



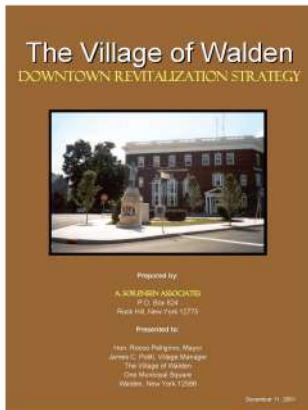
Qualifications and Experience:

Overview

Alan J. Sorensen, FAICP
President
P.O. Box 824
Rock Hill, New York 12775
TEL/FAX: 845-807-2994
Cell: 845-807-2994
E-mail: planit@hvc.rr.com
www.planitmainstreet.com

Planit Main Street, Inc. is a multi-disciplined land use, community planning and design firm. We have extensive experience in developing comprehensive plans and reviewing development applications for municipalities throughout the Mid-Hudson and Catskill Regions of New York State. We routinely guide local planning boards through the review of site plan, subdivision and redevelopment applications and provide meaningful recommendations, which mitigate environmental impacts through improved project design. The president of the firm, Alan J. Sorensen has 35 years of professional planning experience and holds a Masters in City and Regional Planning from Rutgers University and a Masters in Public Administration from Pace University. In addition, he is an American Institute Certified Planner (AICP) since 1992 and became a Member of the College of Fellows of AICP in 2024. Mr. Sorensen has received many planning awards and his Main Street revitalization work was featured in the story “Core Values” in the January 2000 issue of *PLANNING* magazine. In 2004, he played an instrumental role in the creation of the statewide *New York Main Street* program.

At Planit Main Street, Inc. we understand that the purpose of planning is to effectuate positive change within a community. Planit Main Street’s reputation for delivering high-quality consulting services is based upon our ability to plan for the future and our track record of working with communities to implement the plans we develop.



Downtown Revitalization Strategy - Walden, New York

In 2001, Mr. Sorensen completed a *Downtown Revitalization Strategy* for the Village of Walden, New York. The Strategy contained a detailed market analysis that showed the strength of Downtown Walden, along with a comprehensive plan for enhancing the aesthetic and economic vitality of the Central Business District (CBD). The Strategy helped to restore investor confidence in Walden and coupled with revisions to the commercial loan program and sign ordinance helped to stimulate significant reinvestment in the CBD. Facade renovations to The Walker Building, Sohn’s Appliances, John’s the Clothier and Millspaugh Furniture enhanced the aesthetics of downtown. The *Farmers’ Market* is drawing customer’s downtown and opened for its 15th summer season in 2017. We also worked with the Walden LDC to secure a \$200,000 New York Main Street grant to further the Downtown Revitalization efforts.

Walden-Walkill Rail Trail: Walden & Walkill, New York



Planit Main Street, Inc. developed the concept for the *Walden-Walkill Rail Trail* and spearheaded a regional effort to plan for the proposed three-mile rail trail that runs from Downtown Walden to the hamlet of Walkill. We prepared the conceptual plan for the rail trail and secured several grants to help fund its construction including a \$600,000 Transportation Enhancement Grant from Region 8 of the New York State Department of Transportation and a \$75,000 grant from the Hudson River Valley Greenway. *The Walden-Walkill Rail Trail opened on May 2, 2009.*



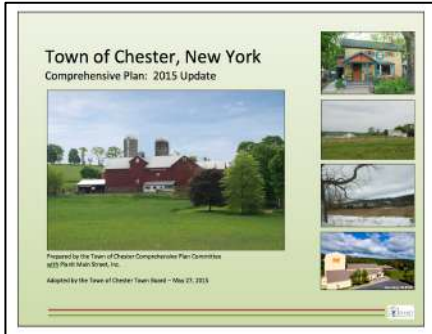
Main Street Redevelopment Center - Sullivan County, NY

During his tenure as Commissioner of Planning and Community Development for Sullivan County, New York, Mr. Sorensen created the *Main Street Redevelopment Center (MSRC)*, which became a nationally recognized program that he developed to address the need to revitalize the County’s 24 hamlets and villages. Mr. Sorensen wrote the program guidelines for the MSRC, secured all grant funding for the MSRC and also administered the program along with staff members. Under his guidance, 150 building facades were restored through the MSRC along with the creation of 35 new businesses and 20 *living-over-the-store* residential dwelling units. The MSRC was the model for the New York Main Street program.



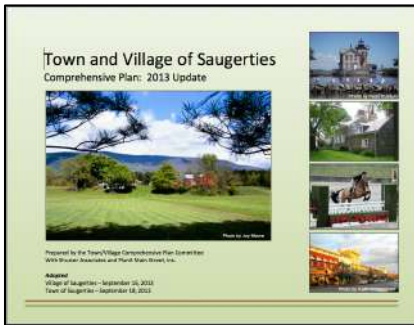
Qualifications and Experience

Comprehensive Plan – Town of Chester, New York



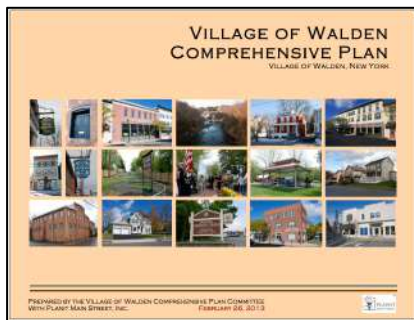
Planit Main Street, Inc. was selected by the Town Board of the Town of Chester, Orange County, New York to complete an update of its 2003 Comprehensive Plan. Working with the Comprehensive Plan Committee, we met monthly to address different aspects of the Comprehensive Plan and prepared a Draft Comprehensive Plan for the Town Board’s review following the Committee’s public hearing. The Comprehensive Plan update broadened goals, objectives and policies related to jobs and housing, agricultural resources, parks and recreational resources, community facilities and services and natural resource protection. It also included an implementation plan with specific recommendations for revisions to the Town’s existing land use policies. Following the Town Board’s public hearing, final revisions were made to the draft Comprehensive Plan. *The Town Board unanimously voted to adopt the 2015 Comprehensive Plan update on May 27, 2015.*

