funding is available. This includes:

- a. Building a multi-modal transport hub in New Paltz (likely within walking distance to the trails) that includes microtransit services. Microtransit is proven, by research, to better connect low-income individuals to jobs and greatly reduce GHG emissions. Mohonk Mountain House,

located on the Ridge, is the largest employer in the County, yet it lacks access by public transportation.

- b. Adding a new east-west bus route that connects Ellenville and New Paltz (including access to recreational trails).
- c. Converting/utilizing more electric buses.
- d. Adding electric vehicle charging stations at trail lots.

5. Recent and Impending Job Growth.

Both the villages of Ellenville and New Paltz attract day visitors and residents through their robust small business offerings in walkable downtowns. These include retail establishments, restaurants, coffee shops and bakeries, service providers (yoga classes, karate, auto shops, etc.), and cultural offerings like libraries, historic sites, and theaters. These establishments are what make each village so special and so appealing, while also providing the building blocks to further development.



Water Street Market in New Paltz

Reports from the early part of the pandemic show that nearly 50,000 people from New York City fled to the Hudson Valley while only a little more than 15,000 left the region, resulting in a net gain of more than 33,000 residents (Hudson Valley Pattern for Progress). While this includes the entire Hudson Valley, the gains were largely located in mid- to -northern Hudson Valley counties like Ulster. While the report cannot guarantee that this influx will remain permanent, based on other trends, such as growth in telecommuting and the number of new residents establishing local permanent businesses, it is likely that many will remain.

As the population grows, local businesses benefit and can expand, either physically or in the number of people they employ. These bustling downtowns are what attract those utilizing the trails into the municipalities and it is what introduces village goers to the vast recreational resources offered nearby. This symbiotic relationship benefits all. While it is not easily quantifiable, we believe the influx of new residents and day visitors will spark the creation of new small businesses and therefore new employment for a wide variety of skill levels.

In addition to the robust small business offerings in both villages, other significant employment opportunities abound.

New Paltz: In September 2014, SUNY New Paltz was awarded \$10 million to build the Engineering Innovation Hub as part of the NYSUNY 2020 Challenge Grant Program. Construction of the two-story 19,500 sf engineering building was completed in September 2019 and is expected to “generate \$75M in new economic impact, create more than 195 full time jobs, and graduate 300 much needed engineers over a ten-year period in the Mid-Hudson region alone.” While not all these positions will be within the village itself, we can retain these people as residents or as remote workers by creating a village that boasts the highest quality of life.

SUNY New Paltz collaborates with local businesses and entrepreneurs, ensuring their success. Induced growth driven by SUNY New Paltz is expected to be significant. A thriving 3D-printing/digital design and fabrication/additive technology initiative is being successfully advanced by SUNY New Paltz in collaboration with faculty and students majoring in Fine and Performing Arts, Science, and Engineering. Through private grants, funding from NYS and the MH-REDC, the college established the first-in-the-nation “MakerBot Innovation Center.” SUNY New Paltz has offered Digital Design and Fabrication curriculum, formed partnerships with leading manufacturers of industry-grade 3D printing equipment, established high-end equipment at the campus' Hudson Valley Advanced Manufacturing Center, and collaborated with 150 businesses and entrepreneurs involved in 3D design, prototyping, and fabrication.

Software engineering firm SAMsix was founded in 2000. With a handful of satellite locations across the US, Steve McMaster expanded and consolidated his business in 2014 in the Village of New Paltz. Since that time, SAMsix has grown to approximately 35 full- and part- time employees. It was acquired by ARCOS in August 2016 and has grown to become a national leader in emergency management mobile software and provides service to the largest utilities in the US. Entrepreneur McMaster has explained that he would have never chosen to relocate and grow his business in the Village without SUNY New Paltz and the offerings of the community. DRI funding will ensure that New Paltz maintains the high quality of life that attracts entrepreneurs and developers.

Alfandre Architecture, a regional firm, constructed its new headquarters on Main Street with a LEED Platinum, net-zero energy office building that is also home to engineering and energy-related professional services firms. With projects throughout the state, this business continues to grow, joining with SUNY New Paltz, ARCOS and other creative businesses to burnish the community's growing reputation as an innovation hub well beyond its borders.

Ellenville: In August 2021, Cresco Labs proposed taking over the former 380,000 sf Schrade Knife and Avnet Channel Master facilities in Wawarsing to create a marijuana cultivation, manufacturing, and distribution plant on the 91-acre lot that has sat empty for 17 years. This location is less than a mile outside of the DRI zone and easily accessible by public transportation or by foot. The plant is expected to generate 679 jobs, . many of which will be filled by Village residents. Cresco officials project earnings will top \$76 million in 2024, \$116 million in 2025, and \$156 million in 2026.

Hudson Valley Herbals is another company funded by a private investor. Though also located just outside the Village, it will bring significant employment and economic impact to the local community. Hudson Valley Herbals intends to operate a cannabis cultivation and processing facility at the 140-acre site of a former dairy and sweet corn farm at the southern end of the Town of Wawarsing. The project, which is fully funded, is estimated to create 100 jobs locally, and would represent an approximately \$30 million investment in the community. Hudson Valley Herbals will be sustainable and regenerative at scale, with a dynamic green campus including an orchard, vegetable/herb/ flower farm, and over 60 acres of restored meadows and bird sanctuary. In addition to the job creation, we expect this to be a significant draw to tourists.

6. Quality of Life.

Both Ellenville and New Paltz are attracting new residents and retaining longtime residents because of the extremely high quality of life that they offer. While being rural enough to offer access to hundreds of recreational trails, state parks, farms, and farm breweries (and distilleries/cideries), the two also offer an abundance of retail, dining, service providers, and world class education. Significant infrastructure improvements over the years have primed these villages to handle the influx of visitors and new residents; and placing a high premium on cultural activities (new and well-established live theaters, historic sites, museums, etc.) and sustainable practices (promoting non-motorized modes of transport) is leading to vibrant village life on both sides of the Ridge.



Blueberry Festival in Ellenville

About Ellenville: The Village of Ellenville, with a population of 4,024 and a median age of 36.1 years, is part of the rural Town of Wawarsing in Ulster County. The Village is exceptionally diverse, both ethnically and racially, for a rural community, with 35.6% of the population identifying as Hispanic. Other racial demographics include: 58.8% White, 9.7% Black, 5.1% Asian, and 16.4% two or more races. Just over 38% of the population speaks a language other than English at home, predominantly Spanish (26%). Of note, the Town of Wawarsing has a large year-round Jewish population, as well as a large seasonal influx of individuals who practice Hasidic Judaism and attend local summer camps. Many of the families whose children attend the camp also stay throughout the summer. With an influx of approximately 12,500 children attending summer camps locally (more than the entire population of Ellenville), this represents a significant demographic shift each summer.

About New Paltz: The Village of New Paltz has a population of 7,324. According to census data, the population increased 1.3% from April 2020 to July 2021. The numbers may be even greater now as renters and visitors (as a result of the pandemic) have decided to make the Village their permanent home. The Village's median household income is \$46,528. Nearly 80% of the population is white, 13.1% Hispanic or Latino, 6.6% African American, 6.3% Asian, and 4.1% two or more races. 15.5% of households speak a language other than English at home. The mean travel time to work for those over age 16 is 22 minutes, or approximately 15 miles, which suggests that these residents work in or near Kingston, Poughkeepsie, Newburgh, or Ellenville. More employment within the community is needed to increase quality of life for residents, to save money and time, and to lower carbon emissions. For thirty weeks out of the year, the student population adds an additional 6,256 bodies to the community. Some live on campus and some in the Village (those often year-round), while others commute. Within 1.7 square miles, the Village generated \$44,770,000 in retail sales in 2017.

Ellenville Quality of Life: DRI funding will allow Ellenville to leverage other private and public funding to achieve the crucial elements of the five-year strategic revitalization plan, turning the Historic District and catalytic zones into a cohesive, walkable downtown with arts, restaurants, theater, shops and business, as well as add services to the community such as daycare, senior Programs, mental health and substance assistance, health programs, and others. The Strategic Revitalization Plan will guide development, leading to the achievement of the vision statement and ensuring that the Village implements projects that increase its potential to be an attractive and livable community for diverse populations of varying ages, income, ability, mobility, and cultural backgrounds. Projects intended to bring the vision into a reality include:

LIVE

- Housing Projects ranging from affordable workforce housing (Dungaree, Somerset) to high end luxury condos (Somerset).
- Creation of a rooftop community garden for enhanced access to affordable healthy eating
- Collaborative work between Ellenville Regional Rural Health Network, Cornell Cooperative Extension of Ulster County, and Rondout Valley Growers Association to increase farm-to-table utilization of locally grown produce.
- Adoption of green infrastructure and energy sources including solar panels and solar powered lights (*22 lights already installed through private dollars*).
- Renovation of the medical building at 60 Center Street to improve walkable access to health care facilities and other community services;
- Establishment of a youth center at Berme Road park;
- Re-establishment of the water supply line from Lake Maratanza, which was damaged by the hurricanes in 2012.
- Childcare is a significant issue for Village residents, and surrounding residents who may be employed in the Village. The surrounding census tracts (9545, 9546, 9547) all range from low to high level childcare deserts, and within the village itself (CT 9548), the limited availability is quickly becoming insufficient with the influx of new residents. Inadequate childcare options are a potential deterrent for recruitment of workforce, recruitment of large employers, and retention of existing residents. A municipal project to expand childcare options by supporting local daycare is one of many projects that will have a significant impact on overall quality of life for residents.

WORK

- Recruiting new businesses to main street, investing in the facades and curb appeal of existing businesses, reducing blighted and dilapidated buildings on main street, and coordinating events and media to draw visitors. *Multiple new businesses have opened in the catalytic zones since 2020 because of an influx of new residents. Citizen groups like COFFE (Coalition Of Forward Facing Ellenville) have assisted in creating a central vision around this.*
- Coordination of office spaces at the Trudy Resnick Farber Building (mental health services) owned by Ulster County to recruit new service providers to offer their services in a walkable location inside the Village.

PLAY

- Expansion of current and new festivals and events (Market on Market, Blueberry Festival, Music and Arts Festivals, etc.)
- Creation of a Children's Natural Museum
- Rehabilitation of the historic George R. Hunt building to serve as an emergency shelter (*in progress*), event space, visitor center, and outdoor events/gathering space.
- Projects involving the rich rings of arts and entertainments options including the Arts Collaborative, Shadowland Theaters, Movies in the Mountains (outdoor theater), Artist in Residence Project, "These Boots are made for Walking", etc. *Many of these projects are already starting / in progress.*



George R. Hunt Memorial Building

Overall factors contributing to quality of life in Ellenville:

Transit-Oriented Development: Ellenville is a walkable community that incorporates evidence-based Complete Streets priorities in all projects. Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. The Village is working with the local non-profit COFFE, to secure the implementation of bike lanes throughout the village; as well as with the Open Space Institute to use those bike lanes to connect the Rail Trail system throughout the village.

