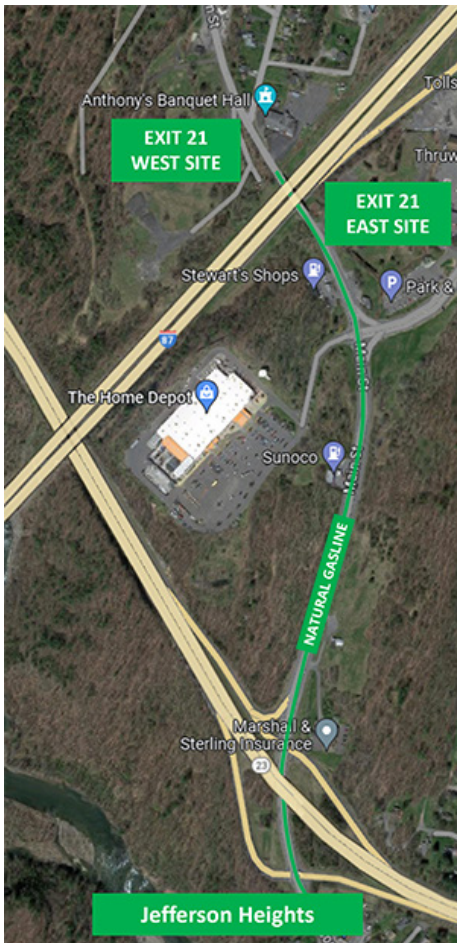




October 25, 2023

The Transformation of a Major Gateway to Greene County

NYS Thruway at Exit 21 Catskill serves as one of the highest traffic access points to and from destinations within Greene County, and the adjacent commercial real estate has been underutilized for years. That is all about to change. Sitework is now in full-swing on the Exit 21 East Commercial Park, and both residents and visitors will soon witness the benefits of public/private development efforts that will increase access to commercial services and hotel accommodations while creating jobs, increasing tax base, and enhancing sales tax revenues – not to mention improving the aesthetic and safety of the area around the interchange.



The vision and accomplishments of the Greene County Legislature to stimulate investment through public infrastructure and capital facilities development is steadily coming to fruition. This joint effort between the Greene County Industrial Development Agency and the Greene County Department of Economic Development, Planning and Tourism required land acquisition, demolition, multiple phases of pre-development, and complicated site design and permitting.

Located East and West of Catskill Exit 21 sits two strategically located commercial parks owned by the Greene County Industrial Development Agency. The development of Shovel Ready Parks in the Town of Catskill continues to be a priority for the County and the IDA. "Access to infrastructure is vital to attracting commercial development across our county", notes Patrick Linger – Chair of the Greene County Legislature. "The foresight and planning for significant investments in water, sewer, energy and broadband access will deliver economic growth for years to come."

With the first of the IDA's land sales at the Exit 21 East Commercial Park, Stewart's Shop is now fully under construction with its new and expanded convenience store prototype and gas station. The recent demolition of the Greene County Tourism Welcome Center has significantly opened up the sightlines around the Exit 21 interchange. The IDA is also fully underway with the construction of a new public road being created for access to the new Stewarts, a new Hampton Inn, and the third parcel on the site.

The Greene County Legislature has now finalized its agreement with Central Hudson Gas & Electric to extend existing natural gas service from Jefferson Heights to service parcels on both sides of the Thruway, advancing future development into Exit 21 East and Exit 21 West properties owned by the IDA. The new natural gas line is anticipated to come on-line in the spring of 2024, and will initially provide service to the new Hampton Inn.

“The Catskill Exit 21 projects will provide much needed services and amenities for our residents, as well as commuters and visitors” remarks Linda Overbaugh, Chair of the Legislature’s Economic Development & Tourism Committee. “The County’s investments will certainly provide positive economic benefits and it’s gratifying to now see the improvements beginning.”



Greene County and the IDA are jointly funding and working to transform the current Stewart’s location into a modern Tourism Center. Once the new Stewart’s is built, that company will remove the canopy and fuel tanks from their former location. The Town of Catskill Planning Board recently approved the site plan for the new Tourism Center. The design and bid specifications for the renovation of the Tourism Center will be released in the coming

months. It is anticipated that the timing of awards for the renovation of the Visitor Center will coincide with the completion of the new Stewarts Shop so renovation can start as soon as Stewarts transfers ownership of the property.

“The County and the IDA are proactively working on the architectural and design requirements to create a visible and inviting facility to welcome new and returning visitors to our communities”, says Greene County Legislature Minority Leader, Harry Lennon. “Tourism is a significant business sector for the County driving both sales tax revenue and creating jobs. It is the face of Greene County and its important to build a new a facility befitting of our past and future”

“The economic impact of Greene County’s investment in the Exit 21 redevelopment initiative is a real game-changer”, says Matthew Luvera, Majority Leader of the Greene County Legislature. “This project demonstrates the ability of local government and private-sector investors to come together to create real opportunities that make our communities better. The new Hampton Inn and expanded Stewart’s are great anchor businesses, and the infrastructure improvements we are making will continue to attract more development both along 23B and on both East and West sides of the Thruway.”



Find out more about available building sites in Greene County, NY by contacting James Hannahs – Director of Economic Development at jhannahs@greencountyny.gov

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