Comprehensive Plan – Town/Village of Saugerties, New York



Planit Main Street, Inc. teamed up with Shuster Associates update the Comprehensive Plan for the Town and Village of Saugerties, NY. During the process of updating the Comprehensive Plan, we met monthly with the Comprehensive Plan Committee, which was comprised of members appointed by the Town and Village of Saugerties. The new Plan built upon the foundation set in the 1999 Plan, but incorporated additional goals, objectives and recommendations to address the needs of the community today, and into the future. The new Comprehensive Plan also included a new section to address public safety and emergency preparedness, and expanded the discussion concerning natural resource protection. The creation of the Comprehensive Plan involved a strong public participation component including a participatory visioning exercise to ensure feedback from all stakeholders along with two public hearings. *The Village Board adopted the 2013 Comprehensive Plan on September 16, 2013 and the Town of Saugerties Town Board on September 18, 2013.*

Comprehensive Plan - Village of Walden, New York

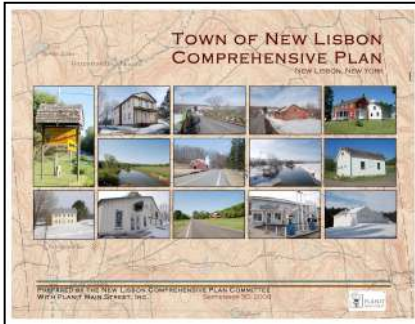


Planit Main Street, Inc. authored the 2005 Comprehensive Plan for the Village of Walden, New York, and was selected by the Board of Trustees to complete an update of the Plan in 2012. The creation of the 2013 Comprehensive Plan involved a strong public participation component that included public meetings, and a participatory visioning exercise to ensure feedback from all stakeholders. The Plan includes provisions to protect the Village’s historic, cultural, and natural resources while simultaneously ensuring that there are opportunities for affordable housing and economic growth. The new Comprehensive Plan builds upon the 2005 Plan, but broadens the discussion on natural resource protection, open space and recreation and historic and cultural resources. Planit Main Street, Inc., also completed the necessary State Environmental Quality Review (SEQR) documentation for the Village Board. *The 2013 Comprehensive Plan received broad community support and was adopted by the Village Board on February 26, 2013.*

Qualifications and Experience:

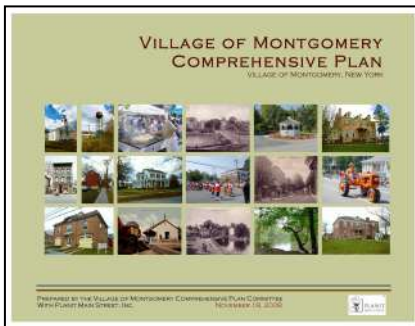
Comprehensive Plan - Town of New Lisbon, New York

The Town of New Lisbon is a rural community in the heart of Otsego County, New York. Planit Main Street, Inc. prepared the Town of New Lisbon’s 2008 Comprehensive Plan. We led the public participation process and facilitated the monthly Comprehensive Plan Committee meetings. The assignment began in late May of 2007 and we completed the draft Comprehensive Plan and SEQRA documentation in June of 2008. The creation of the Comprehensive Plan involved a strong public participation component that included our Community Character Survey™, public meetings, resident survey, and other public participation exercises to ensure feedback from all stakeholders. Through this process, consensus was reached among various stakeholders to create a cohesive vision for the Town of New Lisbon. The Plan includes provisions to protect the Town’s agricultural, cultural, historic and natural resources while simultaneously ensuring that there are opportunities for economic growth. The Plan outlines the land use policies that are necessary to achieve that vision including specific recommendations for amendments to the Town’s land use laws including its subdivision and site plan review regulations. *The New Lisbon Town Board adopted the 2008 Comprehensive Plan on September 30, 2008.*



Comprehensive Plan - Village of Montgomery, New York

Planit Main Street, Inc. prepared the Village of Montgomery’s 2008 Comprehensive Plan. We also wrote the Generic Environmental Impact Statement for the Plan. We led the public participation process and facilitated the monthly Comprehensive Plan Committee meetings. We also facilitated several public-visioning sessions with the Committee and attended each of the public hearings. The 2008 Comprehensive Plan includes a variety of recommendations for preserving and enhancing the Bridge Street and Academy Hill-Union Street Historic Districts. It also includes an entire chapter devoted to the revitalization of the Village’s downtown business district that is locally known as Clinton Street. Through the Committee Meetings, broad consensus was reached on a variety of goals, recommendations and policies that were incorporated into the new Comprehensive Plan. The Plan includes a detailed implementation schedule that describes specific actions that are needed to effectively implement the Comprehensive Plan. *The Montgomery Village Board voted unanimously to adopt the 2008 Comprehensive on November 18, 2008.*



Comprehensive Plan & Zoning Law - Franklin, New York

The Town of Franklin is a beautiful farming community in northern Delaware County, New York. Planit Main Street Inc. was selected by the Town of Franklin to prepare its new Comprehensive Plan. The Town’s existing Comprehensive Plan was first prepared in 1985. Our firm conducted the public participation workshops, facilitated our Community Character Survey™, developed and tabulated a residential survey and created the Comprehensive Plan. The Plan places a strong emphasis on agriculture & farmland protection. It also includes recommendations regarding natural resource protection to enable the Town to comply with the rules and regulations of the New York City Watershed Agreement. Key issues addressed in the Plan include the protection of historic resources, the regulation of wind turbines and measures to be taken to enhance public recreational opportunities for area residents. The draft Comprehensive Plan was completed in July of 2006. *The Town Board voted unanimously to adopt the 2006 Comprehensive Plan on October 10, 2006.*





Qualifications and Experience:

New York Main Street

Mr. Sorensen played an instrumental role in developing the program policy for and subsequently implementing the \$20 million New York Main Street (NYMS) program along with his colleagues at the NYS Division of Housing and Community Renewal. Mr. Sorensen created the training presentation and presented at all eight regional workshops during the kick-off of the program; worked with colleagues to develop the policies, application, and Q&A for the NYMS program; and led the effort to develop the New York Main Street website.



