

2023: Village of New Paltz in collaboration with RUPCO, Inc. for Downtown Revitalization Initiative (DRI) Round 7



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Regional Economic Development Council:
Mid-Hudson

Applying for:
DRI Round 7

Municipality Name:
Village of New Paltz

Downtown Name:
Downtown New Paltz

County:
Ulster County

Applicant Contact:
Tim Rogers, Mayor of the Village of New Paltz

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1. Boundaries of the DRI

Village of New Paltz is partnering with RUPCO to develop a multi-story mixed use complex that will hold municipal offices, commercial and retail space for business, as well as affordable housing. RUPCO and New Paltz are ideal partners to fully realize the DRI program's potential. We each believe housing is a critical component of effective economic development, open space policy, and that there is a proven connection between creation of stable housing and the positive impact on jobs, education, health, the economy, public safety, and other important facets to support and promote a stable and healthy community.



The proposed complex will be situated on Plattekill Avenue, connecting the SUNY campus and the core downtown business district on Main Street. Municipal offices and commercial space will anchor the first floor, and the housing above will mix affordable and senior affordable units with market rate units. In the commercial portion of the building, we envision

a co-working space, flexible performance space for events, an outreach office for SUNY, a gallery space, music practice rooms, a shared recreation center for the school district and the university. The goal is to create more housing in an environment where both visitors and members of our community can engage with New Paltz's vibrant creative class and easily access local government services.



“Schools, government buildings, recreation centers, and other places that bring people together - are an essential part of the life of a community.” - Ulster County Land Use Referral Guide

southwest corner of the adjoining B-2 Core Business District and link the exciting developments at SUNY NP more directly to the central axis of the Village that is our downtown. Fostering connections between all community stakeholders will create networking opportunities that will result in job possibilities, and build trust between year-round residents, the dynamic student population, and transitory visitors who regularly fall in love with our unique Village and its attractions.

<p>CODE OF THE VILLAGE OF NEW PALTZ DISTRICT REGULATIONS</p> <p>212-13-F. B-2 Core Business District. [Amended 11-10-2021 by L.L. No. 5-2021]</p> <p>(1) Purpose. Mixed-use districts promote the development of a neighborhood defined by a mix of residential, retail, service, professional, civic and cultural uses and which encourages travel by walking, bicycle, and mass transit. This district aims to enhance the quality of the developed environment and promote site layout and architectural design compatible with the historic character of the community. The two primary goals for the district are:</p> <p>(a) Encourage residential housing on the upper floors of multistory, mixed-use buildings; and</p> <p>(b) To foster a positive relationship between residential, retail and service/professional uses, while encouraging public transit use and reducing automobile trips and overbuilding of parking facilities, and the creation of a streetscape, which includes pedestrian and bicycle infrastructure.</p>	<p>212-13 G. Neighborhood Business Residential Mixed-Use District (NBR). [Added 10-28-2015 by L.L. No. 10-2015[2]; amended 5-23-2016 by L.L. No. 2-2016; 12-12-2018 by L.L. No. 17-2018]</p> <p>(1) Purpose. The Neighborhood Business Residential Mixed-Use District is established to promote the development of a neighborhood defined by a mix of residential, retail, service, professional, civic and cultural uses and which encourages travel by walking, bicycle, and mass transit. The NBR District aims to enhance the quality of the developed environment and promote site layout and architectural design compatible with the historic character of the community. In particular, development within the district shall be sensitive to and compatible with: a) the neighboring National Historic Landmark (HHS-Huguenot) District, b) the locally designated Historic District zone, c) The Historic Preservation Commission's Downtown Historic District Preservation Guidelines and Recommendations, and d) the downtown New Paltz properties defined by the 2009 State and National Register District. The two primary goals for the district are 1) encourage residential housing on the upper floors of multistory, mixed-use buildings, and 2) to foster a positive relationship between residential, retail and service/professional uses, while encouraging public transit use and reducing automobile trips and overbuilding of parking facilities, and the creation of a streetscape, which includes pedestrian and bicycle infrastructure.</p>
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Municipal Campus, Plattekill Avenue: Plattekill Avenue intersects Main Street and joins North Front Street just below Elting Memorial Library, one block from the Trailways bus station that is our mass transit hub. North Front intersects North Chestnut Street just above the Historic District, and North Chestnut meets Main Street at the westernmost traffic light on Route 299 before the Wallkill River. The triangle formed here in the B-2 district abuts the gateway district, and the

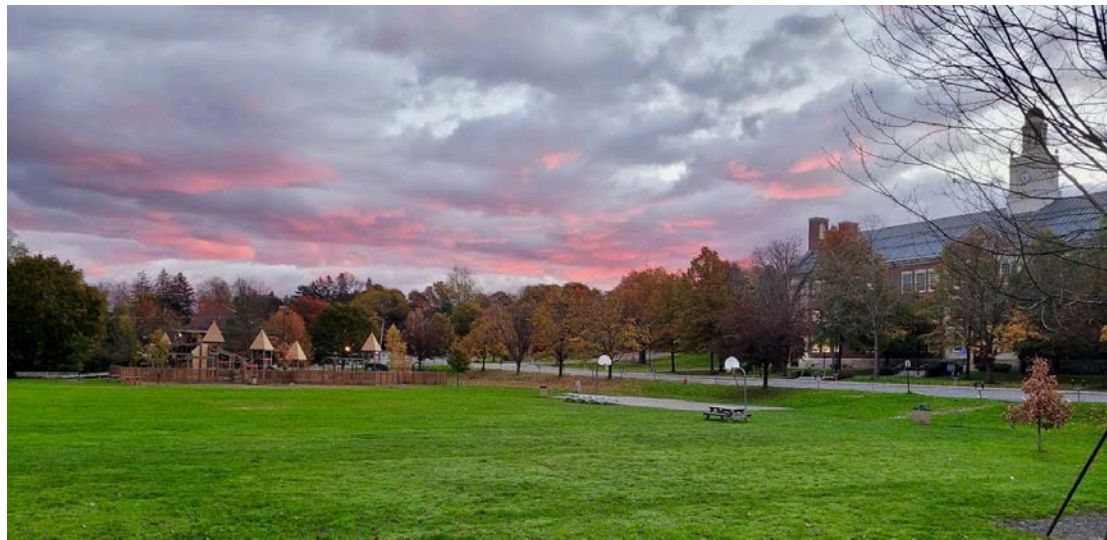
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southernmost point of the NBR, and features core downtown businesses. By investing in a new fire station on Henry W. DuBois Drive, space was created in the municipal building adjacent to the SUNY campus and Hasbrouck Park, which has generated an opportunity to integrate neighborhood civic uses into our soon-to-be former fire station at 25 Plattekill Avenue, and with a goal to offer public benefits and foster job generation in the community.