Nondiscrimination Laws: Ellenville has adopted progressive Police Department policies, documented in the Ellenville Justice & Reform Commission report. The department and community have embraced integrating diversity into the Community Policing program. Additionally, non-discrimination laws are in place to protect residents in respect to housing as well as Non-Discrimination and Anti-Harassment in the School District policies to protect students, their families, and staff.

New Paltz Quality of Life: Throughout New Paltz's rich history, it has been ahead of the curve, as innovative pioneers culturally, educationally, politically, socially, and more recently, technologically. New Paltz sits at the intersection of nature, education, and cultures. It offers many valuable attributes to its various stakeholders who choose the Village as home because it:

1. Is an animated college town with a walkable Main Street and an eclectic collection of locally-owned businesses;
2. Offers world-class outdoor recreation and trails that attract regional and international visitors;
3. Hosts one of New York State's top public colleges; and,
4. Enjoys a vibrant and engaged local community.

With DRI funding, New Paltz can leverage public and private investment to build on the following ongoing and nascent quality of life projects and policies:

LIVE

- The Village champions greener building design, that effectively addresses the challenges of the changing climate.
- New state-of-the-art, 5-door double bay, energy efficient, fire station.
- Ongoing discussion between Town and Village Building Department officials about adopting the latest NY Stretch Energy Code.
- The Village is a certified Bronze Climate Smart Community working to achieve Silver status in the coming year. The volunteer-led Climate Smart Task Force regularly hosts meetings, a book club, and community outreach events.

WORK

- The new “work from home” paradigm is a significant opportunity in a new economic landscape, that will benefit municipalities with a high quality of life. The Village of New Paltz offers bike paths and parks, village-life amenities like independent coffee shops, bike shops, and independent grocers—amenities that are now a premium for a workforce that will increasingly be a hybrid of home and office workers.

PLAY

- Construction of the new playground at Hasbrouck Park (recently complete)
- Community events like:
 - The annual Thanksgiving Day Turkeytrot, a 5K run-walk for Family of New Paltz, now in its 18th year,
 - The Annual Local Ingredient Chili Challenge at Water Street Market, going on its tenth year, raises funds for the non-denominational food pantry at St. Joseph's church.
 - The New Paltz Regatta. The event draws families, students, and tourists each year. Community groups set up information tables alongside the festivities, and everyone cheers for everybody, whoever wins the race.
- Trails and recreation: The Wallkill Valley Land Trust Rail Trail, the Open Space Institute’s River to Ridge Trail, the community-supported Gardens for Nutrition, the Nyquist-Harcourt Wildlife Sanctuary; Historic Huguenot Street historic district, and the Empire State Trail Bike Path at Henry W. Dubois that will soon cross North Chestnut Street to meet the Rail Trail at 85 North Chestnut.



Hasbrouck Park

Enhancing the Quality of Life in Both Villages:

Besides the ongoing and emerging projects and policies that both Villages are proposing, DRI-supported projects would build upon the connection between the two, catalyzing incredible potential to benefit both communities and all residents. These quality-of-life improvements would include:

- Expansion of Sunshine Market in Ellenville, at the base of the Ridge, to include bike rentals and e-bike rentals;
- Expansion of green transportation options within each Village and to local natural recreational options;
- Addition of EV charging stations in lots by the base of the trails (both sides of the Ridge)

- Installation/expansion of bike lanes throughout the Villages and connecting rail trails;
- Enhancing trail access points at Berme Road Park (Ellenville) for varying levels of ability with a focus on family friendly improvements to the park;
- Finishing the last 2.1 miles of to the Smiley Carriage Road (trail) that connects the two village via Minnewaska State Park.
- Collaboration with Ulster County Area Transit (UCAT) to apply for a large micro-transit grant to enhance public transportation options; that includes multimodal application and transit planning software. This removes the friction of first- and last-mile connections by offering sophisticated multimodal integration features that help riders plan and access intermodal trips that connect to UCAT's existing fixed-route services.
- Construction of a multimodal transportation hub.

These last transportation improvements would have a significant effect on both villages that includes:

Metric	Quantitative Impact	Qualitative Impact
Improved air quality and reduced carbon emissions	We estimate that Ulster Connect will reduce carbon emissions by approximately 150 tCO ₂ per year.	Disadvantaged communities will benefit from improved air quality due to mode shift. Further, disadvantaged community members will have access to affordable, reliable, and convenient to clean transportation.
High utilization despite providing expansive coverage	We estimate the on-demand transit services in Kingston, New Paltz, and Ellenville will achieve an average of 3.1-4 passenger boardings per revenue-hour.	There will be a smoother transit experience with fewer operational challenges to meet varying levels of demand, enabling community members to rely on transit for their everyday needs
Improved transit access	We estimate that most POIs will be accessible within 30 minutes for each zone (including wait time), while almost all POIs will be accessible within 45 minutes.	Disadvantaged communities will have greater access to jobs, groceries, healthcare, and community events, significantly improving economic opportunity, health, and quality of life.
Increased ridership on local public transit	We estimate between 90,000 - 110,000 trips per year during the grant period, while this could potentially increase to 150,000+ trips per year near the end of the grant period or in subsequent years.	UCAT will become eligible for greater funding due to higher ridership and service levels, allowing for sustainability and growth of current and expanded transit services
Shorter passenger wait times	We estimate average wait times of 15 minutes or less in all three on-demand transit zones.	Riders will experience short waits, allowing community members to travel spontaneously with a highly accessible service.

Source: Ulster County and Via (North Transit LLC) submission to NYSEDA's Clean Neighborhoods Challenge

7. Supportive Local Policies.

Ellenville: The Village of Ellenville is a Designated Qualified Opportunity Zone (census tract 36111954800). The Opportunity Zone overlaps the Downtown National Register Historic District, which allows developers to take advantage of the State and Federal historic preservation tax credits, in addition to relief on capital gains tax, making the Village an even more enticing location for private investors.

The Village is currently working toward the re-establishment of the Water Supply line from Lake Maratanza, which was damaged by the hurricanes in 2012. This supply line would serve as a nearly unlimited water source, providing the resiliency for the Village and the outlying community to support

the workforce housing and economic development projects that will bring over 500 jobs to the community.

Ulster County has long been trying to revitalize Ellenville. In 2017, The Ellenville Million Funds were allocated by Ulster County with the goal of helping the people and the economy of the Ellenville and Wawarsing area to prosper. The following nine components were determined by the Ellenville Million Committee to be the best use of these funds: Create an Economic Development Fund, Implement a Tourism Marketing Campaign, Renovate the Hunt Memorial Building, Enhance Outdoor Recreational Opportunities, Improve the Shadowland Theatre, Beautify Main Street Façades, Upgrade Water/Sewer Infrastructure, Implement High Speed Broadband, Manage the Ellenville Million Components and Write Grants to Increase Funding.

New Paltz: Recently, the Village Board of Trustees simplified commercial zoning districts, updating the Village's downtown B2 and B1 districts (Main Street and North & South Chestnut Streets) to align conceptually with the mixed use, multi-story zoning plan in the NBR district on North Chestnut (State Route 32), and the Town's Main Street Mixed Use district, which is due east of the Village, along Main Street. This allows for greater development in the DRI zone.

Over the past several years, the Village has rezoned Main Street, North and South Chestnut Streets to be mixed use: a neighborhood defined by a mix of residential, retail, service, professional, civic and cultural uses and which encourages travel by walking, bicycle while encouraging public transit and reducing vehicle trips. The Pace Land Use Center identified this zoning as a best practice example. The first project in the zone, Zero Place, an energy-efficient, four-story structure includes 10% affordable units, opened in 2022.

Safe walkability is a priority for New Paltz leaders and residents: over the past several years the Village has garnered grants for sidewalk improvements. The Village Board has made it a priority to get sidewalks shoveled quickly after snowstorms so that residents can live, work, and play safely, despite the weather.

New Paltz has a current emergency preparedness plan and an emergency management team that includes Village and Town leadership as well as: Town Highway Department, Village Department of Public Works, Fire Department, Town Police Department, University Police Department, Rescue Squad, SUNY New Paltz Residence Life Staff, New Paltz Central School District, and the New York State Police. The committee meets quarterly and regularly has simulations to prepare for emergency events.

The Town and Village actively collaborate with anchor institution, SUNY New Paltz. A Town-Gown Committee meets monthly with representatives of the college, the school district, the local governments, the Chamber of Commerce, and emergency services.

The Village's affordable housing law requires developments of 10 units or more to provide 10% as affordable units.

County Wide Supportive Policies: The Ulster County Industrial Development Agency (UCIDA) offers taxable and tax-exempt bonding for Ulster County's businesses while the Ulster County Capital Resource Corporation (UCCRC) offers bonds for non-profit institutions to promote community and economic development in Ulster County. The UCIDA also offers sales and mortgage tax exemption and Payment in Lieu of Taxes (PILOT) agreements to eligible businesses.

Ulster County is the only county in the Lower- and Mid-Hudson Valley where employers do not have to pay the Metropolitan Commuter Transportation Mobility Tax.

Ulster County offers low-cost, flexible financing through countywide and municipal Revolving Loan Funds (RLFs) to eligible businesses.

Ulster County's Energize NY (PACE) Finance program helps businesses and nonprofits make energy improvements to buildings that are expected to reduce building energy and maintenance costs and that may ultimately increase their value and appeal. This allows commercial and nonprofit building owners to receive guidance and low cost, long-term financing for energy improvements such as solar, efficient heating and cooling systems, and smart controls.

8. Public Support.

A variety of methodologies were utilized to inform local residents and business owners of the proposed DRI Application, gain feedback, ideas, and support. As part of the planning process a revitalization website was created for both villages (<https://sites.google.com/view/ellenville-rising/> and <https://sites.google.com/view/new-paltz-revive>). The websites include an overview of the projects, the Revitalization Plans, ways to get involved, information on public forums, options to submit ideas, feedback, and existing projects, photos, maps, and more. The websites are intended to be reliable and transparent sources of information for residents, investors, and visitors, as well as a provide multiple avenues for individuals to become engaged/involved. The sites were advertised through social media, with a targeted effort to share in local community Facebook groups.

In-person engagement included a public forum, held collaboratively with both villages on September 7, 2022. The forum was held in two physical locations and was accessible via Zoom as well as being live streamed on YouTube. The forum was advertised on the project websites, local radio, social media, and via emails from both villages. The 2-hour forum had 50 attendees and generated numerous interactions that have been instrumental in informing the proposal.

Ellenville: The revitalization team includes Ellenville Regional Rural Health Network (ERRH), a department of Ellenville Regional Hospital (ERH), that serves to act as a convener and organizer of local and regional non-profits, coordinating the provision of comprehensive nets of service for residents designed to address all social contributors of health and wellness. Other collaborative efforts included working with Ellenville Central School District and Ulster County Youth Bureau on a Brighter Futures Initiative to break generational cycles of poverty and working with partners to address substance use issues.

