

County-wide  
Revitalization Opportunities  
Ulster County BOA

AUGUST 2019



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# 1 | INTRODUCTION

## 1.1 BACKGROUND

Ulster County is conducting a countywide revitalization planning process with funding from the New York Department of State (NYS DOS) Brownfield Opportunity Area (BOA) grants program. To date, approximately 1,500 potential brownfield sites, along with thousands of additional underutilized or vacant properties have been identified in Ulster County.

The purpose of the Ulster County BOA, in coordination with County and municipal comprehensive planning, is to identify strategic clusters of potential brownfield sites, define focus areas based on these clusters, develop targeted inventories of the clusters and evaluate options for the cluster sites to support local economic development and community revitalization. This report summarizes the first step in the BOA process which is to identify focus areas for further evaluation.

## 1.2 PRIORITIZATION PROCESS

Ulster County Planning led a multi-stakeholder planning process from 2016 through 2018. The process began in Fall 2016 with the formation of an Ulster County BOA Steering Committee (Steering Committee) comprised of key Ulster County agencies and stakeholders.

### Phase I. Focus Area Selection

Convened by the County Planning Department, the Ulster County BOA Steering Committee includes representatives from Planning, Office of Economic Development, Department of Environment, Department of Budget, Planning Board and the City of Kingston Economic and Community Development Department. From October 2016 through July 2017, the Steering Committee guided a prioritization process to determine criteria and methods for identifying potential focus areas for further evaluation. The prioritization process included Steering Committee at the Ulster County Offices in Kingston during October, November and December 2016. During these steering committee working sessions, the

### VISION & OBJECTIVES

#### Countywide Vision

*The vision of the Ulster County Revitalization Opportunities Process is to promote community revitalization through targeted areawide investments in economically distressed areas.*

#### Goals

- Identify priority growth areas.
- Develop a targeted inventory of vacant, underutilized or suspected brownfields.
- Prioritize five priority clusters and define revitalization focus areas based on criteria and community input.
- For priority clusters, conduct further analysis to identify revitalization opportunities and reuse potential.



Steering Committee identified criteria for evaluating county-wide conditions and then prioritizing clusters of potential underutilized sites. During this time, the Ulster County Planning Department conducted additional stakeholder outreach as communities were identified as potential focus areas for further study. County Planning Department staff outreach included meetings with local government staff and key partners across the County from February 2017 through July 2017. These meetings helped the Steering Committee to determine levels of buy-in among key stakeholders for a focused study in their communities. The approaches and criteria used in selecting the five focus areas are summarized in this County-wide Revitalization Opportunities Report. Phase 2 is summarized below. For additional detail, see the Revitalization Opportunities report for each of the five focus areas.

### Phase 2. Focus Area Revitalization Opportunity Studies

Following the selection of the five focus areas, the Steering Committee convened meetings in Fall 2017 through Spring 2018 with core stakeholders representing each of the focus area communities to refine study area boundaries, determine and refine potential underutilized sites. Once boundaries sites and draft opportunities were identified, each community held a community workshop during Spring 2018. Community workshops were open to the public and engaged a broad range of community members, business owners and local government representatives in the process of reviewing and refining the draft opportunities and findings; and identifying key priorities and actions moving forward.

### Cluster Prioritization Factors

- Location and Density of Vacant, Underutilized and Potential Brownfield Sites
- Proximity to Growth Centers
- Indicators of Economic Distress
- Community buy-in and evidence of Revitalization Initiatives in Planning Documents



## Revitalization Focus Area Selection

Based on the cluster prioritization evaluation and County consultation with local leaders and elected officials, the Steering Committee recommended the following focus areas for additional outreach, focused stakeholder engagement and analysis.

### Focus Areas:

- Kingston Midtown
- Ellenville – South
- Ellenville – North
- Kerhonkson
- Saugerties Exit 20

## 1.3 REPORT OVERVIEW

This report summarizes the results of the Ulster County BOA countywide evaluation and recommended revitalization focus areas. Report sections include:

- *Section 1. Planning Context* – Review of comprehensive planning process considerations to identify priority growth centers, along with a countywide review of previously completed or ongoing revitalization efforts related to brownfields and reuse of underutilized areas.
- *Section 2. Brownfields, Vacant and Underutilized Properties* – Overview the datasets used to identify potential brownfields, vacant and underutilized properties and an analysis of their geographic distribution.
- *Section 3. Demographics and Economic Distress Factors* – Evaluation of recent income and housing demographic characteristics and additional indicators of economically distressed areas.
- *Section 4. Cluster Prioritization* – Outline of criteria to identify priority clusters of brownfield sites and revitalization focus areas.
- *Section 5. Focus Area Selection* – Recommendation of the five focus areas for further stakeholder engagement and analysis to identify revitalization opportunities and reuse potential.



## 2 | PLANNING CONTEXT

Ulster County contains 24 separate municipalities, including one city, three villages and 20 towns. The consulting team conducted a countywide screening to determine the relevant revitalization planning initiatives across the county. Based on a review of planning documents, news articles, and other secondary materials, this section provides a brief overview of the county's economic development context followed by a summary of the planning and revitalization context of each municipality in Ulster County.

### 2.1 COUNTYWIDE ECONOMIC TRENDS

Ulster County's *Industry Targeting Analysis*, developed in 2015 for the Ulster County Economic Development Alliance, identifies strategic growth centers as a component of countywide analysis. Based on access to highway, water, sewer, and telecommunications, areas identified as best-positioned for major development projects are listed below, along with an overview of key factors that are driving Ulster County's economy today.

#### Growth Centers

- Saugerties
- City of Kingston
- Town of Ulster
- New Paltz

#### Economic Sector Trends

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

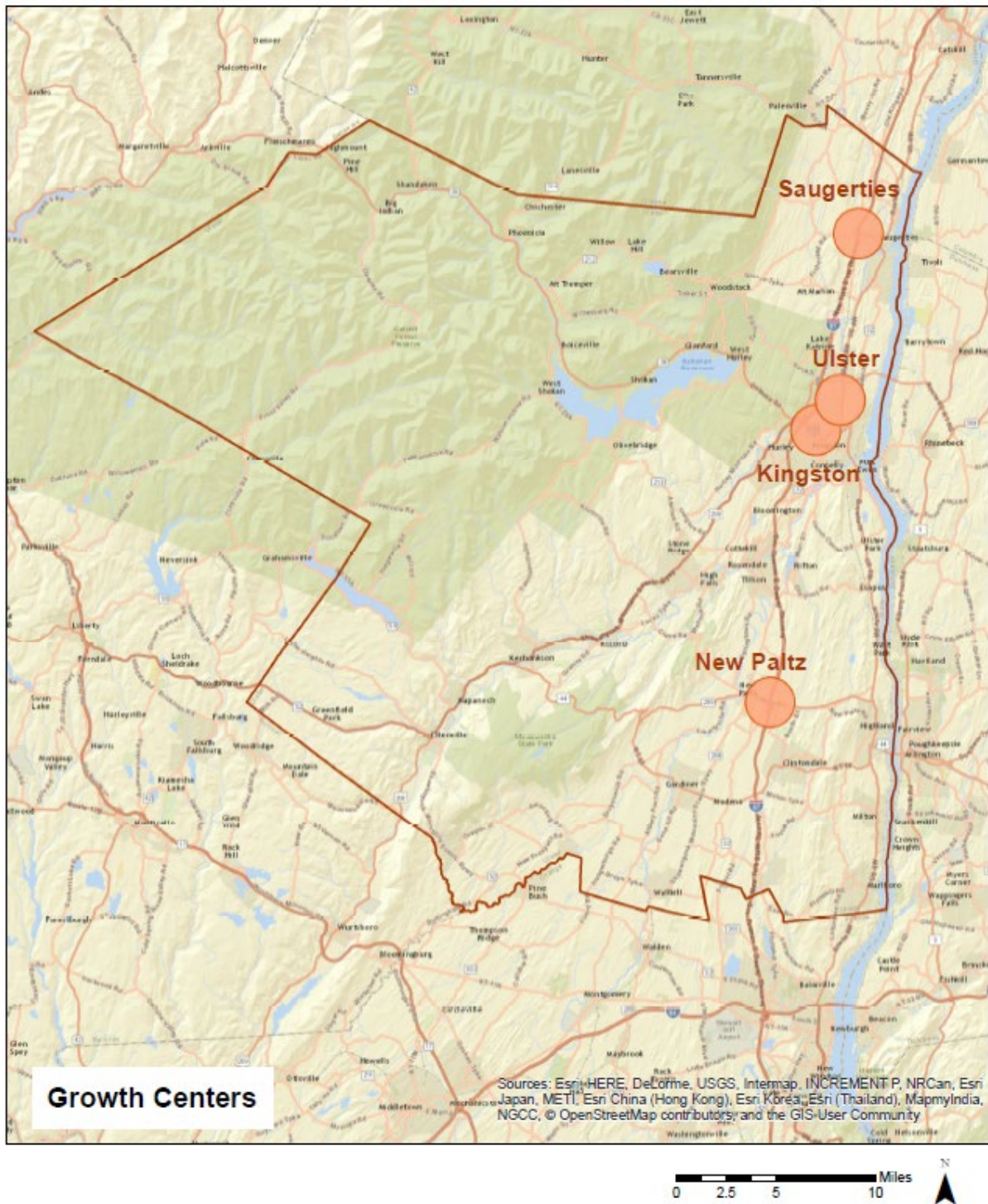
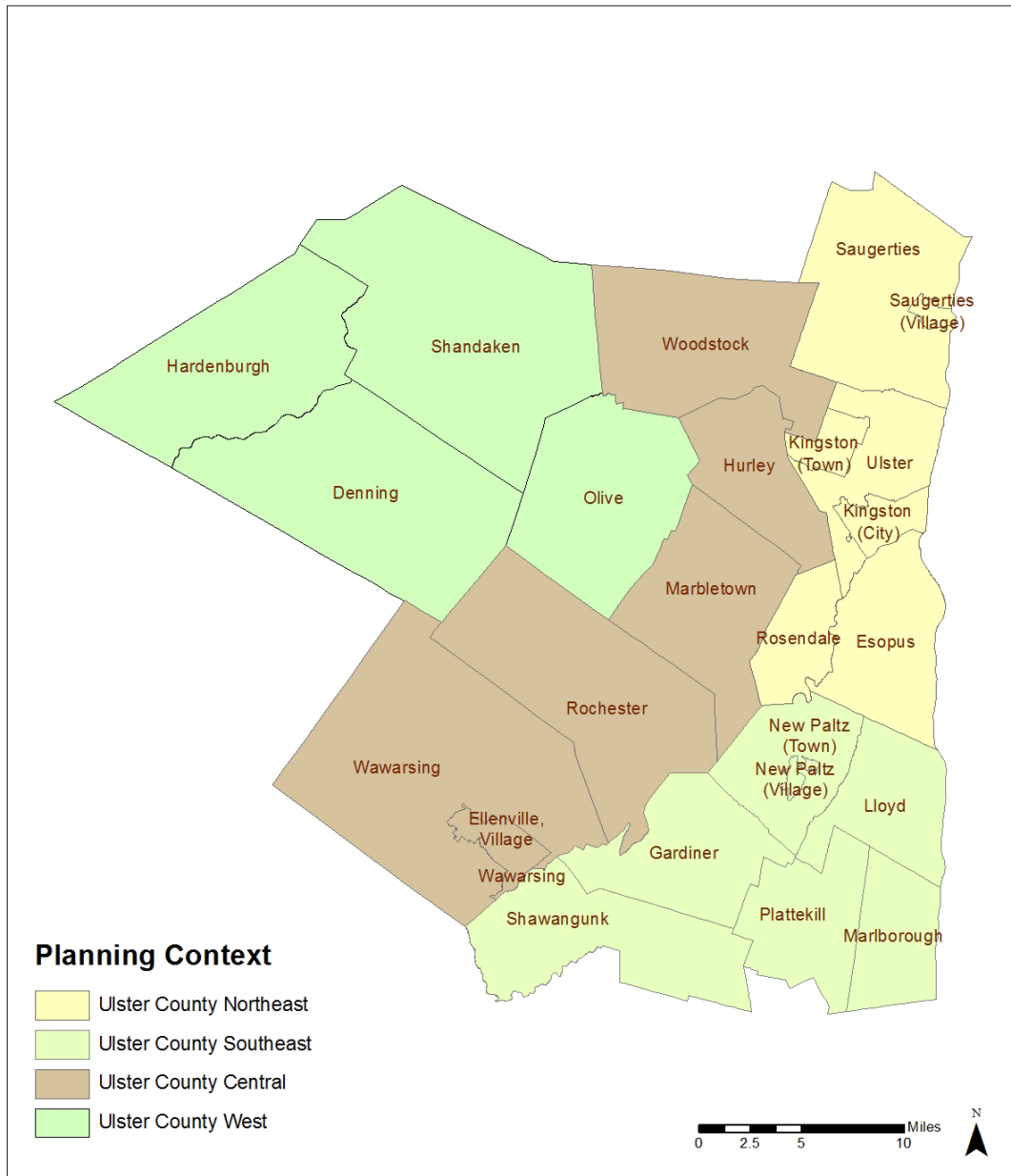


Figure 2.1 Growth Centers in Ulster County



## 2.2 PLANNING AND DEVELOPMENT CONTEXT

To understand the range of opportunities for revitalization within and outside of the County’s major growth centers, the following pages review the planning context of Ulster County communities by geographic area (Northeast, Southeast, Central, and West). This review was completed to identify existing planning areas or initiatives focused on revitalization priorities around brownfield redevelopment and clean-up of industrial sites, as listed in comprehensive plans, and other related studies. Supplemental tables including municipal demographic characteristics and an inventory of major employers by municipality are included in Appendix A.







## 2.3 ULSTER COUNTY NORTHEAST

### Town of Esopus

The Town of Esopus does not have a recent comprehensive plan, although a local waterfront revitalization plan (LWRP) was completed. Esopus has four hamlets or commercial centers: Port Ewen, Rifton, Ulster Park, and West Park. Independent Explosives, Iron Mountain, St. Cabrinni Home, Ulster BOCES Career & Technical Center, and the Lake Katrine Rod & Gun Club are the major employers in the Town. In 2016, the Star Estate in West Park sought \$2.2 million in state funding for a \$10.7 million craft distillery, 25-room hotel and restaurant, event space and small farm on the former Christian Brothers 27-acre Hudson River property, with both land and water access. The project would use two existing buildings of more than 24,000 SF on a site that has been used as a monastery and school for the past 150 years. The current status of this project is not known.