– **Neighborhood-Business-Residential District, aka The NBR:** The section of NYS Route 32 North from was rezoned within the last few years, and the first mixed-use building proposed for the zone, a net-zero development, opened this past spring. As our new Village code states “this mixed-use district was established to promote the development of a neighborhood defined by a mix of residential, retail, service, professional, civic and cultural uses and which encourages travel by walking, bicycle, and mass transit.” We aim to create density in the NBR, because we agree with the Ulster County’s stated vision that “building complete communities is essential for reducing dependence on automobiles, for advancing equity, and for fostering special interaction.”

New Paltz is in an optimal position to balance our strengths and our needs to implement change. We have applied to the DRI annually since 2016, and learned from past DRI awardees in our region, as well as other villages and cities across New York State that our dynamic village embodies the State’s core strengths: education, local business, and tourism; and this application presents a unique opportunity for the MH-REDC to have a transformative impact on our expanding, diverse, multifaceted community.

The Mid-Hudson region will benefit enormously by leveraging New Paltz’s distinctive character, one that attracts students, families, and tourists alike, and our ability to generate sales tax for New York State and Ulster County as a host community. New Paltz is already on the brink of revitalization and investment, and needs this financial “lift” to maximize connectivity within our growing, changing village.



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What makes New Paltz special is our extraordinarily well-positioned geographic location at the foot of a geologically unique ridgeline, halfway between one of the world's best cities and her state's capitol, with a state university anchored at the south end, and a state road leading north to the county seat in Kingston, twenty-five minutes away by motor vehicle. The Empire State Trail and the River to Ridge Trail meet in downtown New Paltz, where they intersect and connect with our own beloved Walkkill Valley Rail Trail, making a long distance web of access for pedestrians and cyclists unsurpassed anywhere else in the state, if not in the country. The landscape, the university, and our walkable, bikeable downtown draw people of all budgets and walks of life.

This transformative application for funding will allow the Village of New Paltz to realize its full potential as a community where people can live, work, shop, study, and recreate within walking distances. We feel deeply we have crafted a proposal that will drive sales and income tax revenues, and promote job growth as well as, if not better than, any other village or city in the Mid-Hudson region being considered for an award.



The University 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 University and locally, and view regional engagement and serving the citizenry of New York as essential to the University'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.

**– Dr. Darrell P. Wheeler, President of SUNY
New Paltz**

2. Vision Statement

New Paltz has reached an exciting crossroad. For decades, we have been characterized as a fairly typical, upstate New York “college town.” However, we know there is increased interest in our community from people moving here for second homes, the number of weekend visitors from NYC, because of the unique qualities of our central pedestrian-friendly downtown, located on the edge of a wonderfully scenic and fertile valley which has attracted attention for centuries. The tailwind created by COVID has generated even more interest in our region, and in New Paltz in particular, because of our diverse amenities, at the forefront of which is the active trail systems and nature preserves at the western and northern ends of the village.

The Walkkill Valley Rail Trail roughly follows the path of the Walkkill River in the village, crossing under Main Street at the Carmine Liberta Bridge, where the Open Space Institute’s River to Ridge Trail crosses over it, then the river passes a large microbrewery, with a patio that faces the Shawangunks, at the end of Huguenot Street. From there the river skirts the historic district to the west, passing the community-supported Gardens for Nutrition, then curling past the Nyquist-Harcourt Wildlife Sanctuary; a free trail year round, where up to an estimated 153 bird species have been observed. There is access to the Sanctuary from the Gardens of Nutrition, and also on foot from Huguenot Street, near the intersection of Mulberry Street. The WV Rail Trail is path that runs parallel to, and provides access to, our core downtown business and gateway districts, and the developing NBR zone. Completing the Rail Trail connection, at 85 North Chestnut and Mulberry Street in the NBR, to the nine-mile section of the Empire State that runs from the



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Walkway Over the Hudson to New Paltz, will link three trail systems, and further create complete streets for residents and visitors to our Neighborhood Business Residential district.



Appreciation of our uniquely beautiful outdoor recreation assets is not new; but the magnitude of that attention is one of increased and exceptional proportions. Historically, New Paltz has seen an increase in visitors during the peak fall weekends, for pumpkins and apple cider donuts. But we have seen a noted increase in short-term visitors, new full-time residents, and people who now want to call New Paltz their second home. It is special to live in a place where so many want to visit, and our primary goal is to balance the demands of the Village of New Paltz as a destination while maintaining quality of life and governmental responsiveness for all residents.

The Empire State Trail Bike Path at Henry W. Dubois will soon cross North Chestnut Street to meet the Rail Trail at 85 North Chestnut; the site of a

planned, multi-story, mixed-use building, across Mulberry Street from the award-winning Zero Place building. The development of the NBR zoning district on North Chestnut Street will protect our linked green areas, encourage pedestrian bike and foot traffic, and create housing and job opportunities in the zone. North Chestnut Street is our local name for State Route 32, and we would like to see it develop in ways that compliment and emphasize the natural and timeless beauty of our county, rather than a light industrial corridor, which has been the identity of this stretch of road for many years.