In-person engagement also occurred at Market-on-Market events, in which a 9-question community survey was conducted by COFFE, a non-profit formed in 2021 whose mission is "to uplift the Ellenville community and support social service partnerships, cultural arts programming, mentorships in conjunction with the Ellenville Central School, and producing real-life solutions for legacy challenges of the area". The survey had 110 responses (to date) and is accessible electronically through the project website. Further in-person engagements included the Blueberry Festival, in which numerous partners of the project spoke about the project at their booths, administered surveys, and recruited community participation in the project. Attendance at the Blueberry Festival is typically between 5 and 10 thousand visitors.

New Paltz: Local leaders and the greater community have repeatedly articulated the need for smart density in New Paltz’s core so that it can afford to protect open space. Recent planning examples include the rezoning of the Neighborhood Business Residential (NBR) and B-2 Core Business districts and the Town’s work on rezoning its Main Street Mixed Use district.

There is a positive public perception about New Paltz local government and its recent track record. The Town and Village have worked collaboratively on many large capital projects including new drinking water groundwells on municipal property and at the Mohonk Preserve, Moriello Pool’s liner, a new fire station that serves the Town and Village, a state of the art +\$5 million water filtration plant upgrade, updated SUNY New Paltz and Town District water meters, a pedestrian and bike path for Henry W. DuBois on the Empire State Trail, and LED streetlights in both the Town and Village. Citizens and property owners appreciate the inclusiveness and spirit of partnership between the Town and Village Boards.

The Village Board passed a resolution supporting the 2022 DRI application. Numerous regional groups who have worked closely with New Paltz during the last several years have also been openly appreciative and supportive of Village administration. These include the Butler Conservation Fund, Open Space Institute, Wallkill Valley Land Trust, Mohonk Preserve, Mohonk Mountain House, Historic Huguenot Street, as well as Ulster County Executive Pat Ryan and State Senator Michelle Hinchey.

9. Transformative Project Opportunities.

With DRI funding, both villages hope to build on ongoing improvements to strengthen the connection between the two villages, both through recreational trails and through strengthening the transportation system between them.

Location/Name/Short Description	Sponsor/Funder	Timeline/Status	Cost
Smiley Carriage Road Completion: Rehabilitation of 2.1 miles of the Smiley Carriage Road from Berme Road Park in Ellenville to Intersection with High Point Carriage Road; 60% of project lies within the Village of Ellenville municipal boundary.	Open Space Institute	Fully open in 2025-2026	\$2.4M
Public lots in both villages located close to mountain trails	Each village/DRI funding	In discussion	TBD
Improvements to Sunshine Market (Ellenville) to include e-bikes and bike rentals at the bottom of the mountain	Ellenville and private (owner of Sunshine Market)	Planned	TBD
Public transportation improvements that include a multi-modal hub with a microtransit system and new routes	Ulster County Rural Transit /NYSERDA	Planning complete, 2024	\$6.6M
Multimodal Transportation Hub	Ulster County Rural Transit	2025	\$13M
Improved wayfinding in both villages to bring downtown visitors to the trails and vice versa	Each village/DRI funding	In discussion	TBD

Current and Pending Transformation Projects in the DRI zone in Ellenville:

Location/Name/Short Description	Sponsor/Funder	Timeline	Cost
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81 N Main St, Ellenville, NY 12428	Private Businesses Owner	Open & expanding	\$750,000
Devil-Dog Dungarees 23 Market St, Ellenville, NY 12428	RUPCO	2025	around \$5 million
Borscht Belt Museum	New non-profit	2025	\$2.7 million
130 Canal (Private Investor)	Zach Baum	TBD	TBD
Youth / Community Center	Zach Baum & Boys and girls club	End of 2024	\$1M
Dolly's Market- Clinton-Center Street- Restaurant/Market	Natalia Moena	< year	\$500,000+
130 Canal Street- Liberty Square – Carriage House Wedding/catering	Eric Springer	<year	\$500,000+
16-18 Church Street – Islamic Center	Religious	< year	\$300,000 +
Shadowland Stages – expansion of storage-equipment facility	Shadowland Stages	< year	\$250,000
Mine Lane – professional art spaces	Mark Gluczak	< year	\$1,500,000

Current and Pending Transformation Projects in the DRI zone in New Paltz:

Location/Name/Short Description	Sponsor/Funder	Timeline	Cost
PUBLIC: Connect the Wallkill Valley Rail Trail to Empire State Trail Project // Complete Streets	Hudson River Valley Greenway	Feb 2021 - present	\$135,000
Town & Village Henry W DuBois - pedestrian/ bike path on shared Town and Village Road that is parallel and 2 blocks from Main St (NYS Rte 299). Main and HWD are both part of the Empire Trail	Town and Village	2023 completion	+\$1m, grant funds w local match
PUBLIC: Wallkill Valley Trail sections through the Village of NP, Gardiner, and Town of NP	Empire State Trail	2021 -2023	~\$900,000
PUBLIC: 6 new groundwater wells to augment Catskill Aqueduct and our 4 local reservoirs	NYC DEP	Ongoing	+\$1m, grant funds w local match
PUBLIC: (phase 1) Water Main Replacement on N. Chestnut, N. Manheim (this section was removed bc of inflation), Prospect, Huguenot, S. Chestnut, and a wooded area near Canaan Road that's parallel to Mtn Rest Road.	NYSEFC / Village	Awarded and Ongoing	Grant: \$3M, local match: \$2M to \$3M
PUBLIC: (phase 2) Water Main Replacement (1) PRV near aqueduct pump station, (2) Ridge Road and Lincoln Place, (3) Southside Avenue from Pencil Hill	NYSEFC / Village	Applied Sep. 2022	total budget \$2,841,300

Road to Route 208, (4) Wurts Avenue and Portion of Mohonk Avenue, (5) Loop to connect Huguenot Street-Old Kingston Road water mains			
PUBLIC: Water loop between Huguenot St & N. Chestnut	Congressperson's office (former Delgado/ Ryan)	Applied 2022	\$625,600 (estimate from June 2021)
PUBLIC: CDBG 2021A Sewer Replacement Huguenot Street, Tricor Avenue, Colonial Drive, N. Chestnut to North Front Street	CDBG	Applied July 2021 and awarded Dec 2021 (Ongoing)	total project cost is \$965,750 and includes \$47,000 in local funding
PUBLIC: Updated Sewer Pump Station on N. Chestnut	Congressperson's office (former Delgado/ Ryan)	Applied 2022	\$357,000 (estimate from June 2021)
Update sewer infrastructure for seven Village streets: 1) North Manheim (from John Street to HW DuBois), 2) North Oakwood Terrace (from John Street to HW DuBois), 3) Grove Street (from John Street to Prospect Street), 4) Prospect Street (slip lined a portion from Slate to HW DuBois), 5) S. Chestnut Street (from Main Street to Southside), 6) Mulberry Street, 7) Hasbrouck Avenue	CDBG	Awarded - May 2018	awarded \$750,000
PUBLIC: Green Infrastructure Installation Elting & Mohonk	(SAM) Facilities Capital Program	2021 - 2022	Grant: \$50,000, local match: \$35,000
PRIVATE: 85 N. Chestnut - Mixed Use Building	Serdah Associates	2021 -	TBD
PRIVATE: 137 N. Chestnut - Mixed Use Building	Trail Link LLC	2022 -	TBD
PRIVATE: 145 N. Chestnut - Mixed Use Development	Buddy Wortmann	2023 -	TBD
PRIVATE: Vanderlyn Ave - The Pit - Mixed Use Development // proposed site of hotel, offices, retail, apartments, parking	Lalo Group		TBD
PRIVATE: 25 N. Front Street - Chocolate Shop Expansion & Relocation // Vegan chocolatier consolidated cafe businesses and bought a second industrial property to expand her chocolate factory	Lagusta Yearwood	2021 - present	

The following projects have been prioritized by each village as ways in which they might utilize state funds to leverage public and private funding.

Ellenville:

1. Further restoration of the historic George R. Hunt building to include upgraded fire suppression systems, HVAC, an accessible basement level which is used as an emergency/warming shelter, and restoration of the ground level floor to create two unique spaces (an Ellenville Visitor Center and an events space to be used for performance, exhibitions, shows, programs, etc).
2. Micro-grants to downtown businesses for improving façades and enhancing curb appeal.

3. Completion of the Way Finding plan (signage) which is clearly detailed and draws trail users into the Village and vice versa.
4. Solar Panel installation throughout the Village to reduce living costs to residents and business owners while “greening” the Village.
5. Revitalization of the dilapidated medical building in the Civic Square zone to serve as an access point for community services.
6. Creation of a “Visit Ellenville” website and app to drive tourism and economic reinvestment.

Included in the strategic revitalization plan are several projects that require coordination rather than financial investment, in order to maximize the impact of DRI grant funding. These projects include:

- Working with the Chamber of Commerce to create a Historical Scavenger Hunt to incentivize visitors to view more locations,
- Working with local businesses to carry more blueberry themed products and documenting a “Blueberry Trail” to capitalize off the success of the Blueberry Festival, and,
- Implementing the ‘These Boots are made for Walking’ project to integrate the Boy with the Boot history with the strong role of arts and creation throughout the village.

New Paltz:

1. Transformation of the previous fire station (25 Plattekill Avenue) into a much-needed youth center and location for human services. This area sees a lot of pedestrian activity and its central location is a perfect opportunity to building community. The renovations would ideally include facilities for year-round indoor and outdoor youth programming and impactful investments to update the building's energy efficiency.
2. Preserving and restoring the Ann Oliver House at 5 Broadhead Avenue, which extends from Huguenot Street Historic District east across North Chestnut. The site is a key transition between the historic district and the developing NBR zone, and its restoration will offer new insight into local history, hold cultural resources for and about the black community of New Paltz, and play a role in reshaping community identity.
3. Building a skatepark in Hasbrouck Park. The community has long expressed a desire for a skate park. Potential partners include: Family of Woodstock/New Paltz, New Paltz Rotary, local churches, and the New Paltz Youth Director.
4. Expansion of new mixed-use residential and commercial building at 85 North Chestnut Street with affordable units and relocation of existing auto mechanic business keeping it within walkable distance.
4. Complete connection from NYS Empire State Trail on HW DuBois via easement on 85 North Chestnut property to the Wallkill Valley Rail Trail.
5. New daycare center on Village Hall Property. A central location would not only provide convenient and accessible daycare, but the ideal location will enhance the relationship with SUNY New Paltz’s upcoming educators. (Note: There is a critical lack of childcare in the Town and Village of New Paltz. New Paltz is not unique. Over 60% of New Yorkers live in “childcare deserts.” In a recent survey conducted by the Benjamin Center at SUNY New Paltz, 89% of Mid-Hudson residents said that safe, reliable, and affordable childcare was important for community well-being, but a majority (53%) said that their communities were doing only fair or poor in providing it. New Paltz’s poverty rate is 16%: about 1,800 households. The current shortage of daycare for children is creating significant challenges for New Paltz residents and is directly limiting the potential expansion of economic opportunities in the region.