Hancock Fitness Trail - Village of Hancock, New York

Mr. Sorensen authored the Village of Hancock's *2008 Economic and Community Development Plan*, which envisioned the creation of the *Hancock Fitness Trail and Scenic Overlook*. The Plan included the original concept for this trail, which was intended to link the East and West Branches of the Delaware River via a trail through the heart of the downtown business district. Another intended function of the fitness trail was to provide a trail system in the Village that would enable its seniors to safely walk from their residences to the Lourdes Health Clinic, which is situated in the heart of the downtown business district. The Plan also envisioned a *scenic overlook* at the end of Old Bridge Street as a way to transform a long-neglected area on the waterfront (overgrown with Japanese Knot Weed) into aesthetically pleasing resident and visitor attraction.

In 2009, Planit Main Street, Inc., successfully secured a Transportation Enhancement Program (TEP) grant in the amount \$451,200 for the *Hancock Fitness Trail and Scenic Overlook*. In 2010, the Village of Hancock was invited to submit an American Recovery and Reinvestment Act (ARRA) application, which his firm also prepared and submitted to the NYSDOT. The Village was subsequently awarded the ARRA TEP Grant resulting in a \$564,000 grant for the *Hancock Fitness Trail and Scenic Overlook*. In 2011, Shumaker Consulting Engineering & Land Surveying, P.C. in consultation with HAAS Landscape Architects, prepared the NYSDOT Design Report. The project was subsequently BID with construction completed in the fall of 2012.

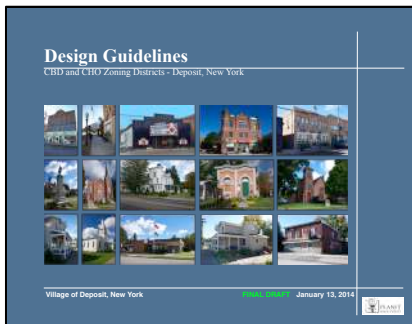


Above: (left to right): Terminus of Old Bridge Street in the Village of Hancock, NY, and the transformation of this blighted area into a beautiful scenic overlook in the heart of the Downtown Business District overlooking the East Branch of the Delaware River.



Qualifications and Experience:

Design Guidelines – Downtown Deposit, New York



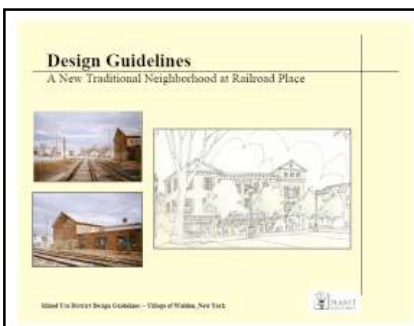
The Village of Deposit is an historic community that is situated along the west branch of the Delaware River in Delaware-Broome Counties, New York. In 2013, the Village Board of Trustees retained Planit Main Street, Inc. to develop a set of design guidelines for its Central Business District. The design guidelines are intended to provide guidance for creating aesthetically pleasing and functional businesses in the Village. It includes both standards (requirements) and guidelines (suggestions). Projects must comply with standards and are strongly encouraged to comply with guidelines. We completed the design guidelines, including drawings for several buildings within the Central Business District, in a timely manner. Planit Main Street, Inc. also completed the necessary State Environmental Quality Review (SEQR) documentation for the Board of Trustees and drafted the Local Law for review by its Village attorney.

Design Guidelines - Town of Mamakating, New York



The Town of Mamakating is a rural community in Sullivan County, New York that has experienced considerable growth pressure in recent years. The Town Board was concerned that the character of new commercial and retail development could have an adverse impact on the character of the rural community and they selected Planit Main Street, Inc. to prepare its first set of Design Guidelines for its Commercial and Industrial Development Districts. The Design Guidelines provide a framework to guide the Planning Board's decisions relating to site design, architecture, and the form of new commercial and industrial developments. Given the growth pressure within the Town, this assignment was completed by our firm within six weeks and was unanimously adopted by the Mamakating Town Board in April of 2006. We also prepared the local law language for the Local Law Filing. The Town of Mamakating was the first community in Sullivan County to adopt design guidelines.

Design Guidelines for Railroad Place - Walden, New York



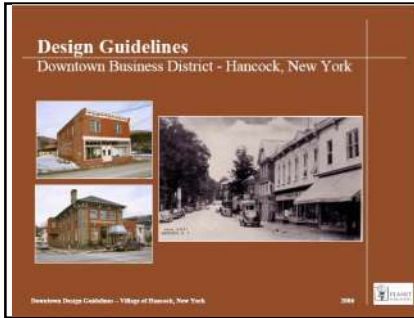
Following the adoption of the Village of Walden's Comprehensive Plan in August of 2005, the Village Board selected our firm to develop "Design Guidelines for A New Traditional Neighborhood at Railroad Place." The purpose of the Railroad Place Design Guidelines is to provide a framework in which to guide the adaptive reuse of historic industrial buildings, the construction of new infill buildings and the design of public improvements so that they all work together to strengthen the fabric of the Railroad Place Neighborhood. For example, the Design Guidelines provide standards related to architectural features of new buildings as well as their placement on vacant sites to ensure a cohesive development pattern within the mixed-use neighborhood. They also include standards for streets, sidewalks and landscaping to guide public improvements. *The Walden Village Board unanimously adopted the guidelines in November of 2005.*



Qualifications and Experience:

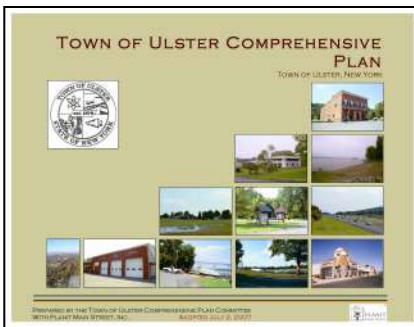
Downtown Design Guidelines - Hancock, New York

The Village of Hancock is an historic community that is situated at the confluence of the east and west branches of the Delaware River in Delaware County, New York. In 2003, the Village was designated the northern gateway to the Upper Delaware Scenic Byway. With this designation came the realization that there was an opportunity to capitalize on the community's historic downtown building stock - which if properly restored - could help to attract tourists to the community. In 2005, the Village received a New York Main Street Grant to help fund facade renovations but needed to develop guidelines to ensure that the renovations were done in a manner that respected the historic architecture of the Village's mixed use buildings. In February of 2006, Hancock Partners Inc. – a local not-for-profit organization - retained our firm to develop Design Guidelines for the Downtown Business District. We completed the guidelines, including drawings for several buildings within the Downtown Business District in a timely manner. The Hancock Partners Inc. Board of Directors adopted the Design Guidelines for the Downtown Business District in April of 2006.