We are facing a new paradigm and potential opportunity in this new economic landscape where employers must be mindful of the need to offer employees the flexibility to work both remotely and onsite. Expansion will allow even more residents to live where they work. Offices located in high-quality-of-life environments like the Village of New Paltz, with its adjoining bike paths and parks, village-life local amenities from independent coffee shops to bike stores and organic groceries, are now a premium for a workforce that will increasingly be a hybrid of home and group office bases. New Paltz has all of these attributes to accommodate the influx of companies looking to move away from anonymous, remote office parks accessible only by car, and with none of the desirable assets we have here in the Village of New Paltz.

Unlike cities, villages receive almost none of the sales tax revenue generated in the enterprising, local economy. This leaves us with a limited budget to put toward fulfilling our role as host to accommodate visitors, while simultaneously keeping New Paltz affordable for residents of all ages and varied lifestyles. Creating more density promises additional affordable units in the housing inventory, new opportunities for commercial business, and more streets designed for people. Our history of recent infrastructure grant awards demonstrate that we are committed to mindful planning and careful management. Without it we could forfeit an opportunity to both preserve and grow our unique community.

Our goal is to energize New Paltz's position as one of New York State's most dynamic villages by using prudent and impactful investment in our downtown core. The Village of New Paltz is poised to become the Mid-Hudson REDC's next DRI recipient. Compared to cities, villages are asked to do a great deal with less financial support. This is especially true in New Paltz, as we are a destination for a multitude of reasons, bearing significant hosting responsibilities.

We enjoy being a "college town," and an attraction for visitors from across the region, particularly the greater New York metropolitan area, as both factors contribute significantly to New York State and Ulster County sales tax. But we need support fulfilling our position as host while making sure New Paltz remains livable for our community's families, seniors, students, and young professionals.

New Paltz is already known for being an amazing place to live, work, and play. Throughout New Paltz's rich history we have been ahead of the curve, as innovative pioneers culturally, educationally, politically, socially, and more recently, technologically. **We want 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.** We have protected and enhanced open spaces. We seek a desirable quality of life for residents, with access to affordable housing, and a local job market offering wide-ranging livelihoods that align and benefit from our "college town" setting. Our goal is for New Paltz to maximize its potential while remaining a cherished, beloved, and attractive destination for our residents and our visitors.

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.

– Theresa Fall, Owner of Jar'd Wine Bar & Co-owner of Parish Restaurant

Goals of the Comprehensive Master Plan for the Village of New Paltz

Goal 1

Accommodate a growing residential population with unique needs while preserving the quality of existing neighborhoods and their natural environment.

Goal 2

Protect and enhance the drawing power of the Village's commercial and historic areas.

Goal 3

Ease traffic congestion within the Village, which impedes its successful functioning, without spoiling physical and visual amenities.

Goal 4

Protect the Village's important historic sites, structures, and features and promote tourism development that is based upon its nationally recognized importance.

Goal 5

Protect the natural environment by linking zoning regulations to site capability.

Goal 6

Protect visually attractive land and strengthen scenic views.

Goal 7

Provide a broad range of housing options for present and future Village residents including families with children, students and young people, the elderly, and persons who earn less than the median income.

Goal 8

Provide Municipal facilities and services that will meet residents' basic needs and improve opportunities for community activities.

Goal 9

Make the downtown core a dominant feature of the region by enhancing it as the center for commercial, governmental, and cultural activities.

3. Past Investment and Future Potential

Trails and Outdoor Recreation

New offerings like the Empire State Trail, River-to-Ridge Trail, and the Town and Village of New Paltz co-owned Mill Brook Preserve; combined with investments in our community's existing world-class assets like Minnewaska State Park, the Mohonk Preserve, the Mohonk Mountain House, Historic Huguenot Street, and the Wallkill Valley Rail Trail all make New Paltz a powerful magnet.

New Paltz has been important to BCF for many years. We have made significant investments through the Open Space Institute to improve outdoor recreation access in the Shawangunks precisely because of what is detailed in the Village application. We can think of no town, village, or city more ready and deserving of a grant award.

– Carl Carlson, Former Chief Operating Officer, Butler Conservation Fund

Zero Place

The NBR's first multi-story, mixed-use building, Zero Place is an award-winning, high-performance building that was LEED certified Platinum April 2022 upon its opening. It is located adjacent to the NYS Empire Trail and Wallkill Valley Rail Trail. With 8,400 square feet of retail space, 46 apartments, and 5 of those apartments, affordable units, subject to the Village's Affordable Housing law, its developers have set a high bar.

Stewart's Shops

Across the street from Zero Place, the new Stewart's Shop was designed for a walkable neighborhood. It is about 4,000 square feet, and opened June 2021. The shop has 1.5 stories to enhance the building's visual appeal, so it



conforms with the aesthetic guidelines of our Neighborhood Business Residential (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

Ed Carroll and Gina O'Brien opened a new restaurant called The Lemon Squeeze in 2022. They have completely overhauled a former Main Street college bar to become a casual dining restaurant and piano bar. The couple returned to New Paltz to live and fulfill their vision of opening a spot that would be a destination for both visitors and locals. They hope their new endeavor provides an environment to create new downtown New Paltz memories.

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.
– Ed Carroll, former Chief Operating Officer at AMC Networks



Denizen Theatre

Approximately \$750,000 has been invested in the New Paltz's downtown black box which opened in 2018. The Denizen is a non-profit theater, located at Water Street Market with seating for 70 that allows audiences to experience compelling, actor-driven, live theater experience. It aims to make theater accessible to everyone with affordable ticket prices. The new theater has created a wide array of new jobs: sound and lighting staff, scenery and set designers and builders, costume design, stage management, direction, actors, support staff, and interns from both the university and high school.

