



Michael P. Hein
Ulster County Executive

Ulster County Economic Development Alliance

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JUMP START COMPETITION PROGRAM APPLICATION

APPLICATION DEADLINE: JUNE 1, 2018 @ 4:00PM

Form submission:

via email to OED@co.ulster.ny.us or UCEDA 244 Fair Street PO Box 1800, Kingston, NY 12402

GENERAL INFORMATION:

Applicant Name: THOMAS PINKERUS

Business Name (if applicable): IDEAL SELF STORAGE

Mailing Address: 5188 US Highway 209 ACCORD NY 12404

Daytime phone: 845 626-7633 Cell Phone: 631 433-2526

Email address: TTPSEALER @ AOL.COM

Applicant is the: ☒ Proposed New Business ☐ Existing Business

What type of business are you proposing: Full Service Climate Controlled Indoor/Outdoor Self Storage units with car & truck rental agency.

What do you do now? I Presently own and operate Top Quality Sealcoat Inc.

I am also a real estate owner of three other businesses;
Brust Apartments and White Wolf Restaurant in Napanoch and also
Tip to Toe Salon in Kerhonkson.

What type of business experience do you have? Have you started a business before?

I have owned and operated Top Quality Sealcoat Inc. which is
a Blacktop and Striping business for 25 years. I also
have 2 real estate properties in the Town of Logansburg and
one in the town of Rochester. Each is successfully
maintained and has been since their inception.

PROJECT DESCRIPTION

Please briefly describe what you intend to use the grant funds for, if awarded. Include a description of special finishes and your fit-out as well as an early projection of the costs of the project. Attach additional sheet as necessary.

FIRST IMPRESSIONS MATTER & If awarded the Grant Money it will go to beautify and enhance the first building everyone sees when approaching Ellenville from the North; the run-down abandoned Bowling Alley at 8109 Rt 209. With the assistance of this grant, the Bowling Alley will be converted into attractive & charming self storage units. The monies in particular would help with the cosmetics of the building such as HARDIE BOARD SIDING, Roof Repairs and new HVAC.

Why is this business appropriate and consistent with the business climate of the Village of Ellenville and/or surrounding areas?

A Professional Feasibility Study was done on the need for Self Storage units in the town of Ellenville. I already purchased the old Bowling Alley in order to fulfill this demand. I also want to make available to the public; rental cars and trucks since there are no other offerings of such in a 30 mile radius. I believe the growth of this area is on an upswing and if the population can see the beautifully constructed and landscaped units they might consider Ellenville a place worth exploring since people are taking the time in storing their personal property here. How many jobs will this project create? when completed it will immediately employ 2 people, as many as 4 when fully operational.

What gives you the confidence this is a project you can undertake successfully? Do you have any partners? If yes, please identify them.

As a Businessman in this community I have done 3 years worth of research with effective feasibility studies and have been granted planning Board approval for this project. I have purchased the property outright at 8109 Rt 209 with this proposal in mind. As previously stated, my other businesses continue to thrive under my guidance. I have no other partners in this venture.

Tell us why you believe you can open by December 2018?

this property is "shovel ready" for construction with planning board approval. The necessary contractors have been attained. With multiple visits to the storage unit construction factory I have seen first hand the construction process and have been assured of the 1 month turnaround from day of order. Lastly, we are grateful for this opportunity to help revitalize this "Gateway Property". If awarded the Grant it will greatly facilitate seeing this project through.

Signature of Applicant

Date of Application