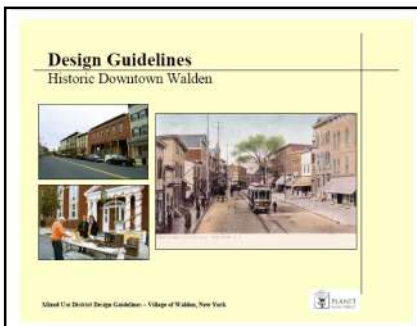
Comprehensive Plan - Town of Ulster, New York

The Town of Ulster is a beautiful community in eastern Ulster County, New York. The Town of Ulster is situated on the western shore of the Hudson River and surrounds the historic City of Kingston, New York. Planit Main Street Inc. was retained by the Town of Ulster to prepare a new Comprehensive Plan in late August of 2006. Our firm worked closely with the Comprehensive Plan Committee to conduct the public participation workshops, develop and tabulate a residential survey and write the Comprehensive Plan. We also facilitated our Community Character Survey™ at one of the public visioning sessions held by the Comprehensive Plan Committee. The Comprehensive Plan places a strong emphasis on agriculture & farmland protection. It also includes recommendations regarding natural resource protection, historic preservation, neighborhood revitalization, new urbanism and economic development. Key issues addressed in the Plan include the protection of natural resources, scenic vistas, economic opportunities, transportation management and waterfront revitalization. The draft Plan was completed in March of 2007. *The Town Board unanimously voted to adopt the 2007 Comprehensive Plan on July 2, 2007.*



Design Guidelines Historic Downtown - Walden, New York

The Village of Walden is a quaint historic community with 6,700 residents on the banks of the Wallkill River in Orange County, New York. The Downtown Business District is comprised of a variety of late 1800's mixed use buildings, turn-of-the-century Italianate buildings and other architectural styles. The purpose of the Design Guidelines for Historic Downtown Walden is to ensure that the renovation of existing buildings within the Downtown are done in a manner that respects the architecture of these historic buildings. The Design Guidelines are also intended to guide the design of new buildings on vacant sites in the Downtown Business District so that they complement the historic character of Downtown. We prepared the Design Guidelines in December of 2005 and the Village Board adopted them in February of 2006.

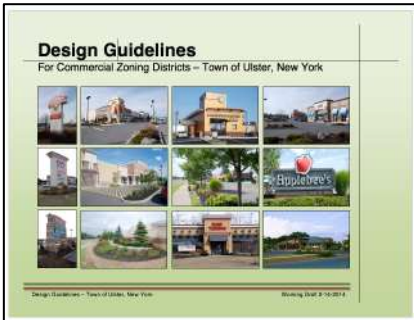




Qualifications and Experience:

Design Guidelines – Town of Ulster, New York

The Town of Ulster is a suburban community that is situated around the historic City of Kingston in Ulster County, New York. From the 1950's – 1980's, the Town experienced rapid growth following the opening of the IBM Kingston facility in the Town of Ulster. During this time, many suburban residential areas were developed in close proximity to the IBM facility in the Town as well as a strip commercial corridor developed along nearby U.S. Route 9W. Over time, the commercial corridor grew in a haphazard manner with a variety of architectural styles and proliferation of pole signs that created a visually unappealing environment. In 2012, the Town of Ulster retained our firm to develop a U.S. Route 9W Corridor Enhancement Plan (CEP) and Design Guidelines intended to improve the aesthetics of the commercial corridor. The U.S. Route 9W Enhancement Plan was adopted by the Town Board and is utilized by the Planning Board in its review of Site Plan applications. The Planning Board has effectively used the CEP and Design Guidelines in its review of Site Plan applications to ensure better-quality design of buildings, replace of pole signs with monument signs and provide sidewalks, streetlights and street trees within the corridor. This has resulted in a more aesthetically pleasing and walkable commercial corridor.



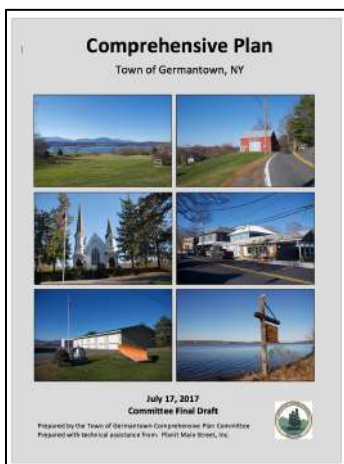
Comprehensive Plan – Village of Deposit, New York

The Village of Deposit is an historic community situated along the west branch of the Delaware River in Delaware and Broome Counties, New York. In 2014, the Village received funding through the New York State Energy Research and Development Authority's (NYSERDA) Cleaner Greener Communities program to develop its first Comprehensive Plan. Our firm was retained to work closely with the Comprehensive Plan Committee to conduct the public participation process and write the new Comprehensive Plan. We also facilitated our Community Character Survey™ at one of the public visioning sessions held by the Comprehensive Plan Committee. The Comprehensive Plan places a strong emphasis on protecting community character and includes an entire chapter devoted to *sustainability and resiliency* policies. It includes recommendations regarding agricultural and farmland protection, natural resource protection, historic preservation, neighborhood revitalization, form-based codes and Downtown revitalization. A discussion on waterfront revitalization and a plan for a new waterfront park is also covered in the Comprehensive Plan. Following the required public hearings, *the Village Board voted unanimously to adopt the 2017 Comprehensive Plan on September 26, 2017.*



Comprehensive Plan – Town of Germantown, New York

The Town of Germantown is a quaint historic community with 6,700 residents on the banks of the Hudson River in Columbia County, New York. The Germantown hamlet Downtown Business District is comprised of a variety of late 1800's mixed use buildings, turn-of-the century Italianate buildings and other architectural styles. In September 2016, the Town Board appointed a Comprehensive Plan Committee (CPC) to guide the public participation process and undertake an update of the Town's 2011 Comprehensive Plan. Our firm was retained to work with the CPC to update the Plan and we completed the Committee's draft of the update June of 2017, following the Committee's public hearing. The Town Board's draft of the Comprehensive Plan was subsequently completed on July 17, 2017.