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.

– Harry Lipstein, Founder, Water Street Market & Denizen Theatre

Green Fire Station

Public investment of approximately \$5 million, from the Governor's Office of Storm Recovery (GOSR), was used to fund our energy efficient, 16,000 square foot fire station, which will open this fall. Additionally, former NYS Senator John Bonacic, via the State and Municipal Facilities Program (SAM), made sure we received a \$150,000 grant for some of the building's mechanicals. The station cost over \$8 million and includes five double bays. We bonded, and local taxpayers funded the \$3 million difference not covered by GOSR and SAM. Additionally, NYSERDA paid for 100% of the cost for a Primary Energy Consultant to review the fire station's plans and design, to help us improve the building's efficiency. We had to be relentless in the design and planning process, insisting that the building be energy efficient, and emit little or no greenhouse gas.

Specific plans to build this firehouse have been in the works since 2015, but the fire department has needed to build a new firehouse for +30 years.

– Chief Cory Wirthmann, New Paltz Fire Department

The new fire station opened up significant opportunities we can leverage to use space at the soon to be former fire station at 25 Plattekill Avenue. Possibilities include job generation, community programming, childcare, and any other community oriented services the space or property may be able to provide.





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. Enormous care is required because our K-12 school district, SUNY New Paltz, local businesses, and thousands of Town and Village of New Paltz residents all depend on reliable and safe municipal water.

– **Master water meters were installed at SUNY NP in 2019.** In 2015, we began examining our community's water consumption to assess where we may have been wasting water, as well as the accuracy of meters. At the time, the SUNY New Paltz campus represented only 21% of our system's metered water consumption. We improved the reporting process with a committed team of SUNY staff, and by 2017, SUNY New Paltz's share of our metered water consumption increased to 27% with the improved accuracy. Then, more importantly, we convinced

the NYC DEP and SUNY New Paltz, who both generously agreed, to co-fund the \$470,000 project to convert to using only nine master meters installed at the university's property boundaries. Accurate billing is imperative so New Paltz rate paying residents and businesses do not absorb more than their fair share.

– **New locally sited groundwater wells, so we can buy less expensive water from the DEP.** Over the last 21 years through FY 2024, the cost of raw water (pre-treated) that we purchase from the NYC DEP has risen in price by 358% or 7.5% annualized. Fortunately, with help from the Mohonk Preserve and significant financial assistance from the NYC DEP we have been working to site permanent groundwater wells in New Paltz. Six wells were drilled and tested; four are next to our water plant on Mountain Rest Road, and two wells are next to Moriello Pool Park. Sourcing more water locally will save our community money to help fund repairs in our conveyance system and to pay for our new \$5.5 million water filtration plant on Mountain Rest Road. More local water saves money and gives the community more control over sources. This supports and protects existing and future development.

Sewer Plant Capacity

For the last several years the Village of New Paltz has repaired many sections of our sanitary sewer system using Department of Housing and Urban Development (HUD) funds via the Community Development Block Grant (CDBG) Program. We have been addressing inflow and infiltration (I&I) problems caused by old failing sewer infrastructure that dates back to the late 1800s. Sections in the Village's system have had raw sewage flow from maintenance-hole covers during heavy rains. Grant funds have helped the Village make repairs without raising sewer rates.



We have invested millions of dollars in solutions to fix our inflow and infiltration (I&I) problems. When too much stormwater enters and stresses our system, I&I makes our Wastewater Treatment Plant work harder, wasting electricity, and increasing wear on our plant's multi-million dollar mechanicals. Our plant's daily average was 912,113 gallons per year-to-date through September 27, 2023. However, when it rains heavily, an increasing occurrence, the plant can be called upon to treat +3.5x that volume in a single day, compared to the recent 912,113 gallon daily average. Rainfall is predicted to increase due to climate change, and we have seen an increase in recent years. This issue will most likely worsen over time, and measures to mitigate it need to be taken quickly.

In addition to health and safety concerns, sewer plant capacity is also carefully monitored for long-term planning, because various developers with projects at different stages are before the Village's busy volunteer planning board, and others have expressed serious interest in building in New Paltz.

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.

– Dan Shapley, Co-Director, Science & Patrol Program, Riverkeeper, Inc.

We have stated many times over the years that fixing I&I is the most effective way to manage and protect our conveyance system and treatment plant's 1.5 million gallon per day permitted capacity. Building a new plant or expanding ours would cost many tens of millions of dollars.

Several year's worth of Village capital projects should be credited for reducing the impact of I&I on our plant's mechanicals. We believe our continued investments in replacing old sewer infrastructure to fix I&I is helping protect sewer capacity at our plant. An efficiently run municipal sewer system protects our community's health, local economy, and ensures that effluent discharged into our Wallkill River has been safely disinfected.

Private & Public Investments

The examples cited above illustrate a healthy mix of private and public investments creating an environment ripe for new projects to ensure continued momentum to support New Paltz's cross section of locals and visitors.

4. Recent and Impending Job Growth

The broader New Paltz community is well positioned to parlay investments in the SUNY system from the NYS government. For example, SUNY New Paltz's multi-decade engineering history is particularly fascinating. SUNY New Paltz's School of Engineering and Science was seeded during the early 1980's, and more recently (former) SUNY New Paltz President Don Christian took the engineering program to the next level with the opening of the Engineering Innovation Hub in 2019. New SUNY New Paltz President, Dr. Darryl Wheeler, recently announced that SUNY New Paltz has been granted the "university" designation from the New York State Education Department (NYSED) Board of Regents.