### Town of Rosendale

The Town of Rosendale was built on limestone and contains many natural barriers to development (e.g., steep slopes, flood plains, wetlands). Until the late 1960s, the Town was principally known for its booming cement industry. Today, it has no large employers, and readily developable land is limited.

Rosendale does contain two hamlets, however: Tillson and Rosendale. The Town's 2007 comprehensive plan calls for building the value of Rosendale's economy, tax base and quality of life by focusing on small-scale economic development; encouraging tourism, the arts and local festivals that build upon community character; retaining and expanding existing businesses as a central, long-term focus; encouraging agriculture; identifying appropriate sites for light industry; encouraging compact, mixed-use nodes of appropriately scaled business development along the Route 32 corridor; and recognizing and supporting the hamlet of Rosendale as the social and commercial center of the Town.

A water main replacement project was recently completed in "downtown" Rosendale, and the Town received \$500,000 from NYS Parks to construct a new town pool. The Town is the location of the Williams Lake project proposed by a developer that would include 94 lodge rooms, 22 lakefront hotel suites, and 14 stand-alone cabins, plus a spa, fitness center, and wellness center.

### Town of Kingston

The Town of Kingston has fewer than 900 residents and no commercial or industrial centers.

### City of Kingston

As the largest municipality in Ulster County, with a 2010 population nearing 24,000, the City of Kingston has been the focus of multiple plans and development/redevelopment initiatives. The City has an existing Brownfield Opportunity Area (BOA) along the Rondout Creek, an area that supported a continuous flow of industry for more than 150 years. Most of the former industrial sites in the BOA are being transitioned to commercial uses such as retail, dining, and tourism. The 2010 Waterfront BOA



Nomination Study notes that the Kingston market is heavily influenced by the NYC metropolitan area, offering opportunities for tourism and visitation, cultural activities, destination retail, and economic development.

Kingston's 2015 Comprehensive Plan recommends seeking funds "for brownfield cleanup in order to create shovel ready sites. The City should seek all available funding in order to clean up formerly contaminated lands including Millen Steel, Luke Oil, Island Dock, L&M, and the Brick Yard." Some of the sites named are in the existing BOA along the Rondout Creek waterfront. The plan identifies Midtown as one of three core areas (along with Uptown and Rondout) in which residential density and retail/commercial uses will be concentrated. Centered around the Ulster Performing Arts Center, Midtown is characterized as having "higher densities, lower median incomes, higher unemployment, higher average household sizes, and lower homeownership than the City in general. The Midtown area also represents the most racially and ethnically diverse area of the City, which raises social equity concerns." A major goal of the plan is to promote a new planned commercial node in Midtown with a focus on education, the arts, entertainment, and reuse of vacant and underutilized properties along the Broadway corridor. The plan also suggests that Midtown should be the focus of Kingston's urban agriculture initiatives. A revitalization strategy for Midtown known as the BEAT Plan (for Business, Education, Art, and Technology) provides additional recommendations for this area.

Kingston's largest employer, HealthAlliance of the Hudson Valley, has a new affiliation with the Westchester Medical Center Health Network and has received nearly \$90 million in state funding. Over the next 2-3 years, the organization plans to "move all inpatient services into a transformed and expanded single hospital at the Mary's Avenue Campus and repurpose the hospital's Broadway Campus [located in Midtown] into a 'medical village,' ... providing primary care, behavioral health, complementary healthcare and support, and human services."

Another project in the pipeline involves the acquisition and renovation of a vacant 70,000-square foot factory in Midtown into the Stockade Works, a film/television production and post-production studio, providing training opportunities as well as "maker space" for entrepreneurs. RUPCO, Inc. was recently awarded \$1 million in state funding for this \$11.9 million project. Several other projects in Midtown Kingston received funding through the 2016 CFA round as well.

Along with the Town of Ulster, the City of Kingston is the location for Hudson Landing, a riverfront mixed-use housing development being constructed on 500 acres of waterfront property. According to the developer, the project is "designed as a community that embraces its environment through open space, public parks and a Village Green at its center." It will include walkable neighborhoods, hiking and biking trails, a riverfront promenade, recreational facilities, 75,000 SF of neighborhood business/retail space, and cultural amenities.



## Town of Ulster

Located just north of the City of Kingston, the Town of Ulster is a major center for retail trade, with retail shopping centers along Route 9W. It has also become a convenient place to stay for business travelers and other visitors, given its proximity to the NYS Thruway. With the County in the midst of a hotel construction boom, the Town of Ulster has added two new lodging facilities: a 103-room Holiday Inn Express on U.S. Route 9W, and a 92-room Residence Inn by Marriott Kingston next to Hudson Valley Mall. Major employers in the Town include United Healthcare (an insurance company), various health care facilities, and large retailers.

The Town of Ulster is home to the sprawling former East Campus of IBM, which operated a manufacturing facility here from the mid-1950s until 1995. IBM was once the dominant employer in Ulster County, with thousands of workers. Today, the site is known as Tech City. A 2009 proposal for the 138-acre site called for a “planned, integrated, multi-use development to include light assembly, office, research and development, educational, wellness, neighborhood retail, entertainment and multi-family residential uses, along with accessory parking.” The project would have included demolition of obsolete buildings, reuse or redevelopment of other buildings, and some new construction. The proposal for Tech City has not been fully implemented, however. Although several companies have established operations at the Tech City campus, the site remains underutilized.

Parts of Lake Katrine, one of three hamlets in the Town of Ulster, evidence indicators of economic distress (see next section). The lower Route 9W corridor that abuts the City of Kingston contains pockets of underutilized commercial and industrial sites.

## Town and Village of Saugerties

The Town of Saugerties has a 2010 population of approximately 19,500, making it the most populous town in Ulster County. In addition to the Village of Saugerties, there are two hamlets in the Town, Mt. Marion and Glasco. Major employers in Saugerties include Tec NEC, Simulaids, Ceres Technologies, Markertek Video Supply, J. Mullen & Sons, Fehr Bros Industries Inc, Lo Dolce Machine Corp, Northeast Solite Corporation, and Elna Magnetics.

The joint Town-Village Comprehensive Plan adopted in 2013 calls for encouraging the “re-use of existing properties and infill development within the Town and Village, including the cleanup of abandoned industrial sites” and investigating incentives and funding sources for brownfield redevelopment, although no specific brownfield sites are named. The plan also recommends strengthening the tourism economy and promoting cultural, historic, and natural resources; diversifying the economic base by encouraging a variety of business and employment opportunities; preserving the agricultural base and supporting the economic viability of agriculture; and developing a land use/economic development plan for the Route 212, 32 and 9W, Malden Turnpike and Kings Highway corridors, which are (and have been) home to many of large industrial employers in Saugerties. The plan for the Kings Highway corridor has since been completed, and Town leaders may be receptive to a potential revitalization focus area in this location.



## 2.4 ULSTER COUNTY CENTRAL

### Town of Woodstock

The Town of Woodstock is widely known as a center for tourism. According to materials compiled in preparation for an upcoming comprehensive plan update: “The economic pattern of the Town is extremely complex. Woodstock is the home for many permanent residents who have their places of business or employment locally. It is also an integral part of the Kingston region... A significant part of the economic base is made up of the various [retail establishments and] service facilities oriented toward summer residents or tourists who are attracted by the landscape, local amenities, and cultural activities.”

Woodstock has been the location for some industrial activity, however. Ametek Rotron Inc is among the Town’s major employers. At the company’s manufacturing facility off State Route 375, “improper disposal of chemicals leached into neighboring residential wells [and] caused the Town in the late 1990s, at Ametek’s expense, to extend the municipal water supply to those residences.” In addition, several former gas stations are located along Route 28 that may require clean-up.

### Town of Hurley

Hurley is predominantly a bedroom community; its largest employers are the Hurley Ridge Market in West Hurley and Adirondack Transit Lines, Inc.

### Town of Marbletown

The Town of Marbletown has a population of 5,600, comprised of a mix of long time local families, more recently arrived full-time residents, and weekend homeowners from the NYC metro area. It has been home to SUNY Ulster, the County’s two-year community college, since 1967. The college is an important community resource as well as a venue for cultural events. Growth around the SUNY Ulster campus, however, is reportedly restricted by existing sewer and water systems. Other major employers in Marbletown include Commercial Express Financial, SP Scientific, and Charles River Laboratories.

There are two commercial hamlets in the Town: Stone Ridge and High Falls. Each contains historic districts that can be used to support a mix of uses. A Hamlet Strategic Plan was prepared as part of a sustainable economic development plan for the Town in 2011. This plan was aimed at strengthening these hamlets as the focal points of activity in Marbletown and encouraging the expansion of small businesses, services, and four-season tourism.

### Town of Rochester

There are few commercial/industrial nodes in the Town of Rochester. The largest employer in the Town is the Rondout Valley Center School District in Accord. The hamlet of Kerhonkson, straddling the border of Rochester and Wawarsing contains a cluster of vacant and dilapidated commercial and industrial properties along Route 209. Local leaders are eager to revitalize underutilized properties.



## Town of Wawarsing

With a population of approximately 13,200, Wawarsing is one of the largest communities in southwestern Ulster County. Major employers include two state correctional facilities (Eastern New York and Ulster), a WalMart Supercenter, and a hotel. The community has been awarded \$1.8 million in state funding in the last 3 years for water and sewer district improvements and wastewater treatment infrastructure in the hamlets of Kerhonkson and Napanoch; water in the hamlet of Napanoch is apparently a pressing concern.

Like its neighbor, the Village of Ellenville, Wawarsing has low per capita income levels and housing values. In some respects, the two communities seem to have more in common with neighboring Sullivan County than with Ulster County. They are also relatively remote from the NYS Thruway and the economic resources of the broader Hudson Valley.

The Town of Wawarsing is one of four municipalities in Ulster County with community plans in which brownfield redevelopment and/or clean-up of legacy industrial sites are listed as priorities (the others are Ellenville, Kingston, and Saugerties). Wawarsing's draft Comprehensive Plan Update, dated July 2015, calls for the "creative redevelopment" of five priority growth areas that have historically been subject to more intensive development and that have the infrastructure needed to support growth: 1) the hamlets of Kerhonkson, Napanoch and Wawarsing; 2) an industrial revitalization zone incorporating the former Hydro Aluminum and Channel Master/Imperial Schrade sites along with the Town airport<sup>1</sup>; and 3) a resort revitalization zone that includes the Nevele property south of Ellenville.<sup>2</sup> The vision expressed in the plan is to improve Wawarsing's economic competitiveness and quality of life. Although Wawarsing has "long been a manufacturing center for Ulster County," the plan acknowledges the need to support the existing resort and tourism industry, clean up blighted properties, create programs to support hamlet revitalization, and seek regional approaches to economic development.

## Village of Ellenville

Along with the surrounding Town of Wawarsing, the Village of Ellenville is currently the focus of a comprehensive marketing campaign launched by the Ulster County Economic Development Alliance in

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<sup>1</sup> Owned by a multi-national corporation based in Norway, the Hydro Aluminum site was last occupied in 2007. The industrial building on the property is slated for demolition once asbestos removal is complete, according to a July 2016 newspaper article. Last occupied in 2004, the industrial structure on the adjacent Channel Master/Schrade site was recently demolished, leaving a 429,000-square foot concrete slab.

<sup>2</sup> According to several 2016 articles in the *Shawangunk Journal*, a developer and group of investors that own the Nevele property have proposed Nevele ProSport, a \$225 million complex for youth sports including baseball, softball, field hockey, soccer, lacrosse, football and more at the former Nevele Hotel. Scheduled to open no earlier than 2018, the project has strong support from Wawarsing Town Board.



2016. The campaign features a new website, social media accounts, and digital and print advertising designed to attract new businesses and tourists to the area. Funding for this initiative is through the Ellenville Million initiative, a \$1 million grant from Ulster County intended to revitalize the Ellenville/Wawarsing economy following news that the state Gaming Commission would not grant a casino gaming license to the Nevele Hotel. Other projects being funded through the Ellenville Million include new lighting and façade improvements in the downtown historic district, restoration of the historic George and John R. Hunt Memorial Building, parks and rail trail improvements, and engineering work to hook the town into the village water and sewer system. The Village of Ellenville was also awarded \$600,000 from the state for sanitary sewer collection improvements.

Major employers in the Village of Ellenville include Ellenville Regional Hospital, Pilot Industries, Optimum Window Manufacturing Corp., and a Shop-Rite supermarket. According to an October 2016 news article in the *Shawangunk Journal*, the hospital plans to rebuild its facility, with new buildings to be constructed around the existing ones, within the next 5 years. This will generate significant additional investment in the Ellenville/Wawarsing economy.

Ellenville's 2009 Comprehensive Plan calls for the village to build upon and strengthen its ethnic and economic diversity; provide economic opportunities for existing residents and newcomers in tourism, niche manufacturing, specialty retail, services and the arts; promote pedestrian-friendly, intergenerational neighborhoods; and re-establish the central business district as a regional commercial and cultural center. The plan defines three "catalytic areas" designed to attract investment: 1) Mountain Gateway, a new mixed-use district that would integrate old industrial sites west of Clinton Avenue; 2) Central Marketplace, the downtown business district on Canal and Center Streets east of Main, identified as the focus for "experience-based" retail, arts-related activities, and festivals; and 3) Civic Square, along Canal Street west of Main Street, identified as a focal point for government and professional services.

## 2.5 ULSTER COUNTY SOUTHEAST

### Town of Shawangunk

The Town of Shawangunk was the fastest-growing town in Ulster County between 2000 and 2010, with a population increase of 2,310, or more than 19 percent. Part of the Town is in a NYS Environmental Zone. The Town of Shawangunk includes the hamlet of Wallkill, part of which lies in Orange County. Major employers include the Wallkill and Shawangunk Correctional Facilities (both state prisons), Fair Rite, and First Student Inc. Economic development goals presented in the Town of Shawangunk's 2003 comprehensive plan included maintaining the hamlet of Wallkill as the major center of commercial and industrial activity, promoting agriculture as a profit-making enterprise, providing appropriate sites for small-scale commercial and industrial development, encouraging low-impact home-based businesses, and encouraging the creation of attractive gateways into Wallkill and the Route 52 corridor leading into Pine Bush.