Qualifications and Experience:

Comprehensive Plan - Village of Fleischmanns, New York

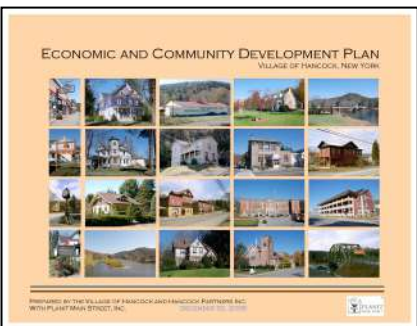
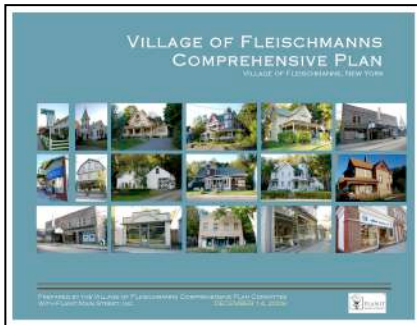
The Village of Fleischmanns retained our firm in November of 2008 to prepare the community's first Comprehensive Plan. Planit Main Street, Inc. led the public participation process and facilitated the monthly Comprehensive Plan Committee meetings. We also facilitated several public-visioning sessions with the Committee and attended each of the public hearings. We completed the first draft of the Comprehensive Plan in late September 2009 and the final Comprehensive Plan in early December of 2009. We also prepared the required State Environmental Quality Review Act (SEQRA) documentation for the adoption of the Comprehensive Plan.

The 2009 Comprehensive Plan includes a variety of recommendations for preserving and enhancing the Wagner Avenue Historic District and other historically significant areas within the Village. It also includes an entire chapter devoted to the revitalization of the Village's historic Main Street business district. Through the Committee meetings, broad consensus was reached on a variety of goals, recommendations and policies that were incorporated into the new Comprehensive Plan. The Plan includes a detailed implementation schedule that describes specific actions that are needed to effectively implement the Comprehensive Plan. *The Fleischmanns Village Board voted unanimously to adopt the 2009 Comprehensive on December 14, 2009.*

Economic & Community Development Plan - Village of Hancock, New York

Planit Main Street, Inc. created the Village of Hancock's first *Economic & Community Development Plan*. *The Hancock Village Board voted unanimously to adopt the Economic & Community Development Plan on December 30, 2008.* The Plan provides strategies for strengthening the integrity of Hancock's neighborhoods; stimulating reinvestment in the historic Downtown business district; improving the image of gateways leading into the Village; and identifying programs and policies needed to stimulate new investment within the community. The creation of the Economic and Community Development Plan included a strong public participation process and provided an opportunity for the entire community to come together to create a vision for the community's future. The Plan is intended to guide public improvements in a manner that attracts private investment while enhancing the quality of life for all residents. The proposal to create the *Hancock Fitness Trail and Scenic Overlook* grew out of this collaborative planning process that also included support from the Town of Hancock. When completed, the Hancock Fitness Trail will run from the East Branch of the Delaware River through the Downtown business district and onto the West Branch of the Delaware River.

On **April 2, 2009**, the Village's Transportation Enhancement Program (TEP) grant application requesting funding for the creation of the *Hancock Fitness Trail and Scenic Overlook* was funded by the NYSDOT in the amount of \$564,000. Planit Main Street, Inc. prepared the grant application that was subsequently chosen as an ARRA TEP Grant Recipient - meaning the Village of Hancock received 100% grant funding for this exciting project. Planit Main Street, Inc. worked with the Village of Hancock to administer the ARRA TEP Grant to ensure the objectives of the Hancock Fitness Trail and Scenic Overlook were achieved. The project was completed in the fall of 2012.





Qualifications and Experience:

Emerald Corporate Center – Rock Hill, New York

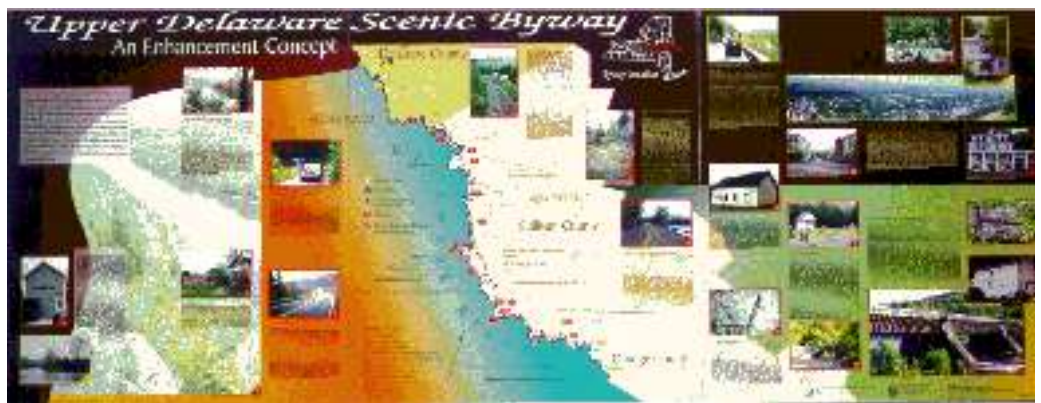


Mr. Sorensen played an instrumental role in the development of the *Emerald Corporate Center*, a shovel-ready business park, in Rock Hill, New York. His involvement included: project conception, development of a feasibility study, site selection & acquisition, site layout, preparation of the SEQRA Scoping document, coordination of the development of the Generic Environmental Impact Statement and the procurement of \$2,775,000 in federal and State grants that were used to develop the business park. Mr. Sorensen also helped to create a marketing brochure for the business park. He was elected President of the Emerald Corporate Center Economic Development Corporation, a nine-member not-for-profit corporation in 2001. The business park was completed in September of 2002. By March of 2003, nearly 1/3 of the business park was sold to developers. The first tenant of the Emerald Corporate Center, *Crystal Run Healthcare (CRH)*, opened its new 80,000 sq. ft. “Class A” office building on July 1, 2004. The CRH facility employs over 300 area residents and provides needed healthcare services to the greater community. The Emerald Corporate Center represents one of the first public “shovel-ready” business parks in the Mid-Hudson Region and was the first to introduce the concept of the “Paper Shell” or sites with pre-approved site plans.

Upper Delaware Scenic Byway (UDSB)



Mr. Sorensen led a three-year regional planning effort to designate NYS Route 97 a New York State Scenic Byway. The project involved Sullivan, Orange, and Delaware Counties and encompassed ten municipalities. Mr. Sorensen prepared the application for Scenic Byway funds that resulted in a \$120,000 NYSDOT grant for the development of a Corridor Management Plan. He subsequently served as the Chairman of the 23-member Scenic Byway Committee and worked with them and HRG Consultants to develop the corridor management plan which was titled the “Enhancement Concept for the Upper Delaware Scenic Byway.” The Upper Delaware Scenic Byway was designated a New York State Scenic Byway on August 6, 2002 and the daylong dedication ceremony took place on September 21, 2002. Mr. Sorensen helped to form the *Upper Delaware Scenic Byway* not-for-profit corporation and was elected its first President. He worked with fellow Board members to coordinate the installation of UDSB trailblazer signs along with the NYSDOT. These signs were selected by the NYSDOT as one of the prototypes for the State-wide Scenic Byway signage program. Mr. Sorensen, left the UDSB Board in late 2003, but not before writing several grants for the Byway that have resulted in \$90,000 for marketing of the Byway and additional funding for a new Visitor’s Center for the UDSB.



Preserving the Past. Defining the Future.



Qualifications and Experience:

Feasibility Study for Redevelopment of 202-204 Front Street Owego, NY



In March of 2011, Planit Main Street, Inc., completed a Feasibility Study for the Redevelopment of 202-204 Front Street, based upon building plans developed by J•H•L TECTURE, Architect-Engineer, P.C.. The Feasibility Study for the redevelopment of 202-204 Front Street evaluates the potential for development of a new mixed-use building on these two (2) vacant building lots (hereinafter referred to as “Property”) owned by Historic Owego Marketplace, Inc. (HOM) on the south side of Front Street. As part of the Feasibility Study, the Property was analyzed and existing conditions and development requirements including zoning restrictions, historic district review, site plan review, etc. were identified.

The original HOM concept plan for The Gateway Building provided the basis for preliminary construction cost-estimates and financial pro formas for a mixed-use development with retail on the first floor and market rate housing on the upper floors. However, the financial feasibility analysis for this plan revealed a significant gap in financing. Due to these findings, Planit Main Street, Inc., prepared two alternatives, which were evaluated to arrive at more financially viable scenarios. One of the alternatives involves the development of Low Income Housing Tax Credit (LIHTC) Senior Housing on the Property. The other alternative involves a mixed-use building with retail on the First Floor and LIHTC Senior Housing above. The ability to finance each of these alternatives was determined far more likely than the original plan. Based upon our findings, HOM is pursuing funding for further design work, estimating and financial due diligence so that it can initiate a developer solicitation process for construction of the Gateway Building.

Spring Water & Wellhead Protection Plan Town of Kortright, NY

Planit Main Street, Inc., completed a Spring Water and Wellhead Protection Plan for the Town of Kortright, New York. Our Plan was based, in part, upon background studies prepared by Geo-Environmental Management Solutions, LLC. Our firm developed land use policy recommendations to protect the Town’s springs and wellheads and wrote the final Spring Water & Wellhead Protection Plan. The Plan includes an Implementation Plan, which outlines a variety of measures to be taken by the Town Board to protect the Town’s drinking water supplies in a proactive and cost-effective manner.



The first measures recommended for implementation include educational and voluntary approaches to protect the drinking water supplies. The Plan also describes additional measures to protect these resources including the adoption of a Local Law for Spring Water & Wellhead Protection with an Overlay District that is coterminous with the primary and secondary protection areas of the Town’s source waters. The Plan also outlines long-term measures the Town Board can employ to protect its source water, which include the acquisition of lands and/or conservation easements within the primary and secondary protection areas. The Town Board and its consulting Water Superintendent are presently working to implement the recommendations of our Plan.



Qualifications and Experience:

Empire

Zone

In 2000, Mr. Sorensen authored Sullivan County's application for Empire Zone designation on behalf of the Sullivan County Legislature. The application was successful and the County was granted a New York State Empire Zone on July 31, 2001. Upon receiving its Empire Zone designation, he worked with the County Manager and Sullivan County Legislature to establish a Zone Administrative Board and to develop a selection process for bringing property into the Sullivan County Empire Zone (EZ). During the first eighteen months of the program, Mr. Sorensen acted as the County's EZ Coordinator and working with staff members in the County Planning Office administered the program. Thereafter, he served as the EZ Administrator. Under Mr. Sorensen's direction, Sullivan County was the first Empire Zone in the State to place all its Main Street business districts into the EZ and to require businesses to improve the appearance of their building facade as a prerequisite to receiving Empire Zone benefits. The Sullivan County Empire Zone was also the first to require design review of all projects. During his tenure as Empire Zone Coordinator, Mr. Sorensen worked with the various State and local economic development agencies to help numerous businesses expand through the Empire Zone and to help attract new businesses to the County. Some notable Empire Zone businesses include: *Crystal Run Healthcare* with over 300 employees, the expansion of *Ideal Snacks* which employees over 100 full-time employees, and the expansion of ASA Precision. Mr. Sorensen thoroughly understands the Empire Zone program and how best to use the benefits of the program to help communities and businesses grow.