10. Administrative Capacity.

The Ulster County Department of Economic Development will be primarily responsible for overseeing the grant implementation. UCDED has a long history of partnership and collaboration with both villages.

Tim Weidemann, Director of Economic Development, and Joshua Stratton-Rayner, Deputy Director, will oversee the administration of the grant and will coordinate with the Village of Ellenville and the Village of New Paltz. Weidemann and Stratton-Rayner together bring over 25 years of experience in economic development to the administrative team, which has included grant management, stakeholder engagement, and administration of the County's Revolving Loan Fund and a prior USDA Intermediary Relending Program grant.

The Village of Ellenville has a history of effective, organized, and successful grants management and implementation. Dedicated Grants Administration employee Peggy York has been in her position for the past seven years, though her time with the Village pre-dates her move to exclusively managing grants. In an average year, Ms. York manages ~\$15M in grant funding. As a longtime resident of the Village, the Grants Administrator is extremely dedicated to ensuring that grants to improve her community are implemented on time, successfully, and accurately documented. Some of the grants currently being managed by the Village include:

- 3 Dormitory Authority of the State of New York Grants
- 4 NY State Department of Transportation Grants
- 1 Governor's Office of Storm Recovery Grant which includes 4 projects
- 2 Community Development Block Grant Programs
- 2 Environmental Facilities Corporation (Water Systems Improvement & Inflow and Infiltration Study)
- CFA Wastewater Infrastructure Grant
- Consolidated Local Street and Highway Improvement Program (CHIPS) Grant

Village of New Paltz staff have decades of combined experience in municipal government, finance, operations, procurement, grant administration, and auditing. The Village's administrative team is led by Treasurer Nancy Branco who has +35 years of public and private sector financial experience.

Recently, the Village government functioned as the "subrecipient" on NY Rising projects involving the Governor's Office of Storm Recovery (GOSR), including construction of a new state-of-the-art energy efficient fire station. Other complicated grant administration successfully and repeatedly navigated includes Community Development Block Grants (CDBG) as well as State and Municipal Facilities Program grants (SAM). The SAM grants require special attention to detail as they involve working with the Dormitory Authority of the State of New York (DASNY). Even with our small team, time and again our staff and elected officials have followed through with meeting grant requirements, providing necessary reporting and documentation, as well as, completing projects and spending within allotted timeframes.

Letters of Support

Congress of the United States
Washington, DC 20515

September 23, 2022

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

Dear Director Scaglione:

I write in support of the application from the Villages of Ellenville and New Paltz under the NY Forward and Downtown Revitalization Initiative Grant Programs. This funding will be used to attract and develop the workforce of both communities.

The Villages of Ellenville and New Paltz aim to strengthen each other by leveraging their shared recreational assets and connection to SUNY New Paltz programs and graduates. Both Villages have worked together with the nonprofit Open Space Institute to restore, preserve, protect, and expand the nature preserves, trails, and parks that surround their communities. At SUNY New Paltz, recent graduates and youth served by workforce development programs form a stream of talent to fill high-quality and dignified local jobs.

As small, compact, and walkable villages, these two communities are critical to the economic development of the region. If awarded funding, the Villages are poised to improve the quality of life of residents, expand economic opportunity, and address infrastructure challenges that have past stalled development.

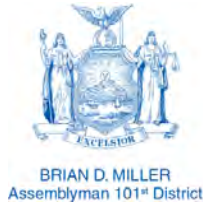
I share your commitment to revitalize our downtowns, especially those in small, rural communities. Your full and fair consideration of this request, consistent with current laws, rules, regulations, and agency policy, is appreciated.

Sincerely,



Patrick K. Ryan
Member of Congress

PKR/npl



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Real Property Taxation Committee

COMMITTEES
Agriculture
Consumer Affairs & Protection
Environmental Conservation
Transportation

September 23, 2022

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support for applications being submitted by the Villages of Ellenville and New Paltz under the NY Forward and Downtown Revitalization Initiative grant programs.

As the representative of the vast 101st Assembly District, which encompasses parts of Oneida, Herkimer, Otsego, Delaware, Ulster, Sullivan & Orange counties, I know first hand the importance of bringing economic development to our more rural communities.

This year's introduction of the NY Forward program, with its emphasis on smaller rural communities, is a welcome recognition of the importance of compact, walkable development in smaller communities, not just large cities. However, the opportunity to strengthen these two Villages' economic future through a joint investment in greater connectivity to and through the tremendous recreational assets of the Ridge make them an outstanding candidate for the larger DRI award.

As you are aware, both Villages have completed unsuccessfully in the past for individual DRI awards. This year, I believe both villages are poised for transformation with the help of public investment and technical assistance through the NYF/DRI programs.

In Ellenville, a surge of business investment is on the horizon, with projects like Cresco Labs and the redevelopment of the Nevele property advancing steadily toward shovels in the ground. The NYF/DRI programs would leverage those private-sector investments to return the Village to its former heyday as a cultural and social hub for the surrounding region, supporting the attraction and development of the workforce that will be necessary to support these two major job-creators.



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Real Property Taxation Committee

COMMITTEES
Agriculture
Consumer Affairs & Protection
Environmental Conservation
Transportation

In New Paltz, the relocation of the Fire Department to a new facility creates a unique opportunity to develop a physical hub for youth and workforce programs that connect educational programs at SUNY New Paltz with youth-serving programs and create a pipeline for talent to fill high-quality local jobs. Furthermore, the Village's partnership with the SUNY New Paltz Black Studies Department to restore the historic Ann Oliver House advances the Village's commitment to social justice and inclusiveness, demonstrating that the Village is "walking the walk" when it comes to diversity, equity and inclusion.

Both New Paltz and Ellenville have worked hand-in-hand for many years with the nonprofit Open Space Institute (OSI) in restoring, preserving, protecting, and expanding the Minnewaska State Park Preserve, the Mohonk Preserve, the Empire State Trail, the O&W Rail Trail, the Wallkill Valley Rail Trail, and other connecting parks and trails. The two Villages, along with OSI, recognize the important part these investments play not only in environmental conservation and outdoor recreation, but, as a result of retaining residents and attracting new residents, in an immeasurable amount of economic investment, job creation, and development for the region.

The revitalization of these two villages is at a critical juncture and the investment of state dollars is exactly what they need to catalyze the public and private investment already underway. I am pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, expand economic opportunity, and address infrastructure challenges, among other goals. I am happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

A handwritten signature in black ink that reads "Brian D. Miller".

Brian D. Miller
101st Assembly District

ULSTER COUNTY EXECUTIVE

244 Fair St., P.O. Box 1800, Kingston, New York 12402

Telephone: 845-340-3800

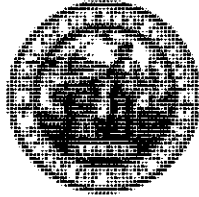
Fax: 845-334-5724

JOHANNA CONTRERAS

Acting County Executive

MARC RIDER

Deputy County Executive



CHRIS KELLY

Deputy County Executive

September 23, 2022

Thomas Scaglione, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive
New Windsor, New York 12553

Re: NY Forward/Downtown Revitalization Initiative Grant Application Villages of Ellenville and New Paltz

Dear Mr. Scaglione:

As Acting County Executive, I am pleased to support the applications of the Village of Ellenville and the Village of New Paltz to the NY Forward Downtown Revitalization grant program. If approved, these funds would be utilized to move the joint vision of thriving downtown communities forward.

The emphasis of the NY Forward program on smaller rural communities is a welcome recognition of the importance of compact, walkable development in smaller communities, which New Paltz and Ellenville would benefit from. It is additionally an opportunity to further strengthen the economic future of these two villages through joint investment in greater connectivity to and through the tremendous recreational assets of the Shawangunk Ridge. The partnership of both Villages with the Open Space Institute provides an exciting opportunity to merge downtown revitalization efforts with efforts to improve access to the breath taking surrounding natural environment. These efforts to join these two project tracks will allow for visitors to the natural environment to be drawn into both villages and increase revenue generated from tourism.

In Ellenville, a surge of grass roots initiatives and new business investment is on the horizon, with projects like Hudson Valley Herbals, Cresco Labs, the Devil-Dog Dungarees Housing Restoration project, and the event space at 130 Canal. Additionally, the Borsch-Belt Museum is officially secured to be located in Ellenville, which will further increase the tourism draw of this region.

Similarly in New Paltz, the recent relocation of the Fire Department to a new facility creates a unique opportunity to redevelop the previous space as hub for youth and workforce programs that connect educational programs at SUNY New Paltz with youth-serving programs and create a pipeline for talent to fill high-quality local jobs. Furthermore, the Village's partnership with the SUNY New Paltz Black Studies Department to restore the historic Ann Oliver House advances the Village's commitment to social justice and inclusiveness, demonstrating that the Village is "walking the walk" when it comes to diversity, equity and inclusion.

The revitalization of these two villages is at a critical juncture and the investment of state dollars is precisely what they need to catalyze the public and private investment already underway. The funding will greatly contribute to creating a brighter future for both the Villages of New Paltz and Ellenville and I strongly encourage you to consider them for this vital grant.

Sincerely,

A handwritten signature in black ink, appearing to read 'Johanna Contreras', written over the word 'Sincerely,'.

Johanna Contreras
Acting Ulster County Executive



KEVIN A. CAHILL
Assemblymember 103rd District
CHAIR
Assembly Insurance Committee

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Ways and Means
Economic Development, Job Creation,
Commerce & Industry
Health
Higher Education

September 23, 2022

Thomas Scaglione, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive
New Windsor, New York 12553

**Re: NY Forward/Downtown Revitalization Initiative Grant Application
Villages of Ellenville and New Paltz**

Dear Director Scaglione:

I write regarding applications by the Villages of New Paltz and Ellenville for funding through the NY Forward Downtown Revitalization Initiative. The NY Forward program and its current emphasis on rural localities is a welcome recognition of the importance of compact, walkable development in smaller communities. In this project there is an opportunity to strengthen the economic future of the two villages through a joint investment in greater connectivity to and through the tremendous assets of their distinct locations.

The Village of New Paltz has generated a design for the use of funding that will support their existing small businesses and culture while preserving the uniqueness that is the pride of residents and a draw for visitors. Included in current plans are critical improvements in available childcare, harm reduction and human services, equitable housing, employment and a strong focus on promoting diversity, inclusion and history through collaboration with SUNY New Paltz. Likewise, Ellenville intends to improve quality of life for residents and tourists alike with a five-year plan to polish their main square and inaugurate a series of community events, beautify and renovate main thoroughfares, invest in sustainable economic and social infrastructure and continue to develop recreational and environmental assets in the surrounding area.

