

I.PARK 87 LLC

485 West Putnam Avenue
Greenwich, Connecticut 06830

August 29, 2023

VIA EMAIL

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

Re: Site Plan Application – i.Park 87 East Campus – Residential Phase

Dear Chairman & Members of the Planning Board:

Attached to this email, please find a Site Plan Application and the associated architectural and engineering drawing for the Residential Phase on the East Campus of the i.Park 87, under the Town's ROD zoning district.

The Residential Phase is located on the southern portion of the East Campus site – bound by Boices Lane to the south, Enterprise Drive to the west, the CSX rail line to the east, and the existing industrial/office building to the north. The proposed Residential Phase is comprised of the following components:

- 1. Residential Component:** 880 units of multifamily in a range of building types including walk-up garden-style apartments as well as larger elevator buildings;
- 2. Residential Amenity Component:** Construction of 3 new buildings with amenity lounges, communal kitchens and fitness areas with adjacent activated landscape areas;
- 3. Existing Commercial / Retail Buildings:** Renovation of the two existing building on “Lot 600” including the Powerhouse and adjacent 1-story warehouse building to retail/hotel/art center;
- 4. New Construction Commercial / Retail Buildings:** Construction of a new visitor center building at the western edge of the site as well as a new retail building for small/local retain tenants.

We respectfully request that the Board place this project on the agenda for the September Planning Board meeting. We look forward to working with the Board on this exciting redevelopment project.

Sincerely,

Joseph Cotter