Job growth in New Paltz is often related to the SUNY New Paltz in many regards. It is sometimes challenging because much of the growth over the years has been in the service and hospitality sectors. COVID has taught us how fragile these sectors can potentially be. In addition to affordable, dynamic undergraduate education, the university offers more than 50 exceptional graduate programs in business, education, computer science, engineering, fine arts, music therapy, and the liberal arts, advanced degrees that prepare students for smooth entry into professional life. Local firm SAMsix provides an example of what is possible when we combine the strength of SUNY New Paltz with our unique quality of life.

SAMsix's launch and growth in New Paltz

Software engineering firm SAMsix was founded in 2000. With a handful of satellite locations across the country, founder Steve McMaster was eager to expand and consolidate his business, and in 2014, he found an ideal community for it in downtown New Paltz. McMaster has explained that he would have never chosen to relocate and grow SAMsix's business here without SUNY New Paltz, and the offerings of this community.

SAMsix grew to approximately 35 full- and part- time individuals, after having started with three employees on New Paltz's North Front Street in 2014. ARCOS acquired SAMsix in August 2016. SAMsix grew to become 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. SAMsix has provided internships for many SUNY New Paltz students, and several of its staff graduated from SUNY New Paltz. Remarkably, McMaster never had a formal relationship to provide internships or employment opportunities with SUNY New Paltz. McMaster is well positioned to parlay his track record in New Paltz for expansion.

We want to more deliberately foster opportunities for internships at SAMsix via relationships with Family of Woodstock/ New Paltz and the New Paltz Youth Program, as well as SUNY New Paltz's School of Engineering for internships and full-time employment. Then by highlighting engineering, STEM, or STEAM, this could be a model to replicate by more businesses and startups.

Growth at SUNY New Paltz

There were 357 undergraduate students majoring in engineering in the fall 2020 semester, more than double the 194 who attended in the fall of 2013. Former Dean of the School of Science & Engineering, Dan Freedman, is particularly proud of the growth across the sciences at New Paltz, particularly, in fields related to environmental contamination or testing, via programs in geology, chemistry, and environmental geochemical.

Recently inaugurated President Darrell Wheeler is poised to continue to lead SUNY New Paltz

In September 2014, President Don Christian's administration sought and was awarded \$10 million to build the Engineering Innovation Hub at SUNY New Paltz as part of the NYSUNY 2020 Challenge Grant Program. Construction of the two-story 19,500 square foot engineering building was completed in September 2019, and is expected to "generate \$75 million 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.” The Division of Engineering Programs offers programs in Electrical, Computer and Mechanical Engineering as well as a Master of Science in Electrical Engineering.

Opportunities for job creation leveraging SUNY New Paltz programming

Three primary reasons highlight New Paltz as an attractive opportunity for businesses: 1) SUNY New Paltz, 2) quality of life and proximity to outdoor recreation, and 3) access to NYC. Established businesses or startups can source internships from SUNY New Paltz students, and more easily hire recent graduates seeking full-time employment.



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.

– Laura deNey & Mustafa Bhagat, Founders of Flicker Filmworks

Background growth

Downtown New Paltz is attracting employers locally and nationally. In addition to SAMsix’s creation of new jobs and hiring of SUNY NP graduates, 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.

SUNY New Paltz & tech growth

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 university established the first-“MakerBot Innovation Center” in the nation. 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. A DRI award will continue to propel the growth we have witnessed by establishing new spaces for more public-private innovation and job creation.

5. Quality of Life



New Paltz's vibrant downtown corridor supports and promotes outdoor recreation, SUNY New Paltz, and local commerce. According to census data, in 2022 the total population of the Village is growing. From 2010 to 2020, the population increased a total of .7% over the ten year period. In 2022, total population was 8,323, an increase of 12%, about 1,000 new residents since 2020. Seventy-two percent are white, 7% are black, 13% are Hispanic, and 4% identify with two or more races.

The median household income is \$51,912.

- Three in ten housing units are owner-occupied with a median value of \$297,100.
- 99% of the population has a high school degree or higher, and 70% a bachelor's degree or higher.
- About one in ten residents under 65 has a disability.
- 3% of the population is without health insurance
- This data represents approximately 1.7 square miles.

In 2022, there were 2,114 households in the Village of New Paltz, with an average of 2.13 persons per household and two-thirds of those people lived in the same house for more than a year. 15% of households reported speaking a language other than English at home.

The mean travel time to work for those over age 16 was 22.0 minutes, or approximately 15 miles, which suggests that these residents work in or near Kingston, Poughkeepsie, Newburgh, or Ellenville. The residents who commute to work spend about half a work day in a car every week, unpaid; and those who haven't converted to electricity are burning five gallons of fuel a week to do it. That accounts for at least an hour of work, too. These employees are giving more than half a day week of their lives away just to do their jobs. More employment within the community is needed to increase quality of life for residents, to save money and time, and to lower carbon emissions.

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 university 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 university 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.

– Brandon Bera, Instructional Support Technician, SUNY New Paltz Department of Chemistry

For thirty weeks out of the year, the student population adds over 6,000 additional bodies to the community. Some live on campus and some in the Village (those often year-round), while others commute. For most of the remaining twenty-two weeks, we are well-stocked with tourists.

Within 1.7 square miles, the Village, with a population of approximately 8,300 residents, generated \$44,770,000 in retail sales in 2017.

Many want to be here, because our Village sits at the intersection of nature, education, and cultures.

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.

– Richard Souto, Executive Director, LEAP (organization providing educational arts programs for underserved students in NYC)

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Recently the Village Board of Trustees simplified our commercial zoning districts, after several months of public hearing. We updated 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.

Our downtown is a dominant regional feature where commercial, educational, governmental, and cultural activities all meet, and we believe our community's sensibility dovetails perfectly with an effective DRI program. An award would help us offer human services and aid harm reduction in our community, transition students into the local workforce, and advance community resilience and sustainability, as articulated in the Mid-Hudson Regional Sustainability Plan, supported by NYSERDA's Cleaner Greener Communities Program.