## Town of Gardiner

Major employers in the small community of Gardiner are limited to Gillette Creamery and SP Scientific. Economic development goals established in the Town of Gardiner's most recent comprehensive plan, adopted in 2004, included encouraging the continued growth and improvement of Gardiner's local retail service areas primarily to serve local needs; broadening employment choices and locating sources of employment near residential concentrations; expanding the Town's tax base by encouraging the expansion and addition of revenue-producing land uses such as business and industry; and preserving, rehabilitating, and strengthening existing hamlet areas as pedestrian-oriented activity centers containing a mix of housing and commercial uses.

## Town of Plattekill

The Town of Plattekill includes the hamlets of Modena, Plattekill, and Clintondale. Early industries in the Town were mainly fruit orchards and dairy farms; today, a senior citizen center, a Hannaford supermarket, and the A & J Dembroski Orchard are the major employers. The Town's comprehensive plan, adopted in 2003, noted that Plattekill is "increasingly becoming a bedroom community." The plan also included a recommendation that the Town develop a shovel-ready business park.

## Town of Marlborough

The Town of Marlborough has two commercial hamlets: Milton and Marlboro. Milton has a cluster of old industrial buildings. Major employers in the Town include Brooklyn Bottling of Milton, Thomas O. Miller & Co. Inc., Hudson Valley Fruit Distributors, Porco Energy, Sono-Tek Corp., and Valley Aire Inc. The Town was recently awarded \$135,000 to develop a comprehensive plan update/waterfront revitalization plan; Behan Associates was selected to complete the plan update. In addition, Ulster County has been interviewing consultants to conduct a 9W corridor study in the Town.

## Town and Village of New Paltz

New Paltz is one of the largest towns in Ulster County, with a 2010 population of 14,000; about 6,800 reside in the Village of New Paltz. Although areas of the Town and Village have relatively high poverty rates, it is believed that this is influenced by the large student population in New Paltz and is not necessarily a good indicator of economic distress.

Major employers include Mohonk Mountain House, SUNY New Paltz, Ulster County BOCES, Mountain View Nursing & Rehab, Ultra Seal Corporation, Gilded Otter Brewing Co., Viking Industries, and 3 local markets; a new Hampton Inn opened in the last year. Recent news articles indicate that there has been some public controversy over proposed developments in the Town, and some residents are calling for a moratorium on new development. The Route 299 corridor near the NYS Thruway interchange has been identified by County staff as an area with potential brownfields due to the impact of road salt on the water supply.



## Town of Lloyd

The Town of Lloyd is the western terminus of the Walkway Over the Hudson, a tourist attraction that opened in 2009 and that has been extremely successful, with an estimated one million visitors a year. A trail over former railroad rights-of-way leading from the Town of Lloyd through the City of Kingston to the Ashokan Reservoir is in the planning stages. Major employers in Lloyd include Rocking Horse Ranch, Du Bois Farms, two lighting manufacturers (Zumbotel Lighting Inc. and SELUX Corporation), Astor Services for Children & Families, Hudson Valley Rehab and Extended Care Center, Phoenix Electronic Enterprises, Pavero Cold Storage, and several large health care providers and retailers. The Town of Lloyd adopted a comprehensive plan in 2013. The plan calls for bringing life and commerce back to the traditional town center, and maintaining it as a hub of commercial, institutional, and cultural activities; maintaining agriculture as an important economic activity; and encouraging economic development to provide products and services, enhance cultural opportunity, grow the tax base, promote employment, and foster entrepreneurial and business opportunities consistent with Lloyd's small-town, agrarian character and residents' desired quality of life. There are three hamlets in Lloyd: Highland, Highland Landing, and Lloyd. A hamlet study was completed in 2011.

## 2.6 ULSTER COUNTY WEST

### Towns of Hardenburgh, Denning, Shandaken, and Olive

A significant portion of western Ulster County is part of the Catskill Park, and the area is sparsely populated. The Towns of Hardenburgh and Denning, with fewer than 800 residents combined, have very limited development. Data from 2013 indicates that 66% of the land area in the Town of Shandaken is owned by New York State and 4% is under New York City Department of Environmental Protection (NYC DEP) ownership or easement for the protection of the NYC watershed. In the Town of Olive, 19% of the total acreage is owned by the state and 27% is under NYC DEP ownership or easement. Consequently, commercial development in these communities is restricted to several small hamlets, which include Pine Hill and Phoenicia in Shandaken and Boiceville, Shokan, West Shokan, and Olivebridge in Olive.





## 3 | BROWNFIELDS ANALYSIS

Ulster County staff compiled and analyzed several datasets to create a targeted inventory of vacant, underutilized and potential brownfield sites. These datasets are described below, followed by the analysis methods and maps showing the countywide distribution of potential brownfields. The full database is available in electronic format.

### 3.1 DATASETS

The County and consulting team used the following datasets to identify potential brownfield sites (See Figure 3. Potential Brownfield Sites).

- NYSDEC spill sites obtained data from Ulster County Information Services, and selected spills located on commercial, industrial and vacant property using property use codes from Ulster County 2016 real property data.<sup>3</sup>
- NYSDEC Environmental Remediation sites, obtained data from NY Geospatial Data Gateway, to integrate sites under the agency's regulatory review or cleanup authorities including State Superfund, Voluntary Cleanup Program, Brownfield Cleanup Program, Environmental Restoration Program, and RCRA.
- Vacant Property – Using 2016 real property parcel data, selected vacant properties located in commercial and industrial areas based on specific use codes and included as a vacant property dataset.
- Tax-Delinquent Property – Using data provided by Ulster County Assessor's Office and Department of Budget and Finance, integrated a countywide dataset of tax foreclosure-eligible properties (based on 24-months of unpaid property taxes) with 2016 real property data.

### Preliminary Screening Analysis

To help identify clusters of potential brownfield sites, the project team used a two-step process.

- Initially, Ulster County Information Services staff compiled a series of heat maps to represent the general density of NYSDEC Spills sites (See Figure 3).

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<sup>3</sup> Subsequent to the selection of the five focus areas, underutilized site lists were evaluated and refined based on local stakeholder input and further focus area analysis. During this process, the PSC determined that underutilized sites identified only by association with an NYSDEC reported spill, would be removed from the dataset of underutilized sites. Some spill sites were retained if associated with DEC Remediation Sites, or Spills where assessment or remediation.



- Using the heat maps to identify high-density concentrations of spills, the consulting team conducted a more detailed screening of the high-density areas to quantify the density of potential brownfield sites per square mile (see Figure 4).

The outcome of this two-step screening highlighted the seven highest density clusters of potential brownfield sites in the following communities:

- City of Kingston (2 areas)
- Ellenville-Wawarsing
- New Paltz
- Saugerties (2 areas)
- Town of Ulster

For five of the selected site clusters, a more detailed evaluation of brownfield sites will be conducted at the BOA study area level. The following sections outline cluster prioritization criteria and the full list of potential clusters evaluated.

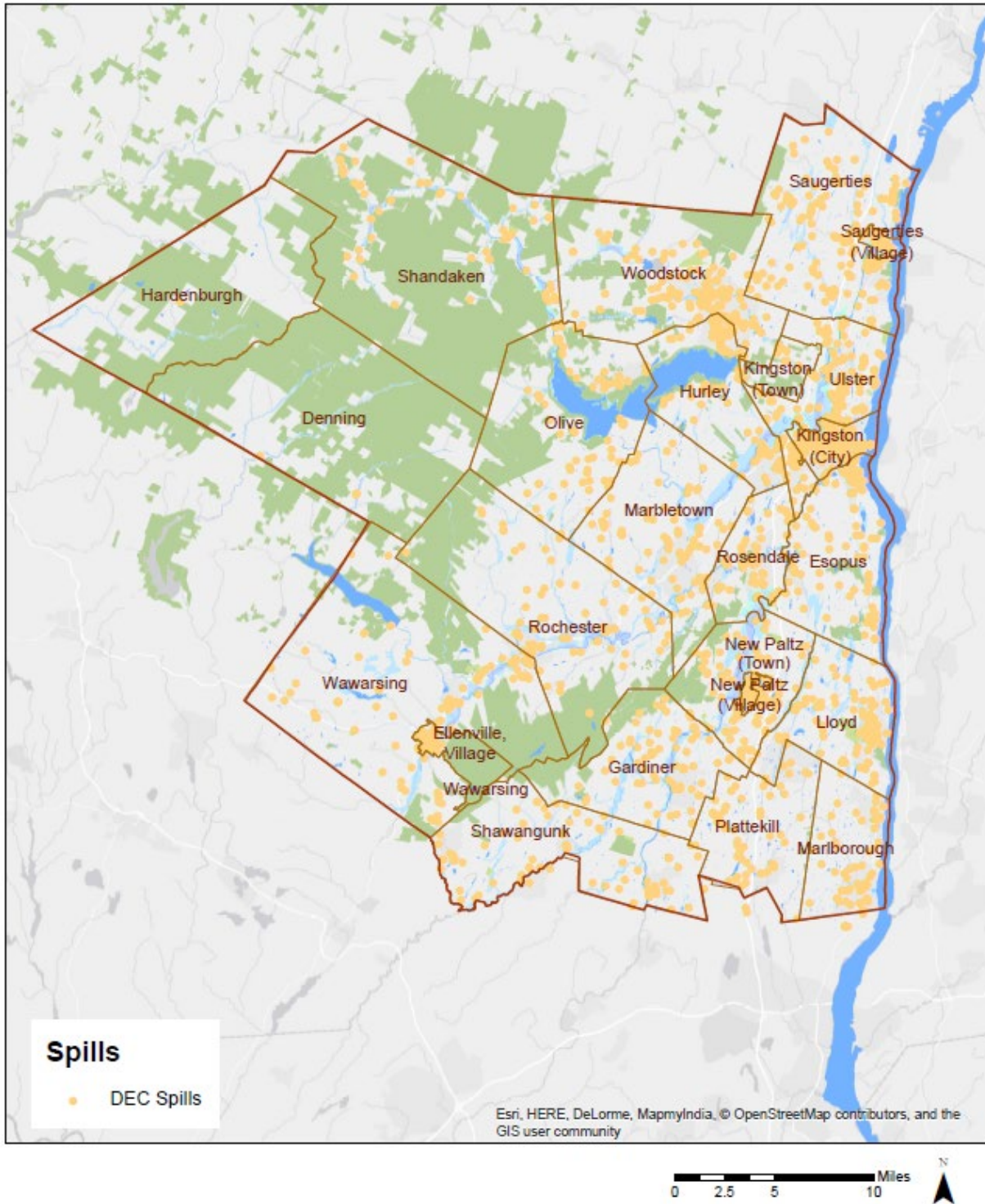


Figure 3.3-1. DEC Spill Sites in Ulster County

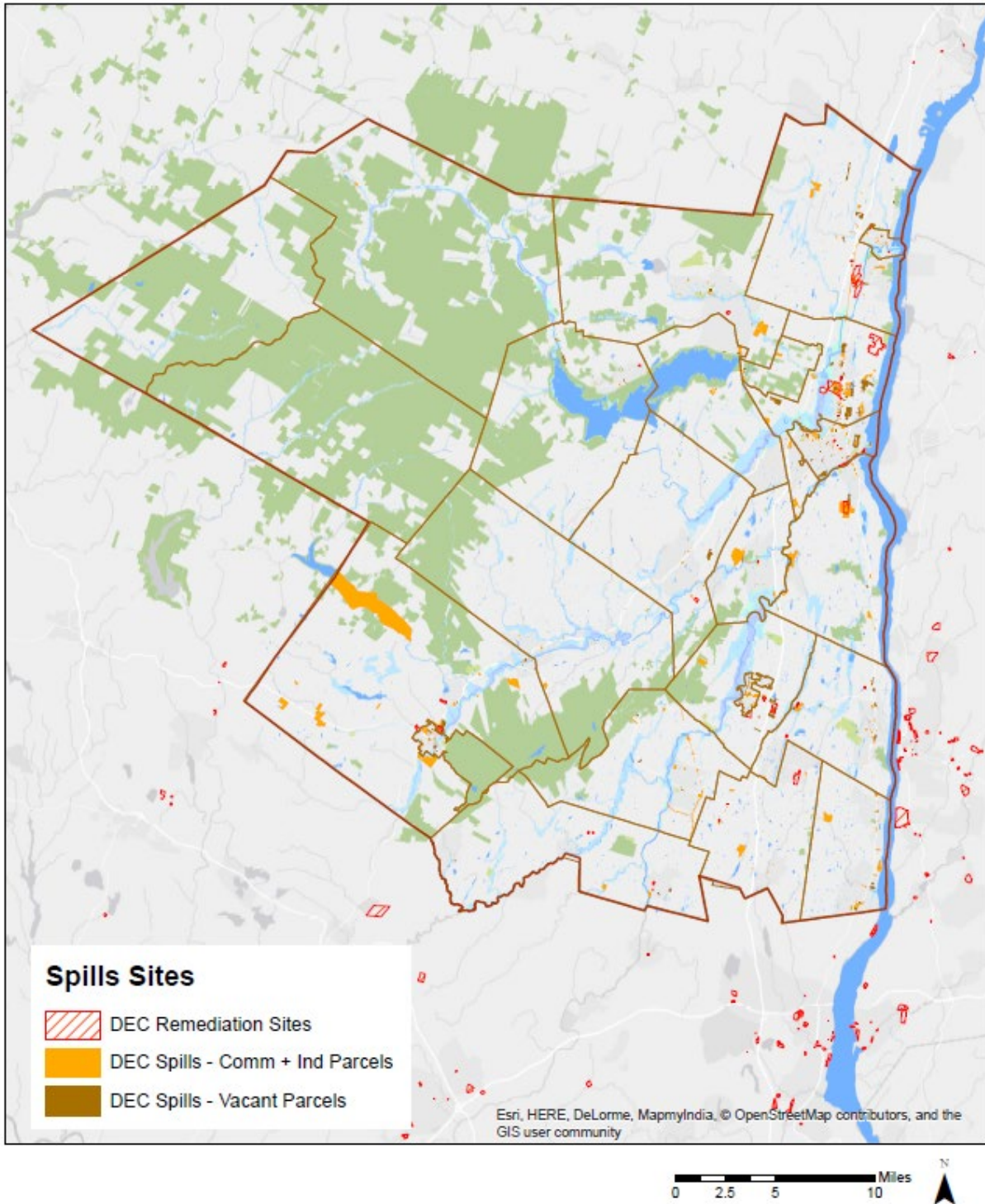


Figure 3.3-2 DEC Environmental Remediation Sites and Spills Located on Commercial, Industrial and Vacant Parcels



## 4 | ECONOMIC DISTRESS FACTORS

Demographic factors related to economic distress are an important factor in identifying opportunities for revitalization within Ulster County.