New Paltz and Ellenville have cooperated for many years as responsible stewards of state and federal funding to restore, preserve and expand access to local parks and walking paths, including the Minnewaska State Park Preserve, the Mohonk Preserve, the Empire State Trail, the O&W Rail Trail and the Wallkill Valley Rail Trail. The two villages recognize the importance of these initiatives in promoting environmental conservation and outdoor recreation as well as attracting new residents, job creation and development. Already underway and at a critical juncture, further projects to revitalize New Paltz and Ellenville would benefit greatly from support outside concurrently acquired public and private investment. Accordingly, I respectfully request that these applications be given all due consideration.

Sincerely,

Kevin A. Cahill
Member of Assembly

KAC:lm

CHAIR
AGRICULTURE
COMMITTEES
ALCOHOLISM AND SUBSTANCE ABUSE
COMMERCE, ECONOMIC DEVELOPMENT
AND SMALL BUSINESS
CULTURAL AFFAIRS, TOURISM, PARKS AND
RECREATION
ENERGY AND TELECOMMUNICATIONS
ENVIRONMENTAL CONSERVATION
LOCAL GOVERNMENT

**THE SENATE
STATE OF NEW YORK**



MICHELLE HINCHEY
Senator, 46TH District

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September 23, 2022

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive
New Windsor, NY 12553

**RE: Downtown Revitalization Initiative/New York Forward Application
Villages of New Paltz and Ellenville, Ulster County**

Dear Mr. Scaglione,

I write to you today in support of the Villages of New Paltz and Ellenville's application to the Mid-Hudson Economic Development Council for funds through the Downtown Revitalization Initiative and NY Forward program that will serve to revitalize these two unique villages in Ulster County.

As a state senator representing portions of Ulster County, I have seen firsthand the positive impact small downtown communities can have on the larger regional economy. Throughout the COVID-19 pandemic, as more people rediscovered the charms of the Hudson Valley, these communities have seen growth in the number of people moving to Ulster County, new businesses opening their doors, and reinvestment in necessary infrastructure improvements to serve current and future residents.

In recent years, both the Village of New Paltz and the Village of Ellenville have made a commitment to investing in revitalization improvements. New Paltz has prioritized development through a socially and environmentally conscious lense, completing projects like the New Paltz Visitors Center and connecting the Wallkill Valley Rail Trail with the Hudson Valley Rail Trail via the Henry W. Dubois Drive pedestrian and bicycle project. Ellenville has similarly worked on green projects by establishing a bi-monthly, seasonal artisans and farmers market, installed 22 solar-powered street lamps, and created a community mural series.

The impressive efforts both of these Villages have already made has nurtured a renaissance in the small business community and provided a wonderful place to work, live, and recreate. This dedication to revitalization is especially important as our region continues to rebuild from the COVID-19 pandemic and address new challenges. Proposed projects which would be funded through these economic development initiatives include addressing the opioid crisis, adding additional childcare options for residents, and physically connecting the Villages via a walkable, bikeable path which would lead to nearby trails including the trails mentioned above and the Empire State Trail.

The Villages of New Paltz and Ellenville's proposed plans are the culmination of an extensive process to identify projects to enhance and grow the local community and the region. By awarding New Paltz and Ellenville with this funding, public and private partnerships will continue to flourish, serving as a powerful example of how we can promote a model for smaller village main streets and rural communities. I am confident that Ellenville and New Paltz are well prepared to make the most of this opportunity and provide them the much needed opportunity to fund projects that improve overall quality of life, increase tourism, increase economic opportunity, address infrastructure challenges, and improve deteriorating facades along the main streets in these villages.

I would appreciate your consideration, and if I can be of additional assistance, please do not hesitate to contact me or my District Director Emma Cohen at CohenE@nysenate.gov or 518-616-7177.

Sincerely,

A handwritten signature in black ink that reads "Michelle Hinchey". The script is cursive and fluid, with the first name "Michelle" and last name "Hinchey" clearly legible.

Michelle Hinchey
New York State Senator, District 46



Department of Health

KATHY HOCHUL
Governor

MARY T. BASSETT, M.D., M.P.H.
Commissioner

KRISTIN M. PROUD
Acting Executive Deputy Commissioner

September 23, 2022

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

Dear Mr. Scaglione:

Please accept this letter of support from the Charles D. Cook Office of Rural Health for the Village of Ellenville's application for funding through NY Forward and for the Villages of Ellenville and New Paltz's joint application for funding through the Downtown Revitalization Initiative.

The Charles D. Cook Office of Rural Health is pleased to support these development projects in Ulster County. If implemented, these projects will improve quality of life within the Villages of Ellenville and New Paltz by updating and beautifying infrastructure and by increasing economic opportunity through the creation of more tourist attractions. These projects will also address health equity challenges by moving population health programs into renovated properties which are accessible through public transportation.

The Village of Ellenville has an impressive record of successfully implementing quality improvement projects and I am confident that these proposed development projects will follow in that tradition.

Please contact me at 518.402.0102, or by email at karen.madden@health.ny.gov if you have any questions.

Sincerely,

Karen Madden
Director
Charles D. Cook Office of Rural Health

SOMERSET

300 East 42nd Street
Suite 1602
New York, NY 10017

Phone: 917.470.5045
Email: kr@sprelle.com

September 20, 2022

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

Re.: Letter of Support –
Grant Application for Revitalization –
Ellenville, NY

Dear Mr. Scaglione,

It is with great pleasure that I submit this letter of support on behalf of Somerset Partners, LLC, for the Downtown Revitalization Initiative and NY Forward grant proposals being submitted by The Village of Ellenville.

Somerset Partners is a private equity real estate investor and developer with over 20 years experience in commercial and multifamily development throughout the country. Based in New York City, Somerset Partners founders have been active members, visitors, homeowners and supporters of the Catskills community. Founding member, Keith Rubenstein has a unique history with Ellenville, and particularly the Nevele Resort. As a child, Mr. Rubenstein vacationed at the Nevele twice a year with his family. In fact, his parents even had their honeymoon at the Nevele. Somerset is currently working to redevelop the Nevele property for resort and residence use. The project would bring over \$400MM in investment capital and 200+ permanent jobs to the area. As well Somerset owns 90 Canal Street in the Village of Ellenville and has begun the process of restoring this great bank building for a contemporary use.

The Village of Ellenville is a historic place with a storied history in industry, agriculture and tourism. Unfortunately, over the course of the last 30 years, as industry and tourism found new locales, it has fallen into the lull of decline. Recent years have seen an influx of new residents relocating from busier urban areas, looking to settle down in a bucolic and friendly town. These residents have brought with them investment in new businesses in Ellenville, including a thriving arts, culinary and hospitality community. The Village of Ellenville, sited between two mountain ridges and lit by dazzling sunlight, is a welcome place for these new residents, and makes Ellenville a natural location for further investment in its revitalization and the initiatives on which I support and write.

I believe Ellenville can and will be a successful and thriving destination again, to rival those of other New England and Northeast communities. Canal Street specifically has the charm and history to shine as an example of grant investment success, and in turn lift all those who have committed lifetimes to this community.

I am pleased to provide my support to this application and feel strongly that Ellenville is well prepared to make the most of this opportunity and will be considered a great place to live, work and play in New York.

I am happy to support the proposed projects, which will contribute to creating a brighter future for the Village of Ellenville.

Sincerely,

A handwritten signature in black ink, appearing to read 'KR', with a stylized flourish at the end.

Keith Rubenstein
Founding Member
Somerset Partners, LLC

CATSKILLS
**Borscht Belt
Museum**

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

Sept. 21, 2022

Re: Letter of Support - Grant Application for Revitalization

Dear Mr. Scaglione,

It is with great pleasure that I submit this letter of support on behalf of the Borscht Belt Museum for the Downtown Revitalization Initiative and NY Forward grant proposals being submitted by The Village of Ellenville.

The Catskills Borscht Belt Museum will illuminate, explore and celebrate the golden age of the Catskills resort era, when millions of urban dwellers sought refuge in the mountains of upstate New York, leaving deep imprints on mainstream American culture, from stand-up comedy and comfort food to mid-century modern design and popular concepts of leisure.

The heart of the Borscht Belt Museum will be 90 Canal Street, a glorious beaux art gem built in 1928 for the Ellenville National Bank, an institution that for more than a half century helped sustain hundreds of hoteliers and bungalow colony owners whose ambitions, grit and self-sacrifice defined the resort era.

The museum board chose Ellenville for its strong connection to the Borscht Belt era, but also because we recognize the value of investing in compact, walkable and diverse communities; we also believe the museum will be a powerful catalyst for Ellenville's economic revival.

Nestled at the crossroads of the Hudson Valley, the Shawangunks and the vast Catskills region, Ellenville is perfectly positioned to take advantage of the growing interest in the untrammled beauty of upstate New York.

With a total initial investment of \$2.7 million and an expected annual operating budget of \$525,000, the Borscht Belt Museum and its associated cultural festival will be significant economic drivers for the village and tourist draws for the entire region. In addition to exhibits, the museum will contain a cafe, a gift shop and have a paid, full-time staff of three. Initial analysis indicates that by its fifth year of

operation, the museum will draw 75,000 annual visitors, generate more than \$7 million in new economic activity and produce over \$300,000 in annual tax revenue for both the county and the state.

The museum is slated to open in the spring of 2023.

The museum will be a dynamic, interactive experience crafted to appeal to Gen Z and baby boomer audiences alike. Thanks to pop culture fare like "The Marvelous Mrs. Maisel," and iconic films like "Dirty Dancing" and "A Walk on the Moon," newer generations have been rediscovering the Borscht Belt era, and the museum will seek to capitalize on the growing fascination with mid-century modern, "retro" culture and the lived experiences of immigrants and marginalized communities. Archival film and audio will bring to life the celebrities and comedians whose appearances transformed the Catskills into a vital waystation on the American pop culture circuit in the decades after World War II.

And while it will provide social media aficionados with rich opportunities for viral selfies and other immersive moments via the latest high-tech exhibition design, the museum will also take on weightier themes and narratives embodied by the era: the antisemitism that spurred the creation of a Jewish vacationland, the refuge it also provided to African-Americans, Irish-Americans, L.G.B.T.Q. and other disenfranchised communities, and the forces of assimilation and tolerance that eventually helped fuel the region's decline.

In addition to its permanent core exhibition, the museum will also have space for temporary shows that will ensure the institution delivers fresh interest to existing audiences and remains culturally relevant over time. The Catskills, as its current residents well know, continues to serve as a refuge for all – an ethos that will find voice in the museum's curatorial mission.