Our community places a premium on supporting greener building design, so that we may more effectively address the challenges of the changing climate. We are incredibly proud of our new state-of-the-art, 5-door double bay, energy efficient, fire station. Another tangible example includes the ongoing discussion between Town and Village Building Department officials about whether to adopt the latest NY Stretch Energy Code. We have received significant encouragement and guidance from our good friend and former State Senator Jen Metzger to consider adoption of the Code. The Village is a certified Bronze Climate Smart Community, and we plan to achieve Silver status in the coming year. Our volunteer-led Climate Smart Task Force regularly hosts meetings, a book club, and community outreach events.

Our downtown businesses have a long history of supporting the community with their own money and actions, from organizing meals during the construction of the new playground at Hasbrouck Park, to supporting charity events like the annual Thanksgiving Day Turkey trot, 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. Dating back to 1955, The New Paltz Regatta launches from Sojourner Truth Park, just off the WV Rail Trail at Plains Road. Community boat building teams parade down Main Street with their custom, artistic rigs, then attempt to keep them afloat on the Wallkill. The event draws families, students, and tourists (on foot!) each year. Community groups set up information tables alongside the festivities, and everyone cheers for everybody, whoever wins the race.

The quality of life in New Paltz is high thanks to the extraordinarily giving, engaged character of its residents, students, and business owners. We know that tourists see this shine in our locals, and keep coming back to visit.

6. Supportive Local Policies

Legislation, policy, and projects in New Paltz have consistently followed themes that highlight our community's values and sensibilities about climate, equity, and justice.

Housing

As a SUNY host community, it is not surprising that seven-in-ten Village residents are tenants, and as such there is considerable focus on keeping homes safe, as well as efforts to keep housing costs low given the pressures on the local housing market. Village law requires rental registration that triggers annual safety and fire inspections. The Village has a strong record of exploring ways to improve tenant protections. The Village of New Paltz Landlord-Tenant Relations Council meets bimonthly. The Council consists of seven members, who are appointed by the Mayor, and subject to the approval of the Board of Trustees, for two year terms.

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

Accessory dwelling units have been permitted in all residential districts since 2021, in an effort to create more housing opportunities.

Land Use and Zoning

The Village has rezoned Main Street, North and South Chestnut Streets over the past several years 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 or bicycle, while encouraging the use of public transit, thereby 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, which includes 10% affordable units, opened in 2022.

New Paltz Town and Village have considerable capacity when it comes to land use decision making. Each municipality has a planning board, a historic preservation commission, and an environmental board, and the Village also has a shade tree commission. We also have several joint committees: bicycle-pedestrian, transportation implementation, public access television, and community improvement.

These all-volunteer bodies are equipped to help support and guide the type of growth our community favors and needs.

Multi-modal transportation

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.

A county-led replacement of the Carmine Liberta Bridge over the Walkill River — that also included a new overlook — improved the connection between Main Street and the Shawangunk Ridge's adjacent open space and outdoor recreation environments.

Recreation

The River to Ridge Trail connects the Village core to the beautiful Shawangunk Ridge. The Village leased 15 acres to Open Space Institute, at no cost, for parking, the trail's trailhead, and the first mile.

The 750-mile Empire State Trail winds its way down New Paltz's Main Street for pedestrians and Henry W. DuBois Drive for cyclists. Additionally, the Town and Village are working together to improve the pedestrian and bicycle lane on Henry W. DuBois Drive. The Town Board is Lead Agency for SEQRA and the project is receiving funding via the NYS Department of Transportation (P.I.N. 8762.48).

The Village upgraded the very popular Hasbrouck Park playground in 2019, which cost nearly \$250,000, and was community built with the help of approximately 800 individuals. The playground is a central meeting place and resource for parents from across the region.

Public safety and emergency preparedness

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.

University collaboration

With sustaining and improving our vibrant downtown in mind, the Town and Village actively collaborate with our anchor institution, SUNY New Paltz. A Town-Gown Committee meets monthly with representatives of the university, the school district, the local governments, a representative from the business community, and emergency services.

7. Public Support

New Paltz's community leaders and stakeholders who may serve on our local planning committee should the community receive an award include:

- Village Mayor Tim Rogers & Deputy Mayor Alexandria Wojcik, Trustee Michele Zipp, Trustee Stana Weisburd, and Trustee William Wheeler Murray
- Town Supervisor Neil Bettez, Council Member Alex Baer, Council Member Esi Lewis, Council Member Julie Seyfert-Lillis
- Dr. Darrell P. Wheeler, President of SUNY New Paltz
- Steve McMaster, SAMsix LLC
- Radi & Mohammed Serdah, NP Bus Station, NP Auto, and Serdah Consultants
- Esi Lewis, Director of the Dr. Margaret Wade-Lewis Black History Cultural Center
- Dr. KT Tobin, Director of The Benjamin Center SUNY New Paltz

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- Shelly Wright, Chief of Staff / VP for Communication at SUNY New Paltz
- Jim Tinger, Director of New Paltz Youth Program
- Marianne Murray, Founder & Board of Directors member at Carve for a Cause
- Melanie Cronin, owner of CroninArts and New Paltz's Town-Gown Business Representative

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

We anticipate wholehearted and enthusiastic support from our community, since the projects in this proposal work toward improvements taxpayers and businesses have been discussing that they need for many years. As we identified possible projects, we wanted to ensure each will be championed and valued by as many residents and stakeholders as possible. This type of broad support should help streamline the review and construction processes. This truly matters when one considers what "shovel ready" really means for municipal projects.

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 our Town and Village Boards have emphasized.

Constituent feedback was sought as we developed this application at public board meetings. Moreover, the Village Board passed a resolution supporting this latest 2023 DRI application. Numerous regional groups who have worked closely with New Paltz on various initiatives during the last several years have also been openly appreciative and supportive of our Town and Village administrations. 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 Jen Metzger and State Senator Michelle Hinchey.