### 4.1 ECONOMIC DISTRESS CRITERIA

The County and consulting team identified three criteria to serve as indicators of potential economic distress, based on 2010-2014 estimates from the U.S. Census Bureau American Community Survey (ACS).

Economic distress criteria were defined as:

- Poverty status, or the percentage of persons whose income in the last 12 months was below the poverty level, at 125% or more of the Ulster County poverty rate;
- Per capita income at 80% or less of the Ulster County per capita; and
- Median home value at 80% or less of the Ulster County median home value.

Based on the economic distress criteria listed above, countywide demographic data were compiled and evaluated at the municipal and census block group level geographies. The analysis also considered NYSDEC's Environmental Zones, which are derived based on Census tract-level poverty and unemployment characteristics compared to statewide rates.<sup>4</sup> A summary of this analysis is outlined below (see Appendices A and B, for demographic table data and analysis).

Evaluation of municipal-level data provided a general understanding of the economically disadvantaged communities across Ulster County. The City of Kingston and the Village of Ellenville met all three criteria for economic distress; the Village of New Paltz and the Town of Wawarsing each met two of the criteria (see Appendix A). Block Group level data represents significantly smaller geographic areas within each community and provides a finer-grained analysis of the economic distress factors. Of the 151 census block groups in Ulster County, 42 (27.8%) met the defined criteria for poverty status, with poverty rates at 15.4% or above; 36 (23.8%) met the income criteria, with per capita incomes of \$24,694 or below; and 34 block groups (22.5%) met the criteria for home value, with median housing values of \$181,280 or less (see Appendix B). When economic distress factors were aggregated, targeted areas in the Village of

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<sup>4</sup> Environmental Zone are designated on a census tract basis, and must be at least one of two criteria. Criteria A = Poverty rate of at least 20% *plus* an unemployment rate at least 125% of the statewide rate. Criteria B = Poverty rate of at least twice the County poverty rate. Census Tract (CT) 9521 in Kingston meets both criteria, while CT 9548 in Ellenville meets Criteria A only.



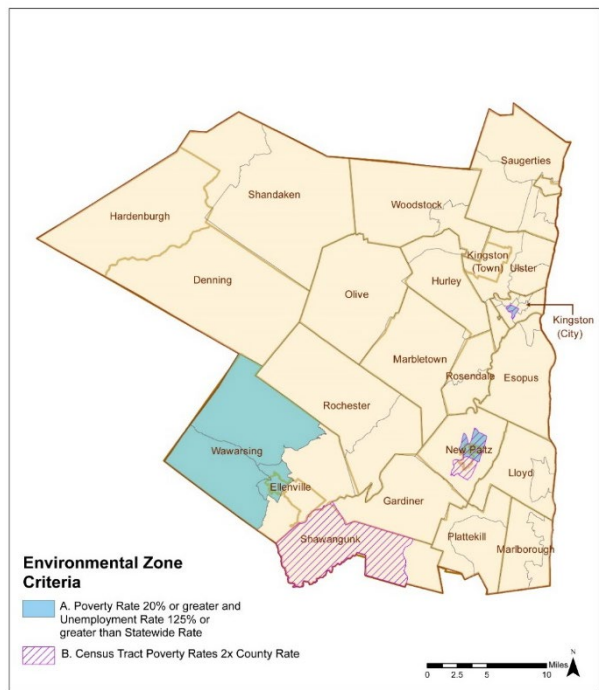
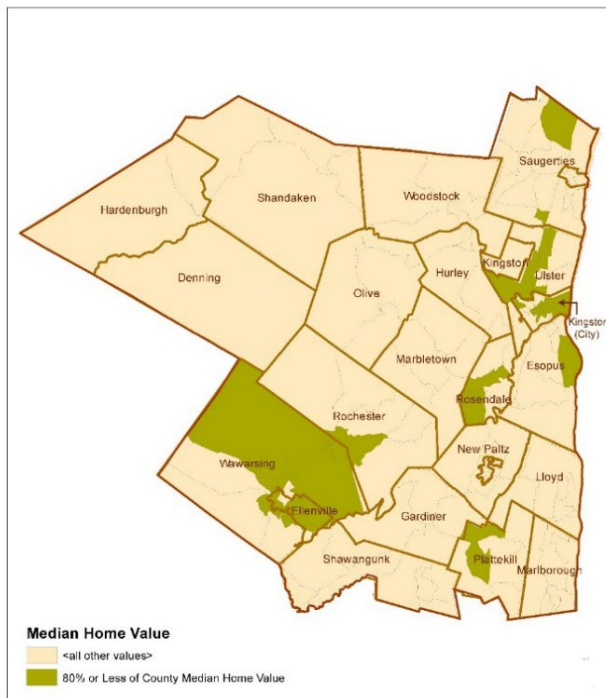
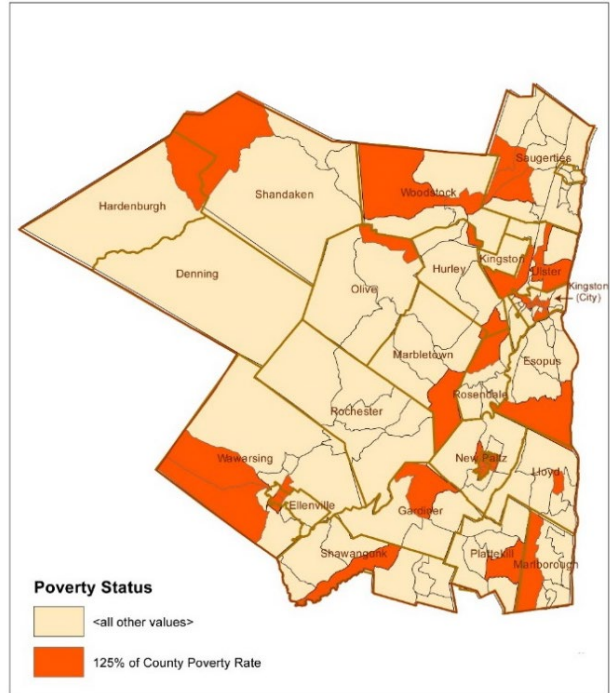
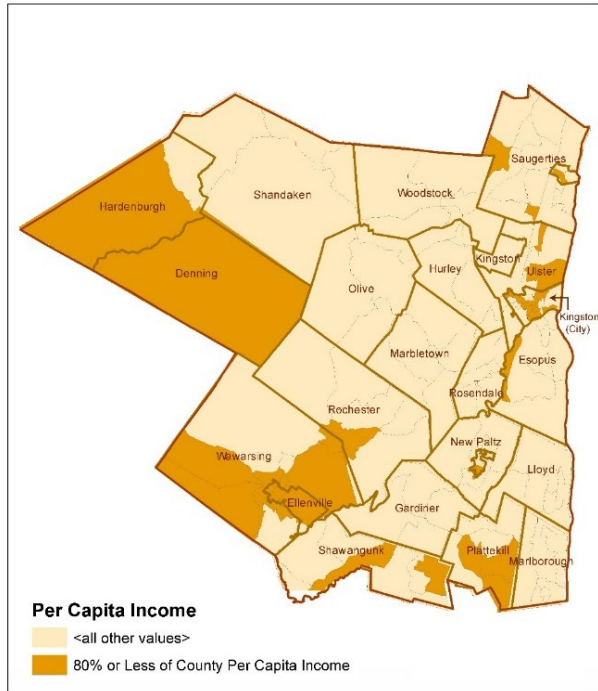
Ellenville, City of Kingston, and Town of Ulster stood out as the most economically distressed, as shown in Figures 5-7 and the table below.

Table 1. High Aggregate Economic Distress Block Groups

<b>Block Group</b>	<b>Location</b>	<b>Environmental Zone</b>
<b>Block Group 1, Census Tract 9548</b>	Village of Ellenville	Y
<b>Block Group 3, Census Tract 9513</b>	Town of Ulster	N
<b>Block Group 2, Census Tract 9519</b>	City of Kingston	N
<b>Block Group 3, Census Tract 9519</b>	City of Kingston	N
<b>Block Group 2, Census Tract 9520</b>	City of Kingston	N
<b>Block Group 2, Census Tract 9521</b>	City of Kingston	Y
<b>Block Group 3, Census Tract 9521</b>	City of Kingston	Y
<b>Block Group 4, Census Tract 9521</b>	City of Kingston	Y



Economic Distress Indicators Comparison



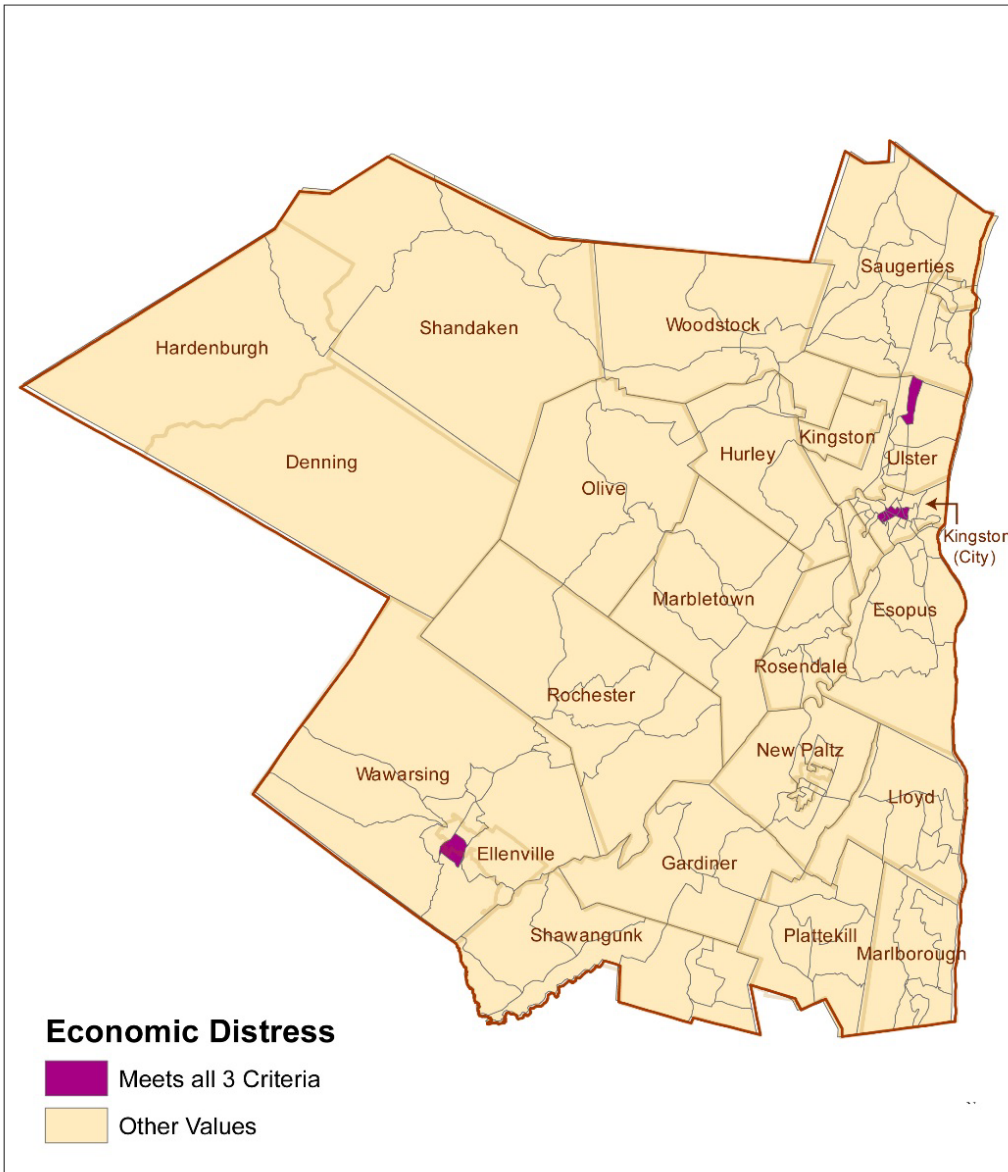


Figure 4.6 Aggregate Economic Distress Indicators



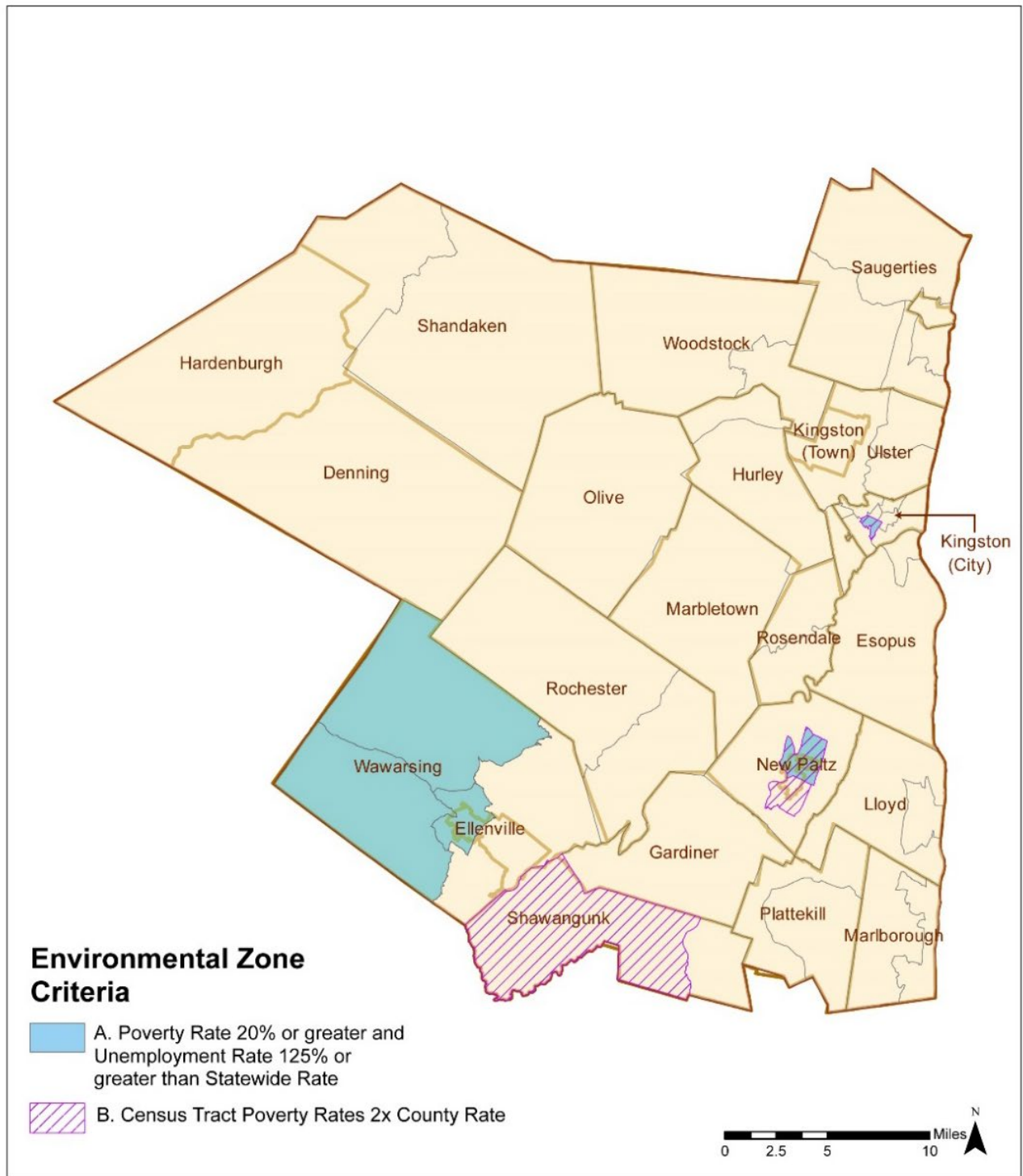


Figure 4.7 NYDEC Environmental Zones



## 5 | CLUSTER PRIORITIZATION

Building on the planning context, potential brownfield clusters and economic distress factor screening analysis, the County's steering committee confirmed the following criteria to identify potential revitalization focus areas.