State Environmental Quality Review Act

Planit Main Street, Inc., has the in-house expertise to handle review and compliance with 6NYCRR Part 617 State Environmental Quality Review (SEQR). Planit Main Street, Inc. prepared the Generic Environmental Impact Statement (GEIS) for the Walden Comprehensive Plan and guided the Village Board of Trustees in scheduling the necessary public hearing and notices in the NYSDEC Environmental Notice Bulletin. Mr. Sorensen has reviewed a multitude of environmental studies during his career and prepared written Negative Declaration and/or Findings Statements on behalf of municipal planning boards. Mr. Sorensen is regularly involved in numerous planning assignments and environmental reviews for public clients.

Historic Preservation

The President of the firm was the 2003 recipient of the New York State Historic Preservation Office's *Public Sector Achievement Award* for outstanding contribution to advancing historic preservation and community enhancement initiatives in communities throughout Sullivan County. This was a statewide award and was based upon Mr. Sorensen's work with the Upper Delaware Scenic, Main Street Redevelopment Center, as well as agri-business development programs. Planit Main Street, Inc., provides a variety of historic preservation planning services ranging from the preparation of historic register nominations, procurement of grants for historic preservation through the Environmental Facilities Corporation/SHPO grant programs and developing plans or policies to promote historic preservation. If you are thinking about getting an individual building on the State or national register, designating your community's first historic district, establishing an historic preservation commission, or simply looking to complete an inventory of historic and cultural resources in your community, we can help.



Qualifications and Experience:

Public Participation & Visioning

At Planit Main Street Inc., we understand the importance of having a strong public participation process when developing comprehensive plans. Our *Community Character Survey*[™] provides residents and elected officials with a unique opportunity to collectively form a shared vision for their community. During the exercise, residents are given a survey and asked to rate a variety of images that depict different aspects of their community. This survey helps us to determine the type of development pattern the community is seeking and forms the basis for future land use policies. We also conduct a traditional *Assets & Challenges* exercise to get further input from the public and elected officials with respect to the focus of the comprehensive plan. These exercises help to bring together various stakeholders so that consensus can be reached with respect to the goals and overall direction of the comprehensive plan. We believe that strong public participation helps to ensure community support as plans are being developed and provides a solid foundation on which to implement the plan.

Areas of Expertise

The President of the firm has served in both the public and private sectors and has extensive experience in developing comprehensive plans and reviewing development applications for municipalities throughout the Mid-Hudson and Catskill Regions of New York State. In addition, Mr. Sorensen is highly skilled in main street revitalization, economic development, grant procurement, agri-business development and cultural and heritage planning. Mr. Sorensen has developed a strong working relationship with colleagues in the fields of architecture, transportation planning, engineering, historic preservation, and community development. When needed, we have the ability to call upon these colleagues to work with us on more complex assignments. We only do this with the client's knowledge and consent.

Creativity

Planit Main Street, Inc. takes pride in working with communities to devise innovative solutions to their complex issues. We like to work with communities that have a desire to think outside the box and approach projects and programs from a fresh perspective. Each community is unique and so too is our approach to every assignment. Our goal is to give our clients a creative product that best serves their unique needs along with a strong focus on implementation. At Planit Main Street Inc., we plan to implement and implement plans that help bring a community's goals to fruition.



Qualifications and Experience:

Consulting Services

Land Use

- Comprehensive plans
- Zoning text and map amendments
- Site plan and subdivision reviews
- Parks, recreation and open space planning
- Housing and neighborhood revitalization plans
- Neo-traditional neighborhood design
- Transit Oriented Development planning

Main Street Revitalization

- Design guidelines and consultation on facade renovations
- Business retention, attraction and marketing analysis
- Organizational development
- Zoning and signage regulations
- Design guidelines and grant procurement

Environmental Planning

- Environmental impact statement preparation & review
- Compliance with SEQRA environmental regulations
- Ag & farmland protection plans

Cultural & Heritage Planning

- Scenic byway planning and administration
- Historic preservation regulations and district designation
- State and national historic register nomination preparation
- Grant procurement and administration

Community Development

- Small Cities CDBG application preparation
- Grant administration
- Neighborhood revitalization
- Public facilities, housing, and economic development applications

Economic Development

- Economic development strategies
- Revolving loan fund creation and administration
- Empire Zone applications, coordination and administration
- Feasibility studies

Visual Analysis

- Visual impact assessment preparation and viewshed analysis
- Scenic byway plans and inventory of visual resources



Qualifications and Experience:

Our Clients

Mr. Sorensen has worked in the public and private sectors and has served as a volunteer on numerous not-for-profit boards. Throughout his career, he has earned a reputation for developing innovative solutions to complex problems and getting the plans he develops implemented. Mr. Sorensen has served the following clients:

Municipal Clients

- Town of Chester, New York
- Town of Deposit, New York
- Town of Franklin, New York
- Town of Hurley, New York
- Town of Neversink, New York
- Village of Catskill, New York
- Village of Hancock, New York
- Village of Montgomery, New York
- Town of Fallsburg, New York
- Town of Germantown, New York
- Town of Mamakating, New York
- Town of New Lisbon, New York
- Town of Ulster, New York
- Village of Deposit, New York
- Village of Fleischmanns, NY
- Village of Walden, New York

Other Entities Served

- Hancock, Partners Inc.
- Historic Owego Marketplace, Inc.
- Sullivan County Planning and Community Development (former Commissioner)
- Sullivan County Empire Zone (former EZ Coordinator and Administrator)
- Emerald Corporate Center Economic Development Corporation (past-president)
- Upper Delaware Scenic Byway (past-president)
- State of New York (co-authored the New York Main Street program)

Corporate Philosophy

Our goal is to give you, our client, the individual attention and creativity you deserve. The team that you meet during the interview process will be the persons you will be working with when the project is underway - guaranteed! The President of the firm, Alan J. Sorensen, FAICP is personally involved in each phase of the work program and is responsible for outlining and writing each plan or strategy.

