

SUNY Ulster President Breakfast Guest *'It's The Year Of The Student'*

COVID-19 took a toll on many community colleges around the country, but SUNY Ulster President Dr. Alan Roberts says the Stone Ridge institution is coming out of the pandemic in better shape than most.

Roberts will share all about that and more when he addresses the Chamber's next Virtual Breakfast from 9-10 a.m. June 29. The Breakfast will be Livestreamed on Facebook and YouTube with technical support from Radio Kingston.

"I'd like to talk a little bit about what we've gone through in the last year, and even maybe the last couple of years, and how we've positioned ourselves to be the No. 1 community college in the state, which I'm very proud of," Roberts said.

BestColleges.com ranked SUNY Ulster the No. 1 community college in the state based on academics, affordability, graduation rates and other factors. Roberts said New York boasts 123 community colleges, "and to be elevated to that level is really exciting."

Roberts, who has been SUNY's president since 2015, said he will talk about the return to campus this fall of students who have received the COVID-19 vaccine.

"We probably will still have about 50 percent online or distance learning, but students will have that option to come back to as much full-time classes as they like," Roberts said. "The vaccine is really going to help a lot."

Roberts said the rules haven't been laid out yet, but he expects the SUNY system to have done so by the time of the breakfast and he will share that with business leaders.

"The verification of vaccines may be our biggest challenge, but what we do now is any student who comes on campus is tested weekly," Roberts said. "In order to get on campus, you must go through a series of tests, and you'll wear a wristband. That's worked out very well for us. We've had very few cases from our students and some of those students were nursing students and, luckily for them, we caught them soon enough that there was no spread. I think we came out of this pretty well

as compared to some of the other institutions."

Roberts will also discuss the \$5.2 million SUNY Ulster will receive under the American Rescue Plan.

"Losing 20 percent of our enrollment during the year, then being hit with numerous additional expenses of testing, additional security, the additional cleaning, really put a burden on our budget," Roberts said. "This will fortunately be able to offset the costs of anything we spent on PPE."

Roberts said the money will also allow the college to recover lost student revenue, "which is huge to us." SUNY Ulster will be one of the few institutions with "no layoffs, no cut programs and no loss whatsoever," Roberts added.

"We're feeling really good about that, but our challenge in the future is to get those students back," Roberts said. "This is a one-time shot for us. It's not reoccurring. So, we just patched all the holes, and we have a pretty good budget moving into the fall by not having to make those horrible cuts like we had anticipated."

"We're feeling really good about it. It's going to bring us back to our original state. We're moving into the fall semester with a good, solid budget."

Roberts said some of the money from the American Rescue Plan will also go directly to students through grants and tuition assistance. He also noted the generosity of an "absolutely incredible" SUNY Ulster Foundation, which gave almost \$500,000 in scholarships this year.

VIRTUAL BREAKFAST Meeting

SUNY Ulster
Dr. Alan Roberts
Tuesday June 29, 2021
9:00 - 10:00 am
Livestream on Facebook & YouTube

Sponsor
KIMLIN Energy Services

Technical Support
RADIO KINGSTON

"That's the first time we're going to be able to give additional money up and over what it cost for the tuition," Roberts said. So, between the Foundation and additional funding, it's the year of the student. If they're interested, they need to contact us. If they're concerned about price, that is not an issue. This will be the most affordable year that they'll ever have as an opportunity to go to college. Anyone wanting to go to school, this is the year to go."

Roberts said 70 percent of SUNY Ulster's students leave with absolutely no debt whatsoever.

Virtual Chamber Breakfasts are a great way to stay on top of current events. For more information, contact the Chamber at (845) 338-5100 or go online at www.ulsterchamber.org.

June's Breakfast Sponsor Will Be Kimlin Energy Services

Kimlin Energy Services, a third-generation heating fuel and propane service provider based in Gardiner, New York, launched early this year a new program "Kimlin Community of Caring", promoting Hudson Valley organizations that offer care for the most vulnerable of our neighbors, including animals, children, and the disadvantaged. The initiative was inspired by a company policy that is popular among the animal-loving Kimlin Energy staff - employees can bring their dogs into the office. President Max Kimlin - who can often be found alongside his corgi, Abe - adopted the policy to create a warm environment for both customers and staff.