The museum organization currently hosts a significant collection of Borscht Belt ephemera, courtesy of Allen Frishman, a museum trustee. Notable items in the museum's collection include an [expressionist sculpture](#) rescued from demolition and now displayed outside the former Ellenville train depot, and a historically significant and visually spectacular [neon sign](#) that once adorned the now-vanished Kutsher's Hotel. Content for the museum will be developed with our collaborative partner, [The Yivo Institute for Jewish Research](#), and it will have a strong online component, which will include a rich trove of archival material developed in association with [The Catskills Institute](#) at Northeastern University.

We are pleased to provide our support to this application and feel strongly that Ellenville and New Paltz are well prepared to make the most of this opportunity, which will provide them the opportunity to achieve the **goal to be among the best places in New York to live, work, or play**. This much needed opportunity will fund projects that improve the overall quality of life, increase tourism, boost economic opportunity, address infrastructure challenges, and improve deteriorating facades along the main streets in the Village.

We are happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,


Andrew Jacobs, co-president, Committee for a Catskills Resort Museum

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

September 20, 2022

Re: Letter of Support – Village of Ellenville NY Forward/Villages of Ellenville and New Paltz Downtown Revitalization Initiative (DRI) Application

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support on behalf of the Terrace Hotel, Pool & Spa for the NY Forward grant proposal being submitted by The Village of Ellenville and the Downtown Revitalization Initiative application being submitted jointly by the villages of Ellenville and New Paltz. Empire State Development's introduction this year of these versions of the DRI shows the state's understanding of the need for funding in smaller towns and villages, and I couldn't be more pleased.

The Terrace Hotel, Pool, and Spa is a development project underway to renovate the historic preservation designated Terrace Motel, turning it into a premium boutique Hotel designed to predominately attract visitors to Ellenville who have likely never heard of the area.

The hotel will boast 27 high end rooms, a pool, spa/sauna facilities, and will be able to host destination events such as weddings and wellness retreats, as well as be utilized for community events and activities as well.

We moved to the area at the beginning of the pandemic and did not previously know much about it. After spending some time familiarizing ourselves with Ellenville and its community, we fell in love with what it had to offer and the opportunity it presented. We were excited enough to launch this venture with no experience in this industry as we know opportunities like this do not present themselves very often and we needed to do this. We are thrilled to be part of this new wave of development and growth in Ellenville.

Ellenville's revitalization is at a critical juncture and the investment of state dollars is exactly what it needs to catalyze the public and private investment already underway. As an individual operating a business that serves the Village of Ellenville and surrounding areas I am pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, increase tourism, increase economic opportunity, and address infrastructure challenges, among other projects. I am happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

Anthony Nelson



Co-Founder & Director of Operations
Terrace Hotel, Pool & Spa

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

September 18, 2020

Re: Letter of Support – Village of Ellenville NY Forward/Villages of Ellenville and New Paltz
Downtown Revitalization Initiative (DRI) Application

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support on behalf of the ownership group of three Ellenville mixed use properties located in the heart of the village - 130 Canal St, 119 Canal St, and 148 Canal St- for the NY Forward grant proposal being submitted by The Village of Ellenville and the Downtown Revitalization Initiative application being submitted jointly by the villages of Ellenville and New Paltz. Empire State Development's introduction this year of these versions of the DRI shows the state's understanding of the need for funding in smaller towns and villages, and we couldn't be more pleased.

Ellenville's revitalization is at a critical juncture and the investment of state dollars is exactly what it needs to catalyze the public and private investment already underway. Our ownership group has funded close to \$1mm and spread over these three properties, amounting to 15,000sf of ground floor retail in the Village of Ellenville. We intend to invest several million dollars into renovating and tenanting these properties in the coming two years. We are pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, increase tourism, increase economic opportunity, and address infrastructure challenges, among other projects. We are happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

The ownership group of 130, 119, and 148 Canal St. in Ellenville.

Zach Baum, co-owner

David Lowenstein, co-owner (point of contact) - 412.952.1977; db.lowenstein@gmail.com

Luke Meyers, co-owner

Eric Springer, co-owner

Project Name:	130 Canal Event Space	
Project Location:	130 Canal St Ellenville, NY 12428	
Project Owners/Investors:	Baum, Lowenstein, Meyers, Springer	
Project Cost:	Property Acquisition: \$500,000 Proposed Renovations: \$1.5mm-\$2.5mm	
Funding Secured to Date:	\$500,000-\$750,000	
Funding Source:	Private	
Funding Expended to Date:	\$600,000	
Project Timeline:	Currently before village planning board, with county comments and recommendations already received. From approval received next month, 6-12 months to project completion.	
Project Description:		
<p>Our group intends to renovate a 6000sf red brick ‘carriage house’ (see renderings attached) located on the rear of the property, and landscape an adjacent acre of lawn space for use as a first class Catskills event space, accommodating 200+ person weddings, corporate retreats, and community events. We will also be paving and improving the parking lot that is shared with the municipality, creating new and improved parking arrangements for the property and the village.</p> <p>The space will be a unique event space offering in the upstate market, combining the usual expectations of proximity to Catskills nature and mountains with the charm of Ellenville’s village life. We have retained top-of-market consultants for event planning, acoustic, and landscape design.</p> <p>We believe this event space will have a strong multiplier effect on the economy of the village and surrounding areas. We also intend to offer the space to the village and community for hosting events like farmers markets, concerts, fairs, and other community gatherings.</p> <p>In addition to the event space, the property also includes a 5000sf structure that sits on Ellenville’s most prominent corner at Market and Canal St. We intend to renovate this structure, expand it to include a year-round outdoor dining patio, and attract first class food and beverage operators to serve both the public and the event space.</p>		

Finally, our group purchased the next-door property at 148 Canal St. This is a mixed use structure with about 500sf of ground floor retail and a second floor one bedroom apartment. We have renovated both spaces and will tenant it them this fall.

Why we chose Ellenville:

Our group moves between the city and Ellenville and we have owned homes in Ellenville since 2017. During the pandemic, it became clear to us that the movement of energy and economic strength into the Catskills region was strong and sustainable. Ellenville is an underappreciated, underutilized gem that has size, scale, and great natural bones. With the right energy and know-how, it could become the thriving village it once was in the mid-twentieth century.

Our group collectively has decades of experience in real estate, construction, and hospitality. Through projects like the event space at 130 Canal, it is our view that Ellenville can become a premier Catskills tourist destination once again.

Project Name:	119 Canal - Mixed Use	
Project Location:	119 Canal St Ellenville, NY 12428	
Project Owners/Investors:	Baum, Lowenstein, Meyers, Springer	
Project Cost:	Property Acquisition: \$250,000 Proposed Renovations: \$500,000	
Funding Secured to Date:	\$250,000	
Funding Source:	Private	
Funding Expended to Date:	\$250,000	
Project Timeline:	Currently underwriting the project. From raising capital, 6-12 months to completion.	

Project Description:

119 Canal sits directly on Liberty Square and across the street from our main property at 130 Canal. Currently vacant and consisting of three 1200sf retail spaces with second floor office space, we intend to completely renovate the building down to the studs. We will provide approximately 3600sf of flexible ground floor retail space and 4-6 apartments on the second floor.

Our intent with this property is to bring new retail concepts and new housing options to Canal St. as part of our overall goal of revitalizing the village's downtown. Improving the retail mix on Canal St. is crucial to the overall goal of Ellenville's revitalization.

Why we chose Ellenville:

See above!



10 Healthy Way
Ellenville, NY 12428

845.647.6400
www.ERHNY.org

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

9/19/2022

Re: Letter of Support – Village of Ellenville NY Forward/Villages of Ellenville and New Paltz
Downtown Revitalization Initiative (DRI) Application

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support from Ellenville Regional Hospital for the NY Forward grant proposal being submitted by The Village of Ellenville and the Downtown Revitalization Initiative application being submitted jointly by the villages of Ellenville and New Paltz. Empire State Development's introduction this year of these versions of the DRI shows the state's understanding of the need for funding in smaller towns and villages, and I couldn't be more pleased.

Ellenville is a small village in southeastern Ulster County that has seen its up and downs since the height of Borscht Belt era resorts to the closing of large employers like Imperial Schrade and Hydro Aluminum in the mid-1990s. Now, as a renewed interest in the bucolic scenery of "Upstate" has grown rapidly, and the pandemic turned long time visitors and weekenders into full-time residents, Ellenville is experiencing significant revitalization and is poised to become a world class walkable, cultural destination with something for everyone.

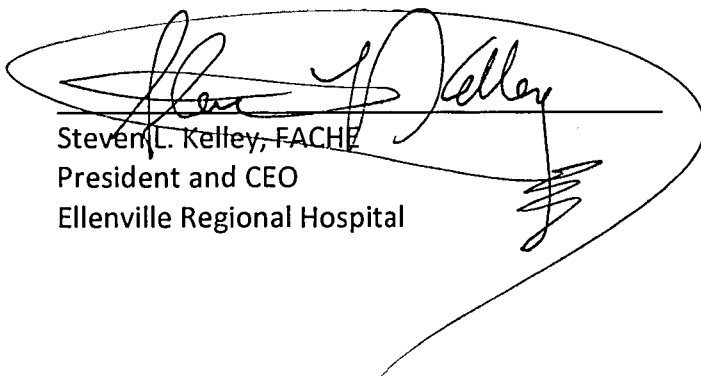
The Village is nestled into a scenic valley, with the Shawangunk Ridge directly to the east and the Catskill mountains to the north. Aside from providing a scenic backdrop for the Village, these mountains also provide a significant number of recreational opportunities in close proximity to the Village. Ongoing investments from the Open Space Institute (OSI), promise increased improvements that will provide a direct connection to New Paltz, but also draw trail users into the Village of Ellenville.

Besides serving as the western "gateway" to the Shawangunk Ridge, located only 0.8 mile away (though outside of the downtown district) is Ellenville Regional Hospital, a critical access hospital that provides essential healthcare to the community, built 1964-66). In August 1966, President Lyndon B. Johnson visited The Village of Ellenville to dedicate the hospital. Ellenville Regional Hospital also hosts the Ellenville Regional Rural Health Network, which works to improve the whole health of the population of the Village and surrounding towns. The Rural Health Network has numerous projects ranging from preventing the development of chronic disease in children and adults, providing free produce to the community, increasing adherence to preventative cancer screenings, and substance use disorder programs, among many others. I

have been advised that the proposed project includes revitalization of an old medical building owned by the hospital, that is centrally located in the village, at a location that is both walkable and accessible by public transit. Having an accessible location to access the aforementioned population health programs and other satellite health services is imperative to addressing disparities in care that frequently challenge rural communities. Through these projects, local organizations will also be better positioned to provide comprehensive services to new and existing residents, which will lead to an overall healthier population and contribute to the overall revitalization efforts.