### Location and Density of Vacant, Underutilized and Potential Brownfield Sites

Several datasets were combined to identify known and potential brownfield sites. These include NYSDEC spill sites located in vacant, commercial and industrial areas; NYSDEC environmental remediation sites; tax-delinquent properties eligible for tax-foreclosure. The density of the distressed properties combined in these datasets is closely linked with population density and corresponds to the growth centers discussed below.

### Proximity to Growth Centers

While potential brownfield sites are located throughout the County, significant clusters of sites tend to be in Ulster County's main population centers, and along I-87 and major state or county highways. These same areas are generally well-served by municipal water, sewer districts, and utilities. The growth centers with the highest concentrations of brownfield sites include Kingston, Ulster, Saugerties, New Paltz, Ellenville, and Wawarsing.

### Indicators of Economic Distress

Demographic trends at the census block group level, including per capita income, median home value and poverty status indicate the most economically distressed areas of the County. In addition, New York State designates Environmental Zones based on census tract level demographic indicators of economic distress. Areas within Kingston, Ellenville and Ulster stand out as high aggregate economic distress areas based on these criteria.

### Evidence of Revitalization Initiatives in Planning Documents

Planning or revitalization initiatives related to vacant property, brownfield redevelopment, and community revitalization indicates local capacity and potential interest in further revitalization planning. A screening of County and municipal planning documents for revitalization and development goals highlighted the following Towns and Villages as active in redevelopment planning: Ellenville, Esopus, Kingston, New Paltz, Marlborough, Marbletown, Saugerties, Ulster and Wawarsing, and Woodstock.

### Community Support



As priority clusters were identified based the criteria above, local elected officials, municipal staff and engaged community leaders were consulted through the Ulster County project steering committee to ensure support for advancing the BOA process in their communities. Further public input and support were then gathered through community forums.

For additional considerations regarding the list of potential revitalization focus area communities, see Cluster Prioritization Considerations Table on page 32.

## 5.1 REVITALIZATION FOCUS AREAS

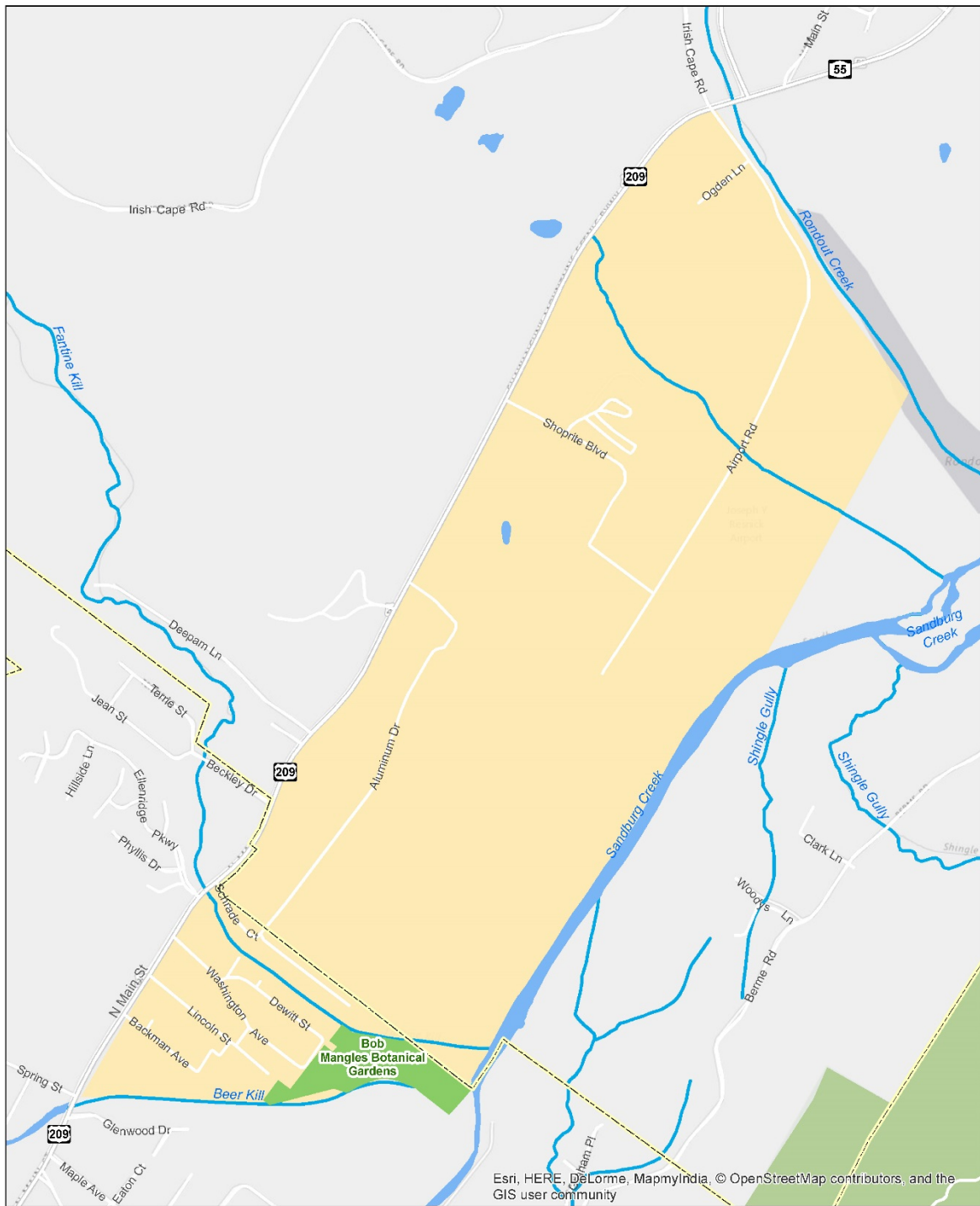
The project steering committee identified locations prioritized the following locations for focus areas and further evaluation of revitalization opportunities:

- Kingston Midtown
- Ellenville – South
- Ellenville – North
- Kerhonkson
- Saugerties

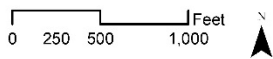
The County then completed BOA Step 1 revitalization opportunities studies for these five focus areas. As an outcome of the additional focus area analysis, separate revitalization opportunities reports (formerly Step 1 Pre-Nomination Study Reports) were developed. Maps illustrating the initially selected 5 focus areas are included on the following pages. For additional information regarding the range of potential focus areas, see Table 2.



Figure 5-1. Ulster County Regional Context and Focus Area Locations



### Ellenville – North Study Area



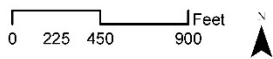
### Key

- Ellenville-North Study Area
- Municipal Boundaries
- Parks
- Streams

Figure 5-1. Ellenville North Focus Area



Ellenville – South Study Area



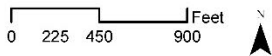
Key

- Ellenville-South Study Area
- Parks
- Municipal Boundaries
- Streams

Figure 5-2. Ellenville South Focus Area



Kingston Midtown Study Area



- Key**
- Kingston Midtown Study Area
  - Parks
  - Municipal Boundaries
  - Streams

Figure 5-3. Kingston Midtown Focus Area

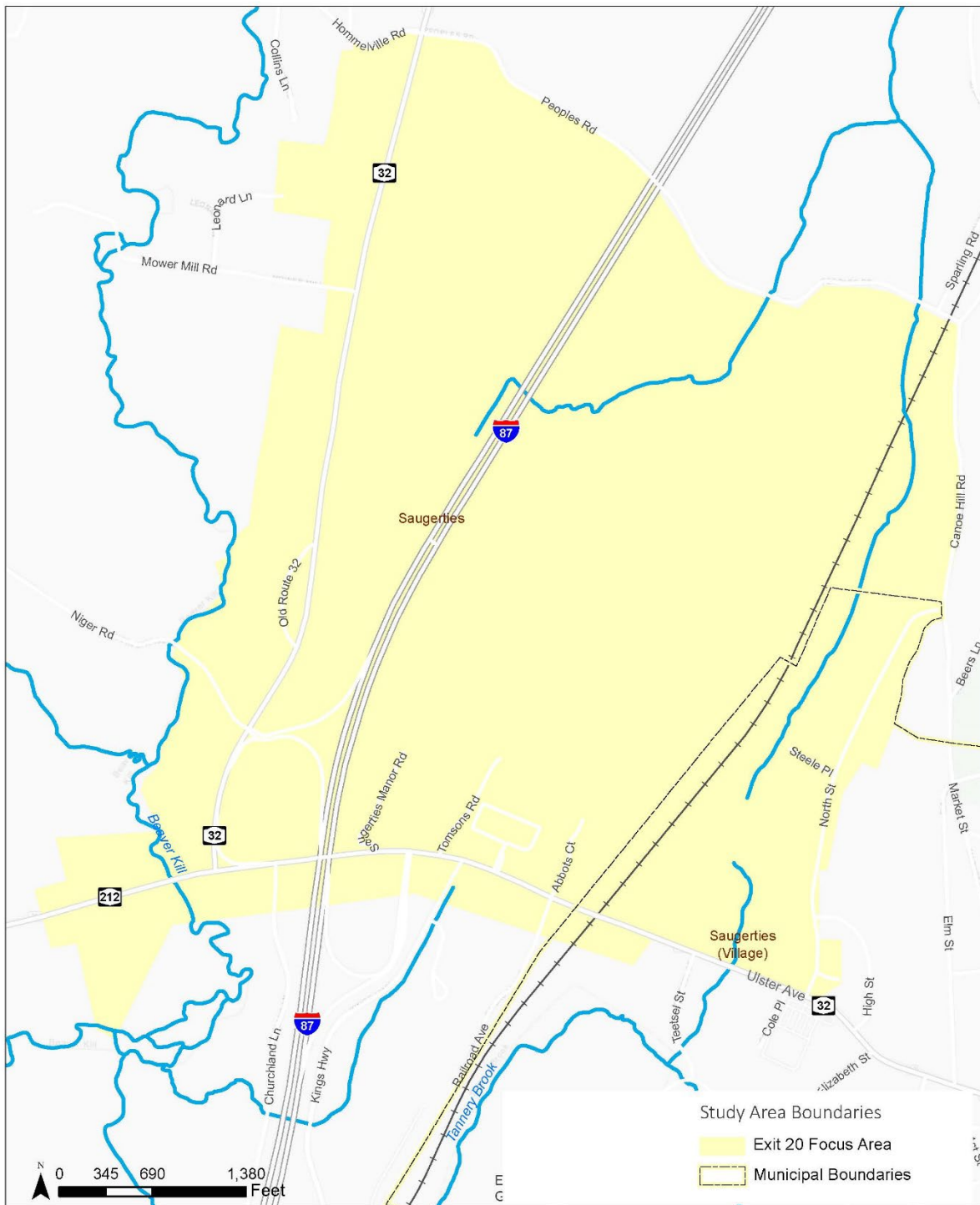


Figure 5-4. Saugerties Exit 20 Focus Area





Table 2. Potential Focus Areas

Community/Cluster	Assets and Opportunities	Relationship to County Goals
<b>Kingston Midtown</b>	<ul style="list-style-type: none"> <li>• Cluster of sites located along Broadway</li> <li>• Brownfield site issues are a barrier to revitalization</li> <li>• City experience and understanding of the BOA process</li> </ul>	<ul style="list-style-type: none"> <li>• Growth center.</li> <li>• Economic distress factors and demographics.</li> <li>• Midtown BEAT Revitalization Plan initiated.</li> <li>• Recently designated as an Opportunity Zone.</li> <li>• Potential community buy-in and strong administration with BOA experience</li> </ul>
<b>Ellenville-Wawarsing</b>	<ul style="list-style-type: none"> <li>• Ulster County Economic Development Alliance launched the Ellenville Million initiative to spur revitalization</li> <li>• Wawarsing industrial revitalization zone includes the Schrade and Hydro sites</li> <li>• Proposed sports complex at the vacant Nevele Hotel</li> <li>• Downtown revitalization initiatives underway in Ellenville</li> </ul>	<ul style="list-style-type: none"> <li>• Clusters of sites in both Ellenville and Wawarsing</li> <li>• Industrial, mountain gateway and resort zones</li> <li>• Demographic distress factors</li> <li>• Located in NYDEC Environmental Zone</li> <li>• Engaged community with revitalization processes underway</li> </ul>
<b>New Paltz</b>	<ul style="list-style-type: none"> <li>• Multiple development proposals for Plesser and CHG&amp;E properties stalled by community resistance</li> <li>• Proximity to SUNY and I-87</li> <li>• Engaged community</li> </ul>	<ul style="list-style-type: none"> <li>• Two clusters on Route 299; Plesser property is a contentious site.</li> <li>• No significant economic distress (despite demographics skewed by SUNY student population income); vocal and engaged community.</li> <li>• Current development moratorium in place may complicate the timing</li> <li>• Opportunity to advance comp plan update recommendations</li> </ul>
<b>Ulster</b>	<ul style="list-style-type: none"> <li>• “Tech City” redevelopment plan in place for former IBM Kingston</li> <li>• Brickyard North/Hudson Landing PUD</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelopment plan and draft GEIS in place for former IBM site</li> <li>• PUD already in place at Hudson Landing</li> <li>• Initiatives well-defined</li> </ul>