Several years prior to creating the Kimlin Community of Caring initiative, the company underwrote a popular local morning radio segment on WBPM. "Miller's Animal Rescue,"



organization. Dozens of furever friends found homes through the program.

As part of the Kimlin Community of Caring program, each month of 2021 Kimlin sponsors and promotes local non-profit organizations with radio spots and interviews on WBPM, social media, and more. Several of the organizations have also received donations and/or discounts on heating fuel, propane and equipment installations. Organizations Kimlin has supported in Ulster County this year include the UCSPCA,

that promoted the adoption of homeless and shelter dogs and cats through the Hudson Valley Animal Rescue and Sanctuary (HVARs)

Family of Woodstock, Lost Pets of the Hudson Valley, Wayward Ranch Animal Sanctuary, and the Saugerties Animal Shelter.

According to Max Kimlin, "Now entering its fourth decade of business, Kimlin owes its ongoing success to our friends and neighbors in the Valley. That's why we are totally dedicated to giving back to the community."

"Kimlin's new Community of Caring initiative is the latest way we can say thank you to the Hudson Valley, by helping lift up some great local organizations. Their lifesaving work makes the Hudson Valley a far better place, and they deserve our support!" says Kimlin.

To learn more about Kimlin's Community of Caring and about the company, visit kimlinenergy.com.

Ulster County Regional Chamber of Commerce

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Monday June 14 | 5:30 - 7:30 pm

**Ulster Leadership Celebration
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Tuesday June 22 | 9:00 - 10:30 am

**Business Card Exchange
In Person @ The Venue Uptown**
Space is limited. Reservations are required
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Tuesday June 29 | 9:00 - 10:00 am

**Virtual Chamber Breakfast Meeting
Dr. Alan Roberts - SUNY Ulster**
Livestream on Facebook & YouTube
Technical Support by Radio Kingston
Sponsor: Kimlin Energy Services

July 30 Nomination Deadline

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Nominate your favorite Business, Business Leader or Organization
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Building A Solid Foundation

Architect Scott Dutton Outlines Keys To His Success

When Scott Dutton walks into a building for the first time, he listens wholly to the voices within. They speak to him and inform his creative process.

Dutton, the owner of Dutton Architecture at 33 Canfield St. in Kingston, describes it as “three-dimensional thinking.”

“There are some architects who think in two dimensions and are very accomplished using that method, but I’ve always designed like a movie director—somewhat intuitively. For me, it’s about the whole experience,” he said.

“People don’t experience a building as they would a photograph or floor plan. They experience it as they’re walking through it and how the natural light propels them through the space, or if there are places where they want to sit and rest or gather with others. It’s height and width and space dimensions, but it’s also about the natural light and the quality of the space. The key is to try not to force something to work but to look, listen and observe.”

Judging by the structures he’s designed in Kingston alone, Dutton’s listening skills transcend the ordinary.

There’s the feted U.S. Lace Curtain Factory in Midtown, the legendary Mariner’s Harbor in Downtown and the Kingston Health Pavilion Project in Uptown for which he received the “Adaptive Re-Use Project of the Year” in 2007 from the Chamber and Ulster County Development Corp.

Dutton has received accolades for his work at Mother Earth’s Storehouse, the Rondout Lighthouse, the HealthAlliance Center for Breast Health and the Ulster County Community Center, to name a few of his major projects.

Most recently, he’s designed the four-building Hotel Kinsley on Wall, Pearl and Fair streets as well as the five-story, 71,000-square-foot Energy Square, a multi-use, net-zero-for-living building on the corner of Cedar and Iwo Jima streets in Midtown.

Dutton, who will celebrate his 25th year in Kingston next year, considers the Fuller Shirt Factory building on Pine Grove Avenue to be the brightest jewel in his crown so far.

He bought the historic 67,000-square-foot building in 2017 and transformed it into office spaces and studios mainly for artists and designers.