References

James E. Quigley, 3rd Supervisor

Town of Ulster Town Board
Lake Katrine, NY
(845) 382-2765

Don Serotta

Comprehensive Plan Committee
Town of Chester, NY
(914) 772-2468

Cheryl Decker

Clerk/Treasurer
Village of Deposit, NY
(607) 467-2492

Jerry DaBrescia

Hancock Partners, Inc.
Hancock, NY
(607) 725-6081

Grant Procurement

Grant Source	Purpose	Amount
HUD CDBG	Agri-Business RLF	\$600,000
HUD CDBG	Wood Manufacturing RLF	\$400,000
HUD CDBG	Rockland Sewer	\$400,000
GOSC CDBG	Main Street Business RLF	\$300,000
GOSC CDBG	Agri-Business Micro-Enterprise RLF	\$210,000
GOSC CDBG	Loomis Water System	\$400,000
GOSC CDBG	Neighborhood Housing	\$600,000
EDA	Airport Water	\$870,000
EDA	Emerald Corporate Center	\$1,000,000
USDA	Emerald Corporate Center	\$175,000
CEFAP	Emerald Corporate Center	\$400,000
CEFAP	Emerald Corporate Center	\$200,000
CEFAP	Emerald Corporate Center	\$200,000
ESDC	Emerald Corporate Center	\$100,000
TEA-21 Region 9	Mountaindale Rail Trail	\$270,000
TEA-21 Region 9	D&H Canal Tow Path Trail	\$670,000
TEA-21 Region 8	Walden Trail Connection Rail Trail	\$610,000
HRVG	Woosters Grove Park & Planning Grant	\$80,000
ESDC	Rebuilding Sullivan County	\$2,000,000
HUD RHED	Main Street Redevelopment Center - Incubator w/o Walls Program	\$500,000
NYSDOT Multi-Modal	(MSRC) Livingston Manor Sidewalks	\$125,000
NYS Aid to Localities	Main Street Redevelopment Center	\$100,000
NYS Aid to Localities	Main Street Redevelopment Center	\$100,000
NYS Aid to Localities	Main Street Redevelopment Center	\$100,000
Main Street New York	(MSRC) Incubator Without Walls	\$50,000
Main Street New York	(MSRC) Livingston Manor Streetscape	\$25,000
NYSDOT	Upper Delaware Scenic Byway	\$150,000
FHWA	Upper Delaware Scenic Byway \$45,000 + \$45,000	\$90,000
HUD RHED	REAP Zone Administration	\$150,000
ESDC- Empire Zone	Administrative Grants	\$95,000
Orange County Parks	James Olley Park	\$27,500
NYSDOS Planning Grant	Liberty/Neversink	\$25,000
Capelli Foundation	Catskills IDEA	\$15,000
NYS Office PR & HP	EPF Historic Preservation Grant St. Paul's Church Liberty	\$150,000
CWC Public Education	Neversink Museum	\$14,700
New York Main Street	Village of Walden, Historic Downtown Walden	\$200,000
TEP Region 9 NYSDOT	Hancock Fitness Trail & Scenic Overlook	\$564,000
Hudson River Valley	Planning Grant Village of Montgomery Comp Plan	\$7,500
Subtotal		\$12,798,700

Grant Procurement

Qualifications and Experience:

Planning Grants		
Grant Source	Purpose	Amount
Appalachian Regional Commission (ARC)	Planning Grant Economic and Comm. Dev. Plan	\$17,500
NYSDOS Quality Communities	Railroad Place Feasibility Study, Village of Walden	\$30,000
Orange County Transportation Council	Railroad Place Feasibility Study, Village of Walden	\$30,000
Metropolitan Transit Authority	Railroad Place Feasibility Study, Village of Walden	\$30,000
Orange County Planning Grant	Planning Grant Village of Montgomery Comp Plan	\$7,500
Orange County Planning Grant	Planning Grant Village of Walden Comp Plan	\$7,500
TEP Region 8 NYSDOT	Village of Walden, NY	\$500,000
NYSERDA Comprehensive Plan	Village of Deposit, NY	\$67,500
LWRP Implementation NYSDOS	Village of Deposit Front Street Rehabilitation	\$122,500
CDBG Public Facilities	Village of Deposit Front Street Rehabilitation	\$486,000
TEP Region 9 NYSDOT	Village of Deposit, NY	\$825,000
DASNY SAM Grant	Village of Deposit, NY	\$75,000
CDBG Public Facilities	Village of Deposit Clark Street Rehabilitation	\$599,935
CDBG Public Facilities	Village of Deposit Church Street Rehabilitation	\$724,677
CDBG Public Facilities	Village of Deposit WWTP Upgrades	\$750,000
Subtotal		\$4,273,112
Grand Total		\$17,071,812
<i>Other Successful Grant Applications Written Under My Supervision:</i>		
USDA RBOG	REAP Zone Planning Grants	\$495,000
NYSERDA	Composting Grant	\$100,000
ESDC	Building Demolition Grant - ESDC	\$50,000
SARA Grant	Fire Districts Computer Software	\$80,000
DHCR	Rural Community Revitalization Grants	\$53,000
CA/CW Bond Act	Silver Lake Dam	\$300,000
USDA RBEG	Farmer's Markets	\$56,000
HUD CDBG	Cochecton Sewer	\$310,000
HUD CDBG	Liberty Sewer	\$170,000
HUD CDBG	Thompson Sewer	\$400,000
HUD CDBG	Woodridge Sewer	\$400,000
HUD CDBG	Bethel Housing	\$400,000
HUD CDBG	Youngsville Water System	\$400,000
HUD CDBG	Village of Liberty Sewer	\$400,000
HUD CDBG	Woodridge Infrastructure	\$235,000
HUD CDBG	Fallsburg Infrastructure	\$265,000
HUD CDBG	Liberty Water & Sewer Systems	\$490,000
HUD CDBG	Long Eddy Water System	\$400,000
	TOTAL	\$5,004,000