Community/Cluster	Assets and Opportunities	Relationship to County Goals
<b>Saugerties</b>	<ul style="list-style-type: none"> <li>Former Roltron site and Route 32 corridor is a gateway to Catskills and Hunter Mountain</li> <li>Community considering options for a land use and economic plan along the Route 32 corridor</li> <li>I-87 and rail access with multiple vacant industrial sites</li> </ul>	<ul style="list-style-type: none"> <li>Growth center and multiple site clusters.</li> <li>Comp plan encourages reuse of vacant property and incentives for brownfield redevelopment;</li> <li>High tax-delinquent property rate.</li> <li>With few residents, the area exhibits no significant demographic distress factor, however significant vacant and underutilized properties are located throughout commercial/industrial areas within the identified area.</li> </ul>
<b>Esopus</b>	<ul style="list-style-type: none"> <li>South side of Rondout Creek includes several underutilized former water-dependent use properties</li> <li>Hercules (inactive armaments manufacturing plant).</li> </ul>	<ul style="list-style-type: none"> <li>Several discrete sites but no clear clusters</li> </ul>
<b>Highland (Lloyd)</b>	<ul style="list-style-type: none"> <li>Walkway over the Hudson connecting Lloyd and Poughkeepsie is major tourist attraction</li> <li>Potential redevelopment opportunities on 9W</li> </ul>	<ul style="list-style-type: none"> <li>Limited</li> </ul>
<b>Milton (Marlboro)</b>	<ul style="list-style-type: none"> <li>Old industrial area surrounded by agricultural land</li> <li>Potential reuse opportunities along Route 9W</li> </ul>	<ul style="list-style-type: none"> <li>Comp plan update underway</li> <li>County preparing to start transportation study for 9W</li> <li>Opportunity to look at reuse as part of on-going planning efforts</li> </ul>
<b>Kerhonksen</b>	<ul style="list-style-type: none"> <li>Several vacant industrial sites and vacant diner on Route 209</li> <li>Potential interest in Business Park with Route 209 access</li> </ul>	<ul style="list-style-type: none"> <li>Not located in a growth center</li> <li>Cluster of spills located at Wawarsing-Rochester border</li> <li>Local interest in revitalizing the Route 209 corridor</li> </ul>
<b>Woodstock</b>	<ul style="list-style-type: none"> <li>Abandoned service stations are long-standing underutilized properties on Route 212.</li> </ul>	<ul style="list-style-type: none"> <li>No significant distress factors</li> <li>Potential community buy-in</li> </ul>



## 6 APPENDICES

**APPENDIX A. DEMOGRAPHIC INDICATORS AND ECONOMIC DISTRESS CRITERIA BY MUNICIPALITY**

**APPENDIX B. DEMOGRAPHIC INDICATORS AND ECONOMIC DISTRESS CRITERIA BY BLOCK GROUP**

**APPENDIX C. MAJOR EMPLOYERS IN ULSTER COUNTY**

APPENDIX A: Demographic Indicators and Economic Distress Criteria by Municipality

		Population Trends					% Persons Below Poverty Level*	125% or more of County poverty rate?	Per capita income (PCI)**	PCI at 80% or less of County PCI?	Median housing value***	Median value at 80% or less of County?
		2000 Census	2010 Census	2013 ACS	Change, 2000-2013							
					Number	Percent						
<b>Ulster</b>	<b>county</b>	<b>177,749</b>	<b>181,948</b>	<b>182,086</b>	<b>138</b>	<b>0.1%</b>	<b>12.3%</b>	-	<b>\$30,868</b>	-	<b>\$226,600</b>	-
Denning	town	516	551	666	115	20.9%	9.6%	N	\$24,017	Y	\$223,800	N
Ellenville	village	4,130	4,135	4,140	5	0.1%	16.9%	Y	\$21,766	Y	\$160,200	Y
Esopus	town	9,331	9,041	9,019	(22)	-0.2%	7.8%	N	\$31,263	N	\$216,900	N
Gardiner	town	5,238	5,713	5,702	(11)	-0.2%	13.2%	N	\$39,446	N	\$334,900	N
Hardenburgh	town	208	238	165	(73)	-30.7%	14.9%	N	\$23,555	Y	\$241,700	N
Hurley	town	6,564	6,314	6,284	(30)	-0.5%	8.5%	N	\$39,406	N	\$250,400	N
Kingston	town	908	889	1,001	112	12.6%	8.4%	N	\$30,779	N	\$188,600	N
Kingston	city	23,456	23,893	23,823	(70)	-0.3%	17.3%	Y	\$24,195	Y	\$178,000	Y
Lloyd	town	9,941	10,863	10,810	(53)	-0.5%	10.7%	N	\$31,864	N	\$240,400	N
Marbletown	town	5,854	5,607	5,605	(2)	0.0%	5.9%	N	\$41,316	N	\$271,900	N
Marlborough	town	8,263	8,263	8,807	544	6.6%	9.8%	N	\$30,018	N	\$257,600	N
New Paltz	village	6,034	6,818	6,898	80	1.2%	33.5%	Y	\$19,373	Y	\$276,200	N
New Paltz	town	12,830	14,003	14,059	56	0.4%	18.8%	Y	\$28,410	N	\$291,400	N
Olive	town	4,579	4,419	4,406	(13)	-0.3%	10.8%	N	\$38,741	N	\$247,100	N
Plattekill	town	9,892	10,499	10,412	(87)	-0.8%	11.1%	N	\$28,584	N	\$212,700	N
Rochester	town	7,018	7,313	7,278	(35)	-0.5%	6.6%	N	\$36,660	N	\$202,500	N
Rosendale	town	6,352	6,075	6,061	(14)	-0.2%	8.6%	N	\$30,711	N	\$198,800	N
Saugerties	town	19,868	19,482	19,419	(63)	-0.3%	8.7%	N	\$31,702	N	\$210,500	N
Saugerties	village	4,955	3,971	3,951	(20)	-0.5%	11.6%	N	\$26,947	N	\$213,200	N
Shandaken	town	3,285	3,085	2,914	(171)	-5.5%	10.7%	N	\$39,433	N	\$210,200	N
Shawangunk	town	12,022	14,332	14,248	(84)	-0.6%	18.4%	Y	\$26,898	N	\$272,000	N
Ulster	town	12,544	12,327	12,268	(59)	-0.5%	12.0%	N	\$28,814	N	\$186,400	N
Wawarsing	town	12,889	13,157	13,235	78	0.6%	14.9%	N	\$22,265	Y	\$166,400	Y
Woodstock	town	6,241	5,884	5,904	20	0.3%	11.6%	N	\$53,627	N	\$332,900	N

\* Poverty rate based on 2010-14 ACS Persons Whose Income in the Last 12 Months Is Below Poverty Level. 125% of County rate = 15.4%.

\*\*Per capita income (PCI) based on 2010-14 ACS estimates. 80% of County PCI = \$24,694.

\*\*\* Median housing value based on 2010-14 ACS estimates. 80% of County median = \$181,280.

**APPENDIX B: Demographic Indicators and Economic Distress Criteria by Block Group**

	<b>% Persons Below Poverty Level*</b>	<b>125% or more of County poverty rate?</b>	<b>Per capita income (PCI)**</b>	<b>PCI at 80% or less of County PCI?</b>	<b>Median housing value***</b>	<b>Median value at 80% or less of County?</b>
<b>Ulster county</b>	<b>12.3%</b>	-	<b>\$30,868</b>	-	<b>\$226,600</b>	-
BG 1, CT 9501	8.5%	N	\$38,583	N	\$285,300	N
BG 2, CT 9501	14.1%	N	\$27,896	N	\$179,800	Y
BG 3, CT 9501	5.5%	N	\$26,468	N	\$241,200	N
BG 4, CT 9501	0.0%	N	\$34,744	N	\$218,200	N
BG 5, CT 9501	1.3%	N	\$58,871	N	\$213,800	N
BG 1, CT 9502	7.0%	N	\$28,854	N	\$215,800	N
BG 2, CT 9502	12.1%	N	\$28,876	N	\$215,500	N
BG 3, CT 9502	14.6%	N	\$22,531	Y	\$186,000	N
BG 1, CT 9503	3.7%	N	\$31,937	N	\$231,000	N
BG 2, CT 9503	0.0%	N	\$27,640	N	\$187,500	N
BG 3, CT 9503	13.4%	N	\$34,333	N	\$192,500	N
BG 1, CT 9504	1.6%	N	\$57,211	N	\$217,400	N
BG 2, CT 9504	1.6%	N	\$16,397	Y	\$132,700	Y
BG 3, CT 9504	10.0%	N	\$39,459	N	\$238,800	N
BG 4, CT 9504	18.0%	Y	\$30,253	N	\$260,600	N
BG 5, CT 9504	15.9%	Y	\$30,275	N	\$212,200	N
BG 6, CT 9504	17.9%	Y	\$18,352	Y	\$216,300	N
BG 1, CT 9505	3.4%	N	\$42,003	N	\$270,900	N
BG 2, CT 9505	8.9%	N	\$59,467	N	\$303,900	N
BG 3, CT 9505	18.0%	Y	\$60,239	N	\$340,900	N
BG 1, CT 9506	10.8%	N	\$68,992	N	\$350,600	N
BG 2, CT 9506	20.8%	Y	\$48,292	N	\$430,900	N
BG 3, CT 9506	9.8%	N	\$51,973	N	\$376,300	N
BG 1, CT 9509	10.4%	N	\$23,783	Y	\$228,100	N
BG 2, CT 9509	18.6%	Y	\$41,724	N	\$207,600	N
BG 1, CT 9510	18.9%	Y	\$41,276	N	\$268,900	N
BG 2, CT 9510	10.1%	N	\$29,461	N	\$235,700	N
BG 3, CT 9510	9.4%	N	\$51,057	N	\$287,100	N
BG 4, CT 9510	7.6%	N	\$33,944	N	\$215,400	N
BG 1, CT 9511	17.4%	Y	\$32,375	N	\$270,600	N
BG 2, CT 9511	0.2%	N	\$33,490	N	\$252,500	N
BG 3, CT 9511	2.0%	N	\$53,556	N	\$324,000	N
BG 1, CT 9512	9.0%	N	\$28,654	N	\$221,800	N
BG 2, CT 9512	4.0%	N	\$51,908	N	\$246,900	N
BG 3, CT 9512	2.2%	N	\$44,168	N	\$245,200	N
BG 4, CT 9512	19.8%	Y	\$31,871	N	\$225,000	N
BG 1, CT 9513	10.5%	N	\$28,904	N	\$184,700	N
BG 2, CT 9513	17.9%	Y	\$25,183	N	\$170,000	Y
BG 3, CT 9513	29.0%	Y	\$22,967	Y	\$109,000	Y
BG 1, CT 9514	17.3%	Y	\$20,248	Y	\$197,400	N
BG 2, CT 9514	18.7%	Y	\$20,826	Y	\$195,600	N
BG 3, CT 9514	4.6%	N	\$25,700	N	\$168,200	Y
BG 1, CT 9515	6.9%	N	\$29,628	N	\$174,200	Y
BG 2, CT 9515	0.0%	N	\$31,189	N	\$186,500	N
BG 3, CT 9515	8.4%	N	\$30,779	N	\$188,600	N
BG 4, CT 9515	17.7%	Y	\$27,154	N	\$144,400	Y
BG 1, CT 9516	5.9%	N	\$31,869	N	\$200,900	N
BG 2, CT 9516	1.7%	N	\$53,596	N	\$299,300	N
BG 1, CT 9517	9.7%	N	\$26,338	N	\$171,900	Y
BG 2, CT 9517	10.6%	N	\$17,777	Y	\$151,400	Y
BG 3, CT 9517	23.5%	Y	\$28,267	N	NA	N
BG 4, CT 9517	21.1%	Y	\$23,583	Y	\$233,600	N
BG 1, CT 9518	12.8%	N	\$20,713	Y	\$176,300	Y

