

I.PARK 87 LLC

485 West Putnam Avenue
Greenwich, Connecticut 06830

November 02, 2023

VIA EMAIL

Town of Ulster Planning Board
584 East Chester Street
Kingston, NY 12401

Re: *Lot Line Adjustment Application – i.Park 87 East Campus*

Dear Chairman & Members of the Planning Board:

Please accept our application for a "lot line adjustment" at the i.Park 87 East Campus, on behalf of the applicant, i.Park 87 LLC. This proposed adjustment aims to reconfigure six of the existing parcels within the site (five of which are currently vacant) to better align with the long-term development vision for the area. These six parcels are as follows:

A)	"Lot 12"	(48.7-1-29.120)	4.31 Acres
B)	"Lot 13"	(48.7-1-29.130)	2.75 Acres
C)	"Lot 14"	(48.7-1-29.140)	2.22 Acres
D)	"Lot 16"	(48.7-1-29.160)	7.33 Acres
E)	"Lot 25"	(48.7-1-29.250)	18.59 Acres
F)	"Lot 27"	(48.7-1-29.270)	65.10 Acres

Four of the above parcels, "Lot 12," "Lot 13," "Lot 14," and "Lot 16," are slated for adjustment to align with the proposed future development lots in the southern residential portion of the site to allow for various phasing and financing requirements moving forward.

"Lot 25," will be adjusted to become the new "master lot" for the proposed residential development. This master lot will encompass all major roadways within the residential development and open areas, serving as a central and essential component of the site plan. The current "master lot" for the East Campus – "Lot 27" – will be adjusted to conform with the other five parcels mentioned above.

It is important to note that the northern boundary of the adjusted "Lot 25" will be realigned to follow the north boundary of OU-4, as defined by the DEC's Site Management Plan. This ensures that all adjusted lot lines for the new residential development remain entirely within OU-4, the area with the least environmental restrictions and situated to the south of IBM's groundwater remediation measures.

We appreciate your attention to this matter and look forward to reviewing it in further detail at the November Planning Board meeting. Please do not hesitate to contact us if you require any additional information or clarification.

Sincerely,

Joseph Cotter