8. Transformative Project Opportunities

The Village of New Paltz has many exciting transformative projects that have recently set the stage for future growth (some completed and others still underway). These include the following:

Location/Name/Short Description	Sponsors	Timeline	Cost
PUBLIC & PRIVATE: Connect the Wallkill Valley Rail Trail to Empire State Trail via Serdah property/Complete Streets	Hudson River Valley Greenway	2021 -2023	\$135,000
PUBLIC: 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 St and HWD are both part of the Empire Trail	NYS DOT/ Town and Village	2023	+\$1m grant plus local match
PUBLIC: Wallkill Valley Rail 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 NP's 4 local reservoirs	NYC DEP/ Village	Ongoing	\$3m grant plus local match
PUBLIC: (phase 1) Water Main Replacement project 1) N. Chestnut, 2) N. Manheim (this section was removed bc of inflation), 3) Prospect, 4) Huguenot, 5) S. Chestnut, and 6) wooded area near Canaan Road that's parallel to Mountain Rest Road	NYS EFC / Village	Awarded and Ongoing	\$3m grant plus local match of \$2m to \$3m. total budget +\$5.1m
PUBLIC: (phase 2) Water Main Replacement project 1) PRV near aqueduct pump station, 2) Ridge Road and Lincoln Place, 3) Southside Avenue from Pencil Hill Road to Route 208, 4) Wurts Avenue and Portion of Mohonk Avenue, 5) Loop to connect Huguenot Street-Old Kingston Road water mains	NYS EFC / Village	Applied Sep. 2022	\$2,841,300
PUBLIC: Water loop between Huguenot St & N. Chestnut	Congressperson's office (former Delgado/ Ryan)	Applied 2022	\$625,600 (estimate from June 2021)

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PUBLIC: Updated Sewer Pump Station on N. Chestnut	Congressperson's office (former Delgado/ Ryan)	Applied 2022	\$357,000 (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)	\$965,750 (includes \$47,000 in local match)
PUBLIC: NYS EFC Sewer Overflow and Stormwater Reuse Municipal Grants Program. 1) Route 32 Sanitary Pump Station and Generator, 2) Sewer Replacement-Church Street, 3) Sewer Master Meters at SUNY NP	NYS EFC	Submitted letter of intent Aug 2022	\$1,538,000
PUBLIC: Update sewer mains for seven Village streets: 1) North Manheim (from John Street to HWD), 2) North Oakwood Terrace (from John Street to HWD), 3) Grove Street (from John Street to Prospect), 4) Prospect (slip lined a portion from Slate to HWD), 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	\$50,000 grant plus \$35,000 local match
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	KES Chestnut LLC	TBD	TBD
PRIVATE: Vanderlyn Ave - The Pit - Mixed Use Development/proposed site of hotel, offices, retail, apartments, parking	Lalo Group	TBD	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	TBD

Should New Paltz be granted an award, per program guidelines, a local planning committee would be formed, and the community would be engaged to refine details about how to effectively fund a complement of projects. We anticipate that public and private investment will be leveraged to bring the following priorities to fruition:

1) Multifaceted Community Hub

By partnering with RUPCO, Inc, New Paltz will finally be able to reach its goal of parlaying the relocation of our fire station from the municipally-owned property at 25 Plattekill Avenue. The area enveloped by SUNY New Paltz, Hasbrouck Park, the “Pit” property, and Village offices at 25 Plattekill is a high-traffic area we should be using more impactfully to serve our community. Its much needed reimagination should be the driver for our Village. Siting housing and programing for young people and families here offers a chance to connect more people, as well as the operations of local government, with enormous potential to act as support for residents, children, and youth in need of positive, productive influences and resources. Improvements to this property will include energy efficiency, new construction mindful of NYS's decarbonization goals to address climate change. Indoor and outdoor recreation facilities will be constructed that include basketball and pickleball courts at Elting Avenue, and a skate park for Hasbrouck Park. Potential partners include Family of Woodstock/New Paltz, New Paltz Rotary, local churches, and the New Paltz Youth Program. Portions of the space could be used specifically by software engineer SAMsix and Steve McMaster with SUNY New Paltz to provide internships or employment opportunities. McMaster is well positioned to parlay his track record in New Paltz by partnering with the university and local community.



2) Ann Oliver House Restoration

The house at 5 Broadhead Ave bridges Historic Huguenot Street with the developing NBR zone. Completing its restoration and leveraging the State and Municipal grant assistance that has been secured by Senator Hinchey is an important next step. The property will be owned and managed by 501(c)(3) nonprofit Dr. Margaret Wade-Lewis Black History Cultural Center.



The MWL Center will offer new insight into local history, hold cultural resources for and about the Black community of New Paltz, and help reshape community identity.

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 and Community Restoration of the Ann Oliver House at 5 Broadhead. 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 SUNY NP 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!

– Deacon Bill Mennega, Redeemer Lutheran Church

3) Early Childhood Education & Daycare Center

There is a critical lack of childcare in 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. 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. There is an opportunity to site new childcare services at the Village Hall property. A central location would not only provide convenient and accessible daycare, it would be ideally located for building relationships with SUNY New Paltz’s upcoming educators.

4) Local Business Expansion

DENIZEN Theatre plans to diversify its use as a community theater to include showing films. Since 2017, over \$750,000 has been invested in The DENIZEN, a non-profit black box theater located at Water Street Market with seating for 70 that allows audiences to experience compelling, actor-driven, live theater experience at affordable ticket prices. The theater has created a wide array of new jobs: sound and lighting staff, scenery and set designers and builders, costume design, stage management, direction, actors, support staff, and interns. Building on its initial successes, The DENIZEN is now committed to expanding and enhancing its offerings by making cinema available and accessible with affordable ticket prices. The DENIZEN will shine a light on independent films and filmmakers that might go otherwise unheard, as well revive classic movie gems for patrons to celebrate film's history. Located in the heart of the region, The DENIZEN aspires to stand as an incubator for local filmmakers to share their work, find collaborators, and all in all enrich the cinematic community of the Hudson Valley. The DENIZEN has the unique opportunity to serve film students, both from our local high schools and SUNY New Paltz's film programs. Plans are underway to find funding for a DCP cinema projector, the standard for modern theater venues, and as a necessary step to evolve the space into a substantial film entity. With capital investments like this, New Paltz could become a checkpoint for the ever growing migration of filmmakers to our region.