Ellenville's revitalization is at a critical juncture and the investment of state dollars is exactly what it needs to catalyze the public and private investment already underway. I am pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, increase tourism, increase economic opportunity, and address infrastructure challenges, among other projects. I am happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Kelley", is written over a horizontal line. The signature is enclosed within a large, hand-drawn oval. Below the signature, the text "Steven L. Kelley, FACHE" is printed, followed by "President and CEO" and "Ellenville Regional Hospital" on separate lines.

Steven L. Kelley, FACHE
President and CEO
Ellenville Regional Hospital



Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

The Arc[®]

Mid-Hudson

New York

September 23, 2022

Re: Letter of Support - Grant Application for Revitalization

It is with great pleasure that I submit this letter of support on behalf of the Mid-Hudson ARC for the Downtown Revitalization Initiative and NY Forward grant proposals being submitted by The Village of Ellenville.

In the village of Ellenville, located in southwestern Ulster County, there is a million-dollar business that few would know exist. The Arc of Ulster-Greene's Ellenville Center reached a milestone in 2015 by surpassing \$1 million in sales of their drug test kits that are assembled on-site and shipped across New York State.

The Arc Mid-Hudson is a private not-for-profit agency founded by families in Ulster, Greene, and Putnam Counties who believed that their children with disabilities should have the same opportunities as their peers. Supporting 1,800 people from preschool through adulthood, our mission is "To empower people with intellectual and other developmental disabilities to achieve and experience the highest quality of life." We are guided by the core values of respect, integrity, compassion, and excellence.

The Arc Mid-Hudson believes each person is unique. We provide individualized services to every person, featuring a broad range of innovative and effective programs designed to foster independence, productivity, and participation in community life. With over 1,300 employees, The Arc Mid-Hudson is one of the largest employers in the area.

The ARC has contributed to the revitalization underway in Ellenville when we relocated to the Village of Ellenville, within the Downtown Historic District, renovating the 16,000+ sq ft previously abandoned building we now occupy at 198 Canal Street, and bringing new jobs to the community. <https://www.nysenate.gov/newsroom/press-releases/jen-metzger/senator-metzger-arc-mid-hudson-announce-dozens-new-jobs-coming>

<https://hudsonvalleyexpress.com/2020/11/04/three-new-businesses-bring-60-jobs-to-ellenville/>

As a provider of services, as well as the operator of a business in the Village of Ellenville, I am pleased to provide my support to this application and feel strongly that Ellenville and New Paltz are well prepared to make the most of this opportunity, which will provide them the opportunity to achieve the **goal to be two of the best places to live, work, or play in the State**. This much needed opportunity will fund projects that improve overall quality of life, increase tourism, increase economic opportunity, address infrastructure challenges, and improve deteriorating facades along the main streets in the Village.

We are happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

John T McHugh
Executive Director

John McHugh
Executive Director

The Arc Mid-Hudson
471 Albany Avenue
Kingston
New York, 12401

Tel: 845.331.4300
Fax: 845.331.4931

www.ArcMH.org
info@ArcMH.org

Mission

To empower people with intellectual and other developmental disabilities to achieve and experience the highest quality of life.



COALITION OF FORWARD-FACING ELLENVILLE

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

September 20th, 2022

Re: Letter of Support - Grant Application for Revitalization

It is with great pleasure that I submit this letter of support on behalf of the board for the Coalition of Forward-Facing Ellenville, for the Downtown Revitalization Initiative and NY Forward grant proposals being submitted by The Village of Ellenville.

COFFE is a community based non-profit organization that works with over 50 contributing COFFE members, and a 150 member-strong Arts Collective to uplift the Ellenville community and support social service partnerships, cultural arts programming, mentorships in conjunction with the Ellenville Central School, and producing real-life solutions for legacy challenges of the area.

Notably, COFFE has been the catalyst behind several community projects including:

- **LED Sidewalk Lighting** – COFFE's Village Aesthetics Committee secured private funding to erect 18 LED streetlamps throughout the downtown to promote safety and ease of use in the evening for residents and visitors.
- **Rejuvenated Clock Tower** – broken for several years, COFFE members fixed old wiring and replaced damaged clock faces, bringing life back to the downtown clock tower.
- **Artist in Residency Program** – initiated by COFFE's Arts Collective Committee, Charles Purvis, a local photographer, photographed over 200 people (and dogs!) for his program – [Portrait Ellenville](#)
- **Movies in the Mountains** – launched by a COFFE member, brings an outdoor film series to downtown Ellenville, projecting today's favorites and yesterday's classics while bringing nearly 300 residents and visitors to Ellenville in its first summer season.

As COFFE's key goal is to facilitate a new wave of energy to uplift Ellenville's unique character, we are pleased to provide our support to this application and feel strongly that Ellenville and New Paltz are well prepared to make the most of this opportunity, providing them the opportunity to become **two of the best places to live, work, or play in the State**. This much needed opportunity will fund projects that improve overall quality of life, increase tourism, increase economic opportunity, address infrastructure challenges, and improve deteriorating facades along the main streets in the Village.

Sincerely,

Johnny Frost
Secretary, COFFE
Mobile: 917-648-2118

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

September, 23 2022

Re: Letter of Support – Village of Ellenville NY Forward/Villages of Ellenville and New Paltz
Downtown Revitalization Initiative (DRI) Application

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support on behalf of The Norbury for the NY Forward grant proposal being submitted by The Village of Ellenville and the Downtown Revitalization Initiative application being submitted jointly by the villages of Ellenville and New Paltz. Empire State Development's introduction this year of these versions of the DRI shows the state's understanding of the need for funding in smaller towns and villages, and I couldn't be more pleased.

Erected in 1904 for the local Pioneer Engine Company, The Norbury has had many lives, and served a vast array of beautiful purposes for the local and regional community. At times a firehouse, dance hall, meeting place, concert venue and movie theater, The Norbury has been dedicated for many years to Ellenville and its residents. One of the most historic in the area, the building itself is a testament to change through time, with multiple layers of ornate architecture as seen by original Mission Revival design and the subsequent Art Deco brick and tile addition that housed the box office.

First and foremost, a mindful and dutiful restoration of the building's structure and style is in order after which a full revival of The Norbury will take place. The focus will be on programmed cultural events such as musical performances, shows, and other acts, as well as considerable allowance for use as a community space for meetings, markets, dances, dinners, weddings and events.

The history, location and size of The Norbury in downtown Ellenville makes it a keystone in the revival of the village. As a large community oriented indoor space, this project offers multifaceted capability to connect all the crucial parts as mentioned in the Vision. Its capacity is larger than most venues in the area, but isn't too big; just right, like Ellenville. From arts and culture for the public to private use for events, this indoor venue is the perfect space to be refreshed and utilized for the Mid-Hudson Valley's ever growing needs.

Ellenville's revitalization is at a critical juncture and the investment of state dollars is exactly what is needed to catalyze the public and private investment already underway. As an individual

operating a business that serves the Village of Ellenville and surrounding areas I am pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, increase tourism, increase economic opportunity, and address infrastructure challenges, among other projects. I am happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

Daniel Khasidy
daniel@thenorbury.com

TULLY & MAIER

CERTIFIED PUBLIC ACCOUNTANTS PC

119 SOUTH MAIN STREET
POST OFFICE BOX 248
ELLENVILLE, NEW YORK 12428-0248

E-MAIL: tullycpa@verizon.net
TELEPHONE (845) 647-7900
FAX (845) 647-9881

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

September 20, 2022

Re: Letter of Support - Grant Application for Revitalization

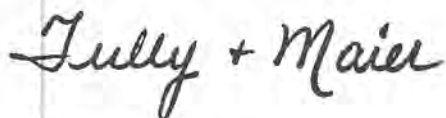
It is with great pleasure that I submit this letter of support on behalf of The Village of Ellenville for the Downtown Revitalization Initiative and NY Forward grant proposals being submitted by The Village of Ellenville.

Our firm is the successor to a business that began in 1930 and which has operated in The Village of Ellenville during that entire time. Our village has witnessed several transitions over those 90+ years but through the community's efforts has endured. The current transition is a phase wherein the revitalization is in dire need of financial support to augment those businesses who are envisioning a bright, new future with the owners willing to invest in the village, a community which will definitely improve with the benefit of this grant.

I am pleased to provide my support to this application, and feel strongly that Ellenville and New Paltz are well prepared to make the most of this opportunity, which will provide them the opportunity to achieve the **goal to be two of the best places to live, work, or play in the State**. This much needed opportunity will fund projects that improve overall quality of life, increase tourism, increase economic opportunity, address infrastructure challenges, and improve deteriorating facades along the main streets in the Village.

We are happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of Ellenville and New Paltz.

Sincerely,



Martin S. Tully, CPA
Jerry P. Maier, CPA

September 23, 2022

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support on behalf of Hudson Valley Herbals for applications being submitted by the Villages of Ellenville and New Paltz under the NY Forward and Downtown Revitalization Initiative grant programs.

Hudson Valley Herbals intends to operate a cannabis cultivation and processing facility at the 140-acre site of a former dairy and sweet corn farm at the southern end of the Town of Wawarsing. Our company plans to grow the maximum allowable square footage of cannabis authorized by the state (pending forthcoming regulations) in both greenhouses and in the fields. We plan to submit an application for a recreational adult-use cultivation and processing license to the NYS Office of Cannabis Management once applications become available.

Our campus aims to be at least 50% alternative energy-powered, utilizing robust solar and geothermal systems. Hudson Valley Herbals is dedicated to utilizing state-of-the-art sustainable cultivation practices to bring quality craft cannabis products to an emerging market throughout all of New York. I have had my eyes on the Hudson Valley for cannabis since I returned from working on medical cannabis farms in Southern Oregon. There I saw firsthand the revitalizing effect the cannabis industry can have on communities like Ellenville and Wawarsing.

Our project, which **is fully funded**, is estimated to create 100 jobs locally, and would represent an approximately \$30 million investment in the community. Hudson Valley Herbals will be sustainable and regenerative at scale, with a dynamic green campus including an orchard, vegetable/herb/flower farm, and over 60 acres of restored meadows and bird sanctuary. A full restoration and utilization of the currently unused but locally iconic large barn complex will complete the artful design of this unprecedented facility.

Grace Kennedy, one of the owners of the Kelly farm says of the project: “This farm has been a very special place for us, but we know that Moranda and Zach will be excellent stewards of the land, which has been in our family for over a hundred years. We feel confident they will take great care to maintain the integrity of the property and that their business will be a big benefit to the town. We look forward to watching their project progress from our homes across the street.”

Both Zach and I have resided in the area since 2017 and are deeply committed to growing and uplifting the community, both economically and socially. Hudson Valley Herbals plans to emphasize sustainable sun-grown cannabis with lower potency levels and balanced full-spectrum cannabinoids for a better user experience, something we feel is sorely lacking in the market.

The revitalization of these two villages is at a critical juncture and the investment of state dollars is exactly what they need to catalyze the public and private investment already underway. I am pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, expand economic opportunity, and address infrastructure challenges, among other goals. I am happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

Moranda Bromberg

Hudson Valley Herbals

A handwritten signature in black ink, appearing to read 'M. Bromberg', with a long, sweeping horizontal stroke extending to the right.

