

ULSTER COUNTY LEGISLATURE



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Martin Lonstein, Chairman and Members of the Board
Town of Warwarsing Planning Board
108 Canal Street
Ellenville, NY 12428

Re: Naponach Mall

Dear Chairman Lonstein and Members of the Board,

As the Chairman of the Ulster County Legislature, I want to communicate with you the importance of a comprehensive land use and environmental impact review of the Warwarsing Walmart application under NYS SEQR process. This review would study the possible impacts on governmental jurisdictions including the County of Ulster.

Areas of importance to the County that should call for a thorough review are as follows:

- **Police Services.** - The policing of the new mall would have a direct impact on the staffing and costs of The Ulster County Sheriff Department.

For example, when Walmart and other retail shops opened in the Town of Ulster the police calls increased dramatically. Approximately 80-90% of the police activity is concentrated in that area due to shoplifting and other criminal activity.

Since the County, like all municipal governments are hard pressed financially, it is of great importance for the County to understand the possible financial impact of this new project on our Sheriff's department.

- **Traffic impact** - The Ulster County Transportation Study has cited concerns that traffic regularly exceeds design capacity in Warwarsing with serious congestion near the hamlet of Napanoch.

- **Local Business Impacts** - Walmart pricing strategies suggest a business model that attracts customers away from existing businesses. The economic impact to other area businesses needs to be thoroughly reviewed.

There are important concerns and questions that need to be reviewed for their environmental, economic, fiscal and social impacts on the community and county. The NYS SEQR process is the proper framework to discuss and study these issues.

I am not taking a position for or against the application but as Chair of the Ulster County Legislature, I urge the Planning Board to make a Positive Declaration under NYS SEQR.

This would also allow for the opportunity to work with the applicant to negate any adverse affects the project may have. We welcome new business into our County; however, it is our obligation to do a thorough review so that our existing businesses, taxpayers and neighbors are protected.

Thank you for your consideration.

Yours truly,

/s/

David B. Donaldson, Chairman
Ulster County Legislature

Cc: Edward Jennings, Wawarsing Supervisor
Wawarsing Town Board Members