## APPENDIX B: Demographic Indicators and Economic Distress Criteria by Block Group

	% Persons Below Poverty Level*	125% or more of County poverty rate?	Per capita income (PCI)**	PCI at 80% or less of County PCI?	Median housing value***	Median value at 80% or less of County?
BG 1, CT 9519	27.5%	Y	\$28,791	N	\$175,800	Y
BG 2, CT 9519	35.2%	Y	\$24,279	Y	\$171,300	Y
BG 3, CT 9519	20.9%	Y	\$14,385	Y	\$161,100	Y
BG 4, CT 9519	7.6%	N	\$23,689	Y	\$172,800	Y
BG 1, CT 9520	21.5%	Y	\$28,237	N	\$146,100	Y
BG 2, CT 9520	21.8%	Y	\$15,104	Y	\$167,300	Y
BG 1, CT 9521	3.9%	N	\$23,254	Y	\$155,100	Y
BG 2, CT 9521	47.5%	Y	\$10,602	Y	\$135,900	Y
BG 3, CT 9521	17.7%	Y	\$18,156	Y	\$160,900	Y
BG 4, CT 9521	21.1%	Y	\$22,535	Y	\$150,000	Y
BG 1, CT 9522	0.6%	N	\$35,946	N	\$193,100	N
BG 2, CT 9522	0.0%	N	\$49,852	N	\$214,200	N
BG 3, CT 9522	8.6%	N	\$30,110	N	\$241,300	N
BG 4, CT 9522	13.4%	N	\$28,276	N	\$185,600	N
BG 1, CT 9523	12.5%	N	\$21,092	Y	\$128,800	Y
BG 2, CT 9523	5.6%	N	\$34,133	N	\$162,800	Y
BG 1, CT 9524	31.9%	Y	\$21,364	Y	\$257,500	N
BG 2, CT 9524	7.4%	N	\$28,509	N	\$212,000	N
BG 1, CT 9525	4.3%	N	\$42,006	N	\$227,200	N
BG 2, CT 9525	6.1%	N	\$28,718	N	\$182,900	N
BG 3, CT 9525	1.6%	N	\$31,301	N	\$195,000	N
BG 1, CT 9526	5.5%	N	\$45,469	N	\$177,100	Y
BG 2, CT 9526	23.4%	Y	\$32,382	N	\$234,400	N
BG 3, CT 9526	0.0%	N	\$38,642	N	\$242,100	N
BG 4, CT 9526	10.0%	N	\$18,488	Y	\$281,400	N
BG 5, CT 9526	10.3%	N	\$27,211	N	\$220,700	N
BG 1, CT 9527	7.8%	N	\$27,925	N	\$234,700	N
BG 2, CT 9527	21.0%	Y	\$26,087	N	\$190,900	N
BG 3, CT 9527	7.8%	N	\$26,774	N	\$180,200	Y
BG 1, CT 9528	4.7%	N	\$31,477	N	\$238,400	N
BG 2, CT 9528	8.0%	N	\$42,560	N	\$197,200	N
BG 3, CT 9528	7.7%	N	\$25,516	N	\$169,100	Y
BG 1, CT 9529	3.9%	N	\$40,463	N	\$266,800	N
BG 2, CT 9529	8.2%	N	\$44,249	N	\$290,200	N
BG 3, CT 9529	0.7%	N	\$32,304	N	\$250,400	N
BG 4, CT 9529	6.1%	N	\$58,752	N	\$278,500	N
BG 5, CT 9529	16.1%	Y	\$34,472	N	\$256,900	N
BG 1, CT 9530	6.6%	N	\$38,466	N	\$263,400	N
BG 2, CT 9530	10.4%	N	\$29,206	N	\$218,100	N
BG 1, CT 9533	9.2%	N	\$36,138	N	\$286,100	N
BG 2, CT 9533	5.0%	N	\$54,941	N	\$428,300	N
BG 3, CT 9533	0.8%	N	\$39,329	N	\$280,400	N
BG 1, CT 9534	6.6%	N	\$26,756	N	\$275,800	N
BG 2, CT 9534	29.5%	Y	\$26,758	N	\$274,600	N
BG 3, CT 9534	22.6%	Y	\$36,868	N	\$284,400	N
BG 4, CT 9534	23.1%	Y	\$30,410	N	\$198,400	N
BG 1, CT 9535	42.8%	Y	\$21,475	Y	\$310,000	N
BG 2, CT 9535	59.0%	Y	\$6,725	Y	\$352,100	N
BG 3, CT 9535	13.9%	N	\$36,226	N	\$343,300	N
BG 1, CT 9536	11.0%	N	\$28,624	N	\$220,300	N
BG 2, CT 9536	22.8%	Y	\$26,108	N	\$212,200	N
BG 3, CT 9536	14.3%	N	\$33,053	N	\$229,900	N
BG 1, CT 9537	0.8%	N	\$38,793	N	\$300,500	N

## APPENDIX B: Demographic Indicators and Economic Distress Criteria by Block Group

	% Persons Below Poverty Level*	125% or more of County poverty rate?	Per capita income (PCI)**	PCI at 80% or less of County PCI?	Median housing value***	Median value at 80% or less of County?
BG 2, CT 9537	9.7%	N	\$32,848	N	\$230,900	N
BG 3, CT 9537	6.2%	N	\$30,010	N	\$225,000	N
BG 4, CT 9537	3.5%	N	\$31,633	N	\$286,000	N
BG 1, CT 9538	10.9%	N	\$32,013	N	\$258,600	N
BG 2, CT 9538	3.2%	N	\$26,069	N	\$276,300	N
BG 3, CT 9538	4.8%	N	\$32,994	N	\$225,300	N
BG 1, CT 9539	13.1%	N	\$31,751	N	\$259,100	N
BG 2, CT 9539	16.3%	Y	\$28,537	N	\$265,800	N
BG 3, CT 9539	1.0%	N	\$29,489	N	\$271,600	N
BG 1, CT 9540	11.3%	N	\$32,312	N	\$240,500	N
BG 2, CT 9540	7.7%	N	\$33,862	N	\$119,700	Y
BG 3, CT 9540	12.4%	N	\$35,823	N	\$229,600	N
BG 1, CT 9541	10.1%	N	\$26,082	N	\$231,300	N
BG 2, CT 9541	7.2%	N	\$23,714	Y	\$159,600	Y
BG 3, CT 9541	18.1%	Y	\$23,234	Y	\$210,500	N
BG 4, CT 9541	8.0%	N	\$23,595	Y	\$295,100	N
BG 1, CT 9542	1.2%	N	\$53,975	N	\$542,000	N
BG 2, CT 9542	24.9%	Y	\$34,062	N	\$352,500	N
BG 3, CT 9542	11.4%	N	\$37,700	N	\$321,900	N
BG 4, CT 9542	10.8%	N	\$34,211	N	\$243,400	N
BG 1, CT 9544	54.7%	Y	\$18,588	Y	\$274,700	N
BG 2, CT 9544	2.9%	N	\$36,246	N	\$293,300	N
BG 3, CT 9544	12.1%	N	\$32,068	N	\$215,600	N
BG 4, CT 9544	2.6%	N	\$31,727	N	\$282,800	N
BG 5, CT 9544	0.8%	N	\$30,191	N	\$334,400	N
BG 1, CT 9545	12.8%	N	\$22,326	Y	\$150,000	Y
BG 2, CT 9545	11.9%	N	\$12,707	Y	\$122,800	Y
BG 3, CT 9545	14.9%	N	\$25,770	N	\$157,800	Y
BG 4, CT 9545	2.9%	N	\$38,748	N	\$235,100	N
BG 1, CT 9546	11.1%	N	\$27,774	N	\$153,900	Y
BG 1, CT 9547	27.5%	Y	\$19,382	Y	\$201,400	N
BG 2, CT 9547	16.9%	Y	\$20,554	Y	\$194,900	N
BG 1, CT 9548	20.7%	Y	\$24,521	Y	\$159,600	Y
BG 2, CT 9548	27.5%	Y	\$19,850	Y	\$201,000	N
BG 3, CT 9548	2.8%	N	\$20,098	Y	\$151,100	Y
BG 1, CT 9549	9.2%	N	\$28,928	N	\$217,600	N
BG 1, CT 9550	13.2%	N	\$16,777	Y	\$164,800	Y
BG 2, CT 9550	4.1%	N	\$42,901	N	\$197,100	N
BG 3, CT 9550	0.8%	N	\$52,094	N	\$189,200	N
BG 4, CT 9550	4.8%	N	\$41,902	N	\$204,500	N
BG 1, CT 9553	7.5%	N	\$42,914	N	\$205,000	N
BG 2, CT 9553	9.9%	N	\$33,824	N	\$240,000	N
BG 3, CT 9553	10.5%	N	\$35,008	N	\$196,400	N
BG 1, CT 9554	4.7%	N	\$28,707	N	\$216,400	N
BG 2, CT 9554	5.6%	N	\$20,036	Y	\$286,400	N
BG 3, CT 9554	3.7%	N	\$38,576	N	\$282,700	N

\* Poverty rate based on 2010-14 ACS Persons Whose Income in the Last 12 Months Is Below Poverty Level. 125% of County

\*\*Per capita income (PCI) based on 2010-14 ACS estimates. 80% of County PCI = \$24,694.

\*\*\* Median housing value based on 2010-14 ACS estimates. 80% of County median = \$181,280.

## APPENDIX C: Major Employers in Ulster County

### Infogroup Search - Employers with >50

Industry	Employer	Address	Place	Zip	Employment Range	Municipality
Hospitality	Mohonk Mountain House	1000 Mountain Rest Rd	New Paltz	12561	1,000-4,999	New Paltz (town)
Education	SUNY New Paltz	1 Hawk Dr	New Paltz	12561	1,000-4,999	New Paltz (village)
Health Care/Soc Svcs	Health Alliance Hospital - Broadway Campus	396 Broadway	Kingston	12401	500-999	Kingston (city)
Health Care/Soc Svcs	Health Alliance Hospital - Mary's Avenue Campus	105 Mary's Avenue	Kingston	12401	500-999	Kingston (city)
Education	Ulster County BOCES	175 Route 32 N	New Paltz	12561	500-999	New Paltz (village)
Finance/Insurance	United Healthcare	505 Boices Ln	Kingston	12401	500-999	Ulster
Retail	Walmart Supercenter	601 Frank Sottile Blvd	Kingston	12401	500-999	Ulster
Public Admin	Eastern NY Correctional Facility	30 Institution Road	Napanoch	12458	500-999	Wawarsing
Public Admin	Shawangunk Correctional Facility	200 Quick Rd	Wallkill	12589	500-999	Shawangunk
Public Admin	Ulster Correctional Facility	750 Berme Road	Napanoch	12458	250-499	Wawarsing
Manufacturing	AMETEK Rotron Inc	55 Hasbrouck Ln	Woodstock	12498	250-499	Woodstock
Health Care/Soc Svcs	Northeast Center For Special Care	300 Grant Avenue	Lake Katrine	12449	250-499	Ulster
Health Care/Soc Svcs	Ten Broeck Commons	1 Commons Dr	Lake Katrine	12449	250-499	Ulster
Health Care/Soc Svcs	Mid Hudson Medical Group	1561 Ulster Ave	Lake Katrine	12449	250-499	Ulster
Health Care/Soc Svcs	Family Practice Center - Kingston	1 Family Practice Drive	Kingston	12401	250-499	Kingston (city)
Health Care/Soc Svcs	United Cerebral Palsy	250 Tuyenbridge Rd	Lake Katrine	12449	250-499	Ulster
Hospitality	Rocking Horse Ranch	600 State Route 44 55	Highland	12528	250-499	Lloyd
Education	Ellenville Central School Distrct	28 Maple Ave	Ellenville	12428	250-499	Ellenville
Education	Kingston City School District	61 Crown St	Kingston	12401	250-499	Kingston (city)
Finance/Insurance	Commercial Express Financial	1955 Lucas Tpk	High Falls	12440	250-499	Marbletown
Wholesale	Independent Explosives	161 Ulster Ave	Ulster Park	12487	250-499	Esopus
Retail	Walmart Supercenter	7500 State Route 209	Napanoch	12458	250-499	Wawarsing
Retail	Shop Rite	801 Miron Ln	Kingston	12401	250-499	Ulster
Retail	Adams Fairacre Farms	1560 Route 9W	Lake Katrine	12449	250-499	Ulster
Public Admin	Golden Hill Nursing & Rehab Ctr	99 Golden Hill Drive	Kingston	12401	250-499	Kingston (city)
Public Admin	Ulster County Jail	380 Boulevard	Kingston	12401	250-499	Kingston (city)
Public Admin	Wallkill Correctional Facility	50 Mc Kendrick Rd	Wallkill	12589	250-499	Shawangunk
Education	SUNY Ulster	491 Cottekill Rd	Stone Ridge	12484	250-499	Marbletown
Education	New Paltz Central School District	196 Main St	New Paltz	12561	250-499	New Paltz (village)
Agriculture	Du Bois Farms	209 Perkinsville Rd	Highland	12528	100-249	Lloyd
Manufacturing	GCI Custom Cleaning	1 Amy Kay Parkway	Kingston	12401	100-249	Kingston (city)
Manufacturing	SP Scientific	3538 Main Street	Stone Ridge	12484	100-249	Marbletown
Manufacturing	Zumbotel Lighting Inc	3300 US Highway 9W	Highland	12528	100-249	Lloyd
Manufacturing	Tec NEC	812 Kings Hwy	Saugerties	12477	100-249	Saugerties (town)
Manufacturing	Fair Rite	1 Commercial Row	Wallkill	12589	100-249	Shawangunk
Manufacturing	Simulaids Inc.	16 Simulaids Dr	Saugerties	12477	100-249	Saugerties (town)
Health Care/Soc Svcs	Wingate Health Care	1 Wingate Way	Highland	12528	100-249	Lloyd

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## APPENDIX C: Major Employers in Ulster County