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council

August 18, 2022

Re: Letter of Support – Village of Ellenville NY Forward/Villages of Ellenville and New Paltz
Downtown Revitalization Initiative (DRI) Application

Dear Mr. Scaglione:

It is with great pleasure that I submit this letter of support for the NY Forward grant proposal being submitted by The Village of Ellenville and the Downtown Revitalization Initiative application being submitted jointly by the villages of Ellenville and New Paltz. Empire State Development's introduction this year of these versions of the DRI shows the state's understanding of the need for funding in smaller towns and villages, and I couldn't be more pleased.

We've lived in the Rondout Valley since 1980 and during this period we have observed the ongoing economic development of the Village as it has rebounded from the losses it suffered during the 60's and 70's. In 2016 we bought the "old village hall" and moved to Ellenville, creating 81 NORTH, a boutique INN. Our view was that the local economy was at a tipping point, economic development was about to blossom and The Village was a sound investment. The growth of business is apparent, investments are growing, tourism is increasing, the future looks great.

We created 81 North because there was a lack of upscale accommodations available to the public in the Village. To date \$750,000 has been invested in the 81 North Inn, which currently has 3 suites that can accommodate up to 14 guests. Of the three suites, 2 are 1 bedroom with full kitchens and a full bath and the third is a 2-bedroom suite with 2 ½ baths with a 500SF outdoor patio. The owners are in the process of adding 1 additional junior suite and 3 additional queen rooms, a Gathering Room (dining, library, living room) and a bar that will also offer small plate (Tapas) type food. The additional suites are anticipated to accommodate 13 additional guests (total 27 for all rooms), which the gathering room being able to accommodate 40 guests at once.

Ellenville's revitalization is at a critical juncture and the investment of state dollars is exactly what it needs to catalyze the public and private investment already underway. I am pleased to provide my support to these applications and feel strongly that both communities are well prepared to improve overall quality of life, increase tourism, increase economic opportunity, and address infrastructure challenges, among other projects. I am happy to support the proposed projects, which will contribute to creating a brighter future for both the Villages of New Paltz and Ellenville.

Sincerely,

Richard Travers & Sherryl Pierre

Thomas Scaglione
Regional Director
Mid-Hudson Regional Economic Development Council
Re: Letter of Support - Grant Application for Revitalization

23 September 2022

It is with great pleasure that we submit this letter of support on behalf of individuals who are invested in the revitalization of the Village of Ellenville, for the Downtown Revitalization Initiative and NY Forward grant proposals being submitted by The Village of Ellenville.

The Village of Ellenville, with a population of 4,000, is located just under 100 miles north of New York City, in the rural Town of Wawarsing (12,771), in Ulster County New York. Recently featured in the New York Times (<https://www.nytimes.com/2022/02/09/realestate/ellenville-ny.html>), the arrival of city new transplants working with longtime residents, has brought new energy into the quaint rural village. The efforts resulting from this new energy, locally referred to as “Ellenville Rising”, have generated a reawakening of arts and culture, building on the long-time success of the Shadowland Theater.

Groups like the Hunt Memorial Preservation Committee have been hard at work restoring specific buildings of historical and cultural significance over the years; and new groups are now forming that are taking on broader improvement projects. The Coalition of Forward-Facing Ellenville (COFFE) is one such new group of new and longtime residents working together to integrate art and culture into revitalizing the village and rebuilding a strong sense of community. Following the completion of the Strategic Revitalization Action Plan by Pattern for Progress in 2020, the Village, in concert with invested residents has been hard at work implementing selected projects. Examples of completed projects to date include significant restoration and renovations of the Hunt Memorial Building, The Market on Market, an outdoor farmers and artisans market running from June through September, Ellenville StrEATS on Restaurant Row (Canal Street), an outdoor shared restaurant seating area on weekend evenings, and securing a new bus route directly from Ellenville to NYC through a pilot program with commercial bus lines. Building on these successes, partners are ready to take on more elements of the strategic plan and are applying for grant funding to complete more projects.

All projects included in grant applications will align with the four goals outlined in the strategic plan:

1. Public Square
2. Change the Narrative
3. Destination - Ellenville
4. Invest in the Future
5. Nature Connections & Outdoor Environment

This letter of support, signed by individuals who live, work, or play in the Village of Ellenville, highlights the strong sense of community driving the revitalization process and projects proposed in the application. This opportunity will allow our community to implement multiple elements of the Strategic Plan and aid us in achieving our goal to be one of the best places to live, work, or play in the State. Funding would also lead to a much-needed improvement in quality of life and increase in new economic opportunities for long time and new residents.

Thank you for considering our community for this much needed opportunity.

[Responses were collected via a google form with the following disclaimer: “By typing your name below, you are signing this letter electronically. You agree that your electronic signature is the equivalent of a manual signature”.]

Timestamp	Name	Zip Code
2022/08/13 11:43:52 AM AST	Andrea Smith	12489
2022/08/13 11:45:10 AM AST	Joanne Harmon	12789
2022/08/13 11:46:24 AM AST	Melissa Bennett	12458
2022/08/13 11:48:11 AM AST	Helen Shaver	12489
2022/08/13 11:58:35 AM AST	Frank Bauer	12489
2022/08/13 11:59:22 AM AST	John Gavaris	12428
2022/08/16 6:16:13 PM AST	Martin Rabkin	12428
2022/08/16 10:53:55 PM AST	Cindy Tirado	12428
2022/08/17 9:16:21 AM AST	Karri L Scott-Difazio	12428
2022/08/17 10:50:54 AM AST	Belinda Davis	12428
2022/08/18 5:45:24 PM AST	Melissa Gorman	12428
2022/08/18 11:22:57 PM AST	Joanne Everett	12458
2022/09/01 9:37:22 AM AST	Donna Polizio	12740
2022/09/01 1:06:21 PM AST	Janet Nunez	12458
2022/09/03 7:05:15 AM AST	Jeremy Hull	12458
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2022/09/21 2:56:55 PM AST	Elena K. Holy	12428
2022/09/21 4:30:34 PM AST	Michael Forcella	12428
2022/09/21 5:24:03 PM AST	Kenneth Cohen	33467

Community Members in support of the New Paltz grant applications:

Dr. Darrell P. Wheeler, President of SUNY New Paltz	The College maintains a collaborative, mutually beneficial working relationship with the Village and Town of New Paltz. We hear often from students, alumni, faculty and staff about how our host communities shape their positive experiences at the College and locally, and view regional engagement and serving the citizenry of New York as essential to the College's mission. This service includes New Paltz and communities throughout the mid-Hudson region, as we are the area's four-year public university. Further state investment in New Paltz would scale up initiatives to enhance the community, encourage more engagement in the area and help cement the character of this special place.
Theresa Fall, Owner of Jar'd Wine Bar & Co-owner of the Parish	My businesses can't survive unless they appeal to both locals and out-of-towners and that is what I love about this grant application: it focuses on a flourishing local economy that responds to the needs and wants of both year-round residents and visitors.
Ed Carroll, former Chief Operating Officer at AMC Networks	It feels like my four years attending SUNY New Paltz in the Eighties must have left an indelible impression. More than three decades later, my wife (also a SUNY New Paltz alumni) and I have returned. We would be hard pressed to find another town with such an interesting mix of people or a more scenic setting.
Harry Lipstein, Founder, Water Street Market & Denizen Theatre	We invested in New Paltz because it is the most unique village in the State, with culture and walkability in our core and access to hundreds of acres of protected open space. New Paltz is a model eco-village. Projects in this grant application are exactly what we need to help our local economy thrive and support our cherished lifestyle.
Dan Shapley, Co-Director, Science & Patrol Program, Riverkeeper, Inc.	New Paltz should be commended for its continued emphasis on better stormwater management and commitment to updating sanitary sewer infrastructure to protect the Wallkill River.
Laura de Ney & Mustafa Bhagat, Founders of Flicker Filmworks	We are downtown small business entrepreneurs. The walkable community was key to why we located our business in New Paltz. We fully support the goals of this grant application.
Brandon Bera, 27, Instructional Support Technician, SUNY New Paltz Department of Chemistry	When I came to New Paltz as an undergrad, I had no plans to spend the next ten years of my life here. Throughout my four years of college I had many valuable experiences outside of school, met the community at large, and realized that New Paltz was a place worth staying after graduation. Nature, arts, community, higher education, proximity to bigger cities, New Paltz had everything I needed to advance my life in all directions. As an employee of the college and an active member of the local music and arts community, I see why many

	people in their 20's stay in or flock to New Paltz.
Richard Souto, Executive Director, LEAP (organization providing educational arts programs for underserved students in NYC)	My wife and I live in the Village of New Paltz and our son is at the High School. We are both from the area but had spent most of our adult lives away from "home". We were living in NYC and ultimately decided to move to New Paltz to reunite with our community. We even found an apartment for my Mom a couple blocks away so that our three generations can be together. We love living in a community with arts and culture resources, access to recreation, public transportation, and that is pedestrian friendly.
Janelle Peotter & Amanda Gotto from the NP Climate Smart Task Force	We see the focus on investing in New Paltz's downtown as a way to increase pedestrian and bicycle traffic while decreasing vehicular congestion which exacerbates GHG emissions.
Dr. Gerald Benjamin, Retired associate VP for regional engagement and director of the Benjamin Center for public policy initiatives at SUNY New Paltz	We have some extraordinary leadership in New Paltz. It's a challenging moment but the chief executives get along, they're smart, they're thoughtful, they bring rational decision making models to bear on problems. I think what our mayor in the Village has done in the worst system is extraordinary. We are lucky in that way.
Deacon Bill Mennenga	I write in support of the New Paltz Grant Application. I am enthused by all aspects of the application, but feel especially passionate about the CULTURAL & COMMUNITY RESTORATION OF THE ANN OLIVER HOUSE @ 5 Broadway. The Oliver House will fill many needs: research center for Black history & culture, museum, cultural center, and space for mental health services. It will provide opportunities for SUNYNP students through paid internships that will assist students intellectually, financially, & in skill building. It will also provide additional income streams into New Paltz. And, most significantly, it weaves the history and impact Black residents of New Paltz had on the development of New Paltz. This contributes to a strengthening of the tapestry that is New Paltz!
Tim Rogers	Use Village Hall for more community programing and make the building more energy efficient
William Murray	Worthy on so many levels answering needs of both communities.
Ela Jaynes	Main Street small bandshell gazebo /community square with benches and flat area for outdoor dancing or performing
Suzanne Biggan	Our community is a hub for the region and would benefit greatly from this grant.
Pam Krimsky	It's going to improve the community
thomas m. rocco	Is there an Ellenville project like the Oliver House that could be twinned with N.P.?
Ronald G. Knapp	Wonderful to see a joint application for two deserving communities