5) Recreational Trail Connection

Complete the connection from the NYS Empire State Trail on HW DuBois via easement on Serdah's property to the Wallkill Valley Rail Trail. This is important as it physically links the Wallkill Valley Rail Trail, River to Ridge, and Empire State Trail with the Village of New Paltz downtown as its symbolic center.

9. Administrative Capacity

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 our new state-of-the-art energy efficient fire station. Other complicated

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grant administration that our staff has 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.

Additionally, our local governments and SUNY New Paltz staff are well-equipped to coordinate on multiple complementary projects. Cooperation among these groups is long-standing. Considering the highly-trained, experienced, and diverse workforces available within our partnering groups, there is great capacity to realize projects. Organizational and elected leaders are fully knowledgeable about New Paltz and its regional position. We understand the importance that natural and cultural heritage and equity plays in our economic base.

Finally, staff and elected leaders are motivated to provide better and more efficient services, so costs are managed and benefits realized, without fiscal stress transferring to residents and businesses. Our proven track record demonstrates our ability to oversee contracts using our existing staff and resources.

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.

– Dr. Gerald Benjamin, Retired associate VP for regional engagement and director of the Benjamin Center for public policy initiatives at SUNY NP

Letters of Support

Community comments and joint letter of support for the upcoming submission of the Downtown Revitalization Initiative grant. If awarded, the grants will fund projects such as:

- Small grants for local businesses to improve their exterior façade
- Improving outdoor green space (parks, sidewalks, etc.)

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- Increasing Tourism and economic opportunities
- Improving Public Transportation options
- Improving Infrastructure
- Increasing utilization of clean and environmentally friendly energy

Community Members in support of the grant applications:

Dr. Darrell P. Wheeler, President of SUNY New Paltz	The University 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 University and locally, and view regional engagement and serving the citizenry of New York as essential to the University'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.

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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, 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 university 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 university 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.
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

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	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 Krinsky	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
Jarryd Killian	I support the Village's grant applications.
Nicole Cutler	I support the Village's grant applications.
Lalena Meyerson	I support the Village's grant applications.
Laura Miller	I support the Village's grant applications.
Kristine Logan	I support the Village's grant applications.
Jennifer Welles	I support the Village's grant applications.
Fiona Bohan	I support the Village's grant applications.
Donna Eis	I support the Village's grant applications.
Shane Reidy	I support the Village's grant applications.



*Strengthening Homes,
Communities
and Lives*

www.rupco.org

September 26, 2023

Re: Downtown Revitalization Initiative Letter of Support

To Whom It May Concern,

The Village of New Paltz invited RUPCO to work with them on the redevelopment of 25 Plattekill Ave. and the site at Plattekill and Hasbrouck Aves. in the Spring of 2023. The Village of New Paltz sees a tremendous need for housing to support their workforce and their aging population. RUPCO, Inc. is proposing to develop approximately 100 units of multigenerational, net zero, mixed income affordable housing and commercial spaces that would house the Village offices and community spaces at this location.

RUPCO has the capability, vision and experience to envision new housing options that leverage investments with NYS capital programs, Renewable Energy Tax Credits, and tax incentives. We developed our first net zero for living project, Energy Square, in 2020. We embrace the Village of New Paltz's goal to develop properties to provide affordable housing for its workers and senior citizens while improving its village offices and availability of community spaces.

For over forty years, RUPCO Inc., a 501-c-3 not-for-profit agency, has led the region in creating and maintaining quality, sustainable housing and rental opportunities, inspiring understanding and acceptance of affordable housing initiatives, fostering community development and revitalization, and providing pathways to opportunity.

Our **Mission** is to create homes, support people and improve communities.

Our **Vision** is for strong, vibrant and inclusive communities with opportunity and a home for everyone.

RUPCO develops energy efficient affordable & supportive housing – both homeownership and rental – and community development projects throughout the Hudson Valley region. Our developments create housing and foster historic preservation and create jobs and economic activity, including payment of taxes. Thousands are served.

Our development team is excited about the opportunities for workforce and senior housing development in New Paltz. Our current plan is to apply for NYS HCR's Multifamily Finance 9% LIHTC funding or 4% LIHTC funding in the fall of 2024.

We see there is a great need for workforce and senior housing development in New Paltz. RUPCO hopes the village receives a DRI award to assist the village in creating this opportunity for a net zero, mixed use workforce and senior housing development in a central location.

Sincerely,

Kevin O'Connor
Chief Executive Officer

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



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

THE ASSEMBLY
STATE OF NEW YORK
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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

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

ULSTER COUNTY EXECUTIVE

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

Telephone: 845-340-3800

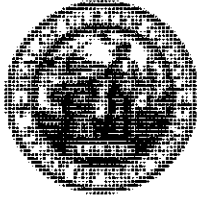
Fax: 845-334-5724

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.

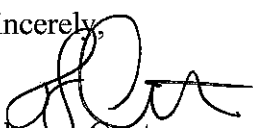
The emphasis of the NY Forward program on smaller rural communities is a welcome recognition of the importance of compact, walkable development in smaller communities, which New Paltz and Ellenville would benefit from. It is additionally an opportunity to further strengthen the economic future of these 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 'J. Contreras', written over the word 'Johanna' in the typed name below.

Johanna Contreras
Acting Ulster County Executive