### Infogroup Search - Employers with >50

Industry	Employer	Address	Place	Zip	Employment Range	Municipality
Health Care/Soc Svcs	UMC Inc	107 Greenkill Ave	Kingston	12401	100-249	Kingston (city)
Health Care/Soc Svcs	Always There	918 Ulster Ave	Kingston	12401	100-249	Ulster
Health Care/Soc Svcs	Ellenville Regional Hospital	10 Healthy Way	Ellenville	12428	100-249	Wawarsing
Health Care/Soc Svcs	Home Health Care & Companion	366 Albany Ave	Kingston	12401	100-249	Kingston (city)
Health Care/Soc Svcs	Plattekill Senior Citizen Center	Route 32	Modena	12548	100-249	Plattekill
Health Care/Soc Svcs	YMCA	2000 Frost Valley Rd	Claryville	12725	100-249	Denning
Health Care/Soc Svcs	St Cabrinni Home LLC	Route 9W	West Park	12493	100-249	Esopus
Health Care/Soc Svcs	Hospice of Ulster County	400 Aaron Ct	Kingston	12401	100-249	Kingston (city)
Health Care/Soc Svcs	Astor Services for Children & Families	15 Haviland Rd	Highland	12528	100-249	Lloyd
Health Care/Soc Svcs	Hudson Valley Rehab & Extended Care Ctr	260 Vineyard Ave	Highland	12528	100-249	Lloyd
Health Care/Soc Svcs	Mountain View Nursing & Rehab	1 Jansen Rd	New Paltz	12561	100-249	New Paltz (town)
Hospitality	Lexington Inn-Hudson Valley	400 Granite Rd	Kerhonkson	12446	100-249	Wawarsing
Hospitality	Emerson Resort & Spa	5340 Route 28	Mt Tremper	12457	100-249	Shandaken
Hospitality	Olive Garden Italian Kitchen	560 Kings Mall Ct	Kingston	12401	100-249	Ulster
Hospitality	Best Western Plus-Kingston	503 Washington Avenue	Kingston	12401	100-249	Kingston (city)
Hospitality	Texas Roadhouse	500 Miron Lane	Kingston	12401	100-249	Ulster
Admin	Iron Mountain	550 Broadway	Port Ewen	12466	100-249	Esopus
Admin	Pilot Industries	46 Canal St	Ellenville	12428	100-249	Ellenville
Admin	Waste Management	264 Old Flatbush Rd	Kingston	12401	100-249	Ulster
Admin	Ultra Seal Corporation	521 Main St	New Paltz	12561	100-249	New Paltz (town)
Education	Center For Spectrum Svc	70 Kukuk Lane	Kingston	12401	100-249	Ulster
Education	Marlboro Central School District	21 Milton Turnpike	Milton	12547	100-249	Marlborough
Education	Highland Central School District	320 Pancake Hollow Rd	Highland	12528	100-249	Lloyd
Education	Onteora Central School District	4166 State Route 28	Boiceville	12412	100-249	Olive
Education	Ulster BOCES Career & Technical Ctr	319 Broadway	Port Ewen	12466	100-249	Esopus
Education	Wallkill Central School District	19 Main St	Wallkill	12589	100-249	Shawangunk
Education	Rondout Valley Central School District	122 Kyserike Rd	Accord	12404	100-249	Rochester
Education	Saugerties Central School District	310 Washington Ave Ext	Saugerties	12477	100-249	Saugerties
Education	Childrens Home of Kingston	26 Grove St	Kingston	12401	100-249	Kingston (city)
Finance/Insurance	Ulster Savings Bank	180 Schwenk Dr	Kingston	12401	100-249	Kingston (city)
Information	Daily Freeman	79 Hurley Ave	Kingston	12401	100-249	Kingston (city)
Information	Markertek Video Supply	1 Tower Dr	Saugerties	12477	100-249	Saugerties (town)
Information	Ulster Publishing Inc	322 Wall St	Kingston	12401	100-249	Kingston (city)
Other Svcs	Lake Katrine Rod & Gun Club	5 Van Wagner Rd	Ulster Park	12487	100-249	Esopus
Other Svcs	Kingston Power Boat Assn	370 Abeel St	Kingston	12401	100-249	Kingston (city)
Other Svcs	American Legion	1045 Old State Route 28	Phoenicia	12464	100-249	Shandaken
Transportation	First Student Inc	3082 State Route 208	Wallkill	12589	100-249	Shawangunk

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## APPENDIX C: Major Employers in Ulster County

### Infogroup Search - Employers with >50

Industry	Employer	Address	Place	Zip	Employment Range	Municipality
Wholesale	Alcoa Fastening Systems	1 Corporate Dr	Kingston	12401	100-249	Kingston (city)
Wholesale	Brooklyn Bottling of Milton NY	643 South Rd	Milton	12547	100-249	Marlborough
Wholesale	Empire Merchants North	132 Flatbush Ave	Kingston	12401	100-249	Kingston (city)
Wholesale	Installation Equipment Div	1 Corporate Dr	Kingston	12401	100-249	Kingston (city)
Profess'I Svcs	Charles River Laboratories Inc	3121 Route 209	Stone Ridge	12484	100-249	Marbletown
Profess'I Svcs	Fit Digital	812 Kings Hwy	Saugerties	12477	100-249	Saugerties (town)
Profess'I Svcs	UPS Customer Center	300 Memorial Dr	Kingston	12401	100-249	Ulster
Retail	Shop Rite	100 Shoprite Blvd	Ellenville	12428	100-249	Wawarsing
Retail	Hannaford Supermarket	100 Plaza Rd	Kingston	12401	100-249	Kingston (city)
Retail	CVS/Pharmacy	1300 Ulster Ave	Kingston	12401	100-249	Ulster
Retail	N & S Supply	25 Dederick St	Kingston	12401	100-249	Kingston (city)
Retail	Shop Rite	258 Main St	New Paltz	12561	100-249	New Paltz (village)
Retail	Target	1300 Ulster Ave	Kingston	12401	100-249	Ulster
Retail	Hannaford Supermarket	3650 US Highway 9W	Highland	12528	100-249	Lloyd
Retail	Lowe's Home Improvement Center	901 Frank Sottile Blvd	Kingston	12401	100-249	Ulster
Retail	Hannaford Supermarket	2066 State Route 32	Modena	12548	100-249	Plattekill
Retail	Lowe's Home Improvement Center	650 State Route 299	Highland	12528	100-249	Lloyd
Retail	Home Depot	1122 Ulster Ave	Kingston	12401	100-249	Ulster
Retail	Hannaford Supermarket	1261 Ulster Ave	Kingston	12401	100-249	Ulster
Retail	Prestige Toyota Hyundai	756 E Chester St	Kingston	12401	100-249	Ulster
Retail	Stop & Shop Supermarket	271 Main St	New Paltz	12561	100-249	New Paltz (village)
Retail	Best Buy	1300 Ulster Ave	Kingston	12401	100-249	Ulster
Retail	Ja-Mar Liquors	117 Canal St	Ellenville	12428	100-249	Ellenville
Retail	Price Chopper	138 Ulster Ave	Saugerties	12477	100-249	Saugerties (village)
Agriculture	Robert O Davenport & Sons LLC	2100 Hurley Mountain Rd	Kingston	12401	50-99	Marbletown
Construction	J Mullen & Sons	997 Kings Hwy	Saugerties	12477	50-99	Saugerties (town)
Manufacturing	M & E Mfg Co Inc	19 Progress St	Kingston	12401	50-99	Kingston (city)
Manufacturing	Phoenix Electronic Ents Inc	131 Tillson Ave Ext	Highland	12528	50-99	Lloyd
Manufacturing	Wonderly Co Inc	25 Cornell St	Kingston	12401	50-99	Kingston (city)
Manufacturing	Deising's Bakery & Restaurant	111 N Front St	Kingston	12401	50-99	Kingston (city)
Manufacturing	Anaconda Sports Inc	85 Katrine Ln	Lake Katrine	12449	50-99	Ulster
Manufacturing	Gilded Otter Brewing Co.	3 Main Street	New Paltz	12561	50-99	New Paltz (village)
Manufacturing	Sun Wize Technologies Inc	1155 Flatbush Rd	Kingston	12401	50-99	Ulster
Manufacturing	Viking Industries Inc.	89 S Ohioville Rd	New Paltz	12561	50-99	New Paltz (town)
Manufacturing	Fehr Bros Industries Inc	895 Kings Hwy	Saugerties	12477	50-99	Saugerties (town)
Manufacturing	Stavo Industries Inc	132 Flatbush Ave	Kingston	12401	50-99	Kingston (city)
Manufacturing	Ertelalsop	132 Flatbush Ave	Kingston	12401	50-99	Kingston (city)

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## APPENDIX C: Major Employers in Ulster County

### Infogroup Search - Employers with >50

Industry	Employer	Address	Place	Zip	Employment Range	Municipality
Manufacturing	Feeney Enterprises Inc.	613 Abeel St # A	Kingston	12401	50-99	Kingston (city)
Manufacturing	Lo Dolce Machine Corp	196 Malden Tpke	Saugerties	12477	50-99	Saugerties (town)
Manufacturing	Optimum Window Mfg Corp	28 Canal St	Ellenville	12428	50-99	Ellenville
Health Care/Soc Svcs	Foxhall Ambulatory Surgical Ctr	64 Jansen Ave	Kingston	12401	50-99	Kingston (city)
Health Care/Soc Svcs	Mid Hudson Managed Home Care	288 Fair Street	Kingston	12401	50-99	Kingston (city)
Health Care/Soc Svcs	Ulster Home Care Inc	918 Ulster Ave	Kingston	12401	50-99	Ulster
Health Care/Soc Svcs	AM PM Home Care	366 Albany Ave	Kingston	12401	50-99	Kingston (city)
Health Care/Soc Svcs	Bracor	701 Grant Ave	Lake Katrine	12449	50-99	Ulster
Health Care/Soc Svcs	River Radiology	45 Pine Grove Ave	Kingston	12401	50-99	Kingston (city)
Health Care/Soc Svcs	Olive First Aid Training	19 Church St	Shokan	12481	50-99	Olive
Health Care/Soc Svcs	Ulster Greene ARC	471 Albany Ave	Kingston	12401	50-99	Kingston (city)
Health Care/Soc Svcs	Ulster County Community Action	70 Lindsley Ave	Kingston	12401	50-99	Kingston (city)
Health Care/Soc Svcs	Early Education Ctr	40 Park Lane	Highland	12528	50-99	Lloyd
Health Care/Soc Svcs	Hudson Valley Heart Ctr	222 State Route 299	Highland	12528	50-99	Lloyd
Health Care/Soc Svcs	Willcare	803 Grant Ave	Lake Katrine	12449	50-99	Ulster
Health Care/Soc Svcs	Kerhonkson-Accord First Aid	6055 Route 209	Kerhonkson	12446	50-99	Wawarsing
Hospitality	Camp Huntington	56 Bruceville Rd	High Falls	12440	50-99	Marbletown
Admin	Pilot Industries	471 Albany Ave	Kingston	12401	50-99	Kingston (city)
Admin	Shire Reeve Assoc Inc	318 Wall St	Kingston	12401	50-99	Kingston (city)
Finance/Insurance	Rondout Savings Bank	300 Broadway	Kingston	12401	50-99	Kingston (city)
Finance/Insurance	Firstsource Solutions USA LLC	709 Grant Ave	Lake Katrine	12449	50-99	Ulster
Finance/Insurance	Kingstone Co Inc	15 Joys Ln	Kingston	12401	50-99	Kingston (city)
Finance/Insurance	Ulster Federal Credit Union	127 Schwenk Dr	Kingston	12401	50-99	Kingston (city)
Finance/Insurance	Sawyer Savings Bank	87 Market St	Saugerties	12477	50-99	Saugerties (village)
Mining	Northeast Solite Corp	1135 Kings Hwy	Saugerties	12477	50-99	Saugerties (town)
Other Svcs	Gun Parts Corp	226 Williams Ln	West Hurley	12491	50-99	Hurley
Other Svcs	Marbletown Sportsmans Club	95 Scarawan Rd	Stone Ridge	12484	50-99	Marbletown
Other Svcs	Prestige Toyota Svc	756 E Chester St	Kingston	12401	50-99	Ulster
Other Svcs	Wiltwyck Golf Club	404 Stewart Ln	Kingston	12401	50-99	Kingston (town)
Transportation	Adirondack Transit Lines, Inc	499 Hurley Ave	Hurley	12443	50-99	Hurley
Transportation	Arthur F Mulligan Bus Co.	3140 State Route 28	Shokan	12481	50-99	Olive
Transportation	Ethan Allen Transportation	113 Hunter St	Kingston	12401	50-99	Kingston (city)
Transportation	Lezette Express Inc	633 Route 212	Saugerties	12477	50-99	Saugerties (town)
Transportation	Pavero Cold Storage	10 North Road	Highland	12528	50-99	Lloyd
Transportation	CSX	644 Ulster Ave	Kingston	12401	50-99	Ulster
Transportation	Birnie Bus Service	5147 US Highway 209	Accord	12404	50-99	Rochester
Wholesale	A & J Dembroski Orchard	1000 South St	Plattekill	12568	50-99	Plattekill

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## APPENDIX C: Major Employers in Ulster County

### Infogroup Search - Employers with >50

Industry	Employer	Address	Place	Zip	Employment Range	Municipality
Wholesale	Heritage Energy Inc	625 Sawkill Rd	Kingston	12401	50-99	Ulster
Wholesale	NOCO Lubricants	625 Sawkill Rd	Kingston	12401	50-99	Ulster
Wholesale	Thomas O Miller & Co Inc	20 Riverview Dr	Marlboro	12542	50-99	Marlborough
Wholesale	Solvents Co	9 Cornell St	Kingston	12401	50-99	Kingston (city)
Wholesale	JBT Wolf-Tec Inc	20 Kieffer Ln	Kingston	12401	50-99	Ulster
Wholesale	Hudson River Fruit Distr	65 Old Indian Rd	Milton	12547	50-99	Marlborough
Wholesale	Porco Energy	1455 Route 9W	Marlboro	12542	50-99	Marlborough
Wholesale	Kingston Oil Supply Corp	2926 Route 32	Saugerties	12477	50-99	Saugerties (town)
Wholesale	Sono-Tek Corp	2010 Route 9W	Milton	12547	50-99	Marlborough
Wholesale	Valley Aire Inc	302 Mount Zion Rd	Marlboro	12542	50-99	Marlborough
Profess'I Svcs	Fala Technologies	430 Old Neighborhood Rd	Kingston	12401	50-99	Ulster
Profess'I Svcs	Elna Magnetics	203 Malden Turnpike	Saugerties	12477	50-99	Saugerties (town)
Real Estate	Coldwell Banker Village Green	268 Fair St	Kingston+	12401	50-99	Kingston, Woodstock, Stone Ridge
Real Estate	Win Morrison Realty	63 John St	Kingston+	12401	50-99	Kingston, Woodstock
Real Estate	Camping World of Kingston	124 New York 28	Kingston	12401	50-99	Ulster
Retail	Burlington Coat Factory	1375 Ulster Ave	Kingston	12401	50-99	Ulster
Retail	Sears	1300 Ulster Ave	Kingston	12401	50-99	Ulster
Retail	Emmanuel's Market Place	3853 Main St	Stone Ridge	12484	50-99	Marbletown
Retail	Heart Volkswagen	1249 Ulster Ave	Kingston	12401	50-99	Ulster
Retail	Water Street Market LLC	10 Main St	New Paltz	12561	50-99	New Paltz (village)
Retail	Marshall's	1170 Ulster Ave	Kingston	12401	50-99	Ulster
Retail	Peter's Market	7700 State Route 209	Napanoch	12458	50-99	Wawarsing
Retail	Boiceville IGA Supermarket	4099 State Route 28	Boiceville	12412	50-99	Olive
Retail	Hurley Ridge Market	295 State Route 375	West Hurley	12491	50-99	Hurley
Retail	Kohl's	800 Miron Ln	Kingston	12401	50-99	Ulster
Retail	Gander Mountain	705 Frank Sottile Blvd	Kingston	12401	50-99	Ulster
Wholesale	Gillette Creamery	47 Steve's Lane	Gardiner	12525	50-99	Gardiner

Disclaimer: This list was compiled from a proprietary database and has not been reviewed for accuracy by County staff.