“We are owners, developers, architects, contractors and leasing agents for the project,” Dutton said. “We renovated 40,000 square feet in 30 months and filled up the building with an amazing community of tenants, mostly on the creative-professional side. We filled the building without any advertising. It happened organically,” Dutton said.

“I have gotten to know the tenants well. That allowed me, as an architect, to tailor spaces to suit each tenant’s needs, and it’s been very gratifying on so many levels. This, by far, is my best work to date on so many levels.”

Dutton, who has built a reputation as an adaptive reuse specialist, first came to Kingston in 1994. The Maine native and 1993 Pratt Institute graduate had been visiting friends in Stone Ridge when he ventured into other parts of the county and was

smitten by the historic city.

He said he made up his mind to move to Kingston one summer afternoon while planning a barbecue and shopping for meat at the former Schneller’s market.

Dutton bought and renovated a vacant 28,000-square-foot building in Midtown, which he continues to use as his office. He then moved his family to Kingston and hasn’t looked back at the what-could-have-been scenario.

“I love big cities, but there’s something about the scale of Kingston I find very comfortable,” Dutton said. “A big part of wanting to stay here is because of the quality of life, the access to so many recreational opportunities and the diversity of the landscape. Every time I drive over the Kingston-Rhinecliff Bridge, it’s hard not to feel very fortunate to live and work here.”

Overall, Dutton attributes his success to hard work and living by the golden rule.

“What we stress to our two daughters is to treat people the way you wanted to be treated. It’s really the stuff that our grandparents taught us—those old-school fundamentals—that have helped our business flourish.

“That, and long hours. I was having this conversation with someone just the other day, and I stopped and did the math. In 20 years of practice, I think I’ve logged 30 years of work,” Dutton said.

The 52-year-old Dutton hasn’t rested on his laurels, which include being named the Business Person of the Year by the Chamber in 2014. His 10-person staff, including five licensed architects, continues working on important projects such as the Daily Freeman building at 79 Hurley Ave. in Kingston. Dutton plans to turn it into a mixed-use structure that will include a brew pub, distiller and even a bike shop.

“It will be focused on recreational uses that have a synergy with the rail trail. The expansion is fully funded and will happen, so at some point next year, we see that as a nexus point for recreation in this area. It’s a tremendous opportunity to bring some new life into that part of town,” he said.

After that, the sky is the limit for Dutton.

“I feel like I’m just breaking stride,” he said. “Most architects



Scott Dutton and Stew Meyers (Exago)



whose names you would know didn’t really do anything significant until they were in their 50s. That’s fairly consistent, so I feel I’m just getting started.”

Dutton Architecture, 33 Canfield St. in Kingston, can be reached at (845) 339-2039 or www.duttonarchitecture.com.

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850 Route 28 Project Moves Forward

Huge Boost For Infrastructure, Economy

The proposed 850 Route 28 Project could result in a huge economic boon for the small town of Kingston and Ulster County.

Developer Tom Auringer said the project would create an anticipated 60 or more full-time jobs with starting pay scales of \$15 an hour for unskilled, \$20-22 an hour for semi-skilled and \$30 an hour for machinists and mechanics. Supervisors could make around \$100,000 a year.

Local tax revenues from the facility are estimated to be \$363,000 a year, representing almost a 10-percent addition to the town of Kingston's total tax revenue.

Auringer hopes to break ground sometime this year and says it will take two-and-a-half to four years to build.

"The creation of the 850 facility in the commercial area of the town of Kingston along Route 28 will inevitably add new energy and revenue to the town's local economy with employees patronizing local stores, restaurants, etc.," said Auringer, a town of Kingston native.

The construction of the site will also include sourcing for local services and products, from solar panel installers to mechanics to office suppliers, Auringer said.



850 Route 28, located in the town of Kingston four miles from Thruway Exit 19, will make pre-cast concrete and steel materials needed for local road and bridge repairs and construction. Auringer said the project will help solve local infrastructure problems using local staffing and operations, significantly reducing transportation costs, fuel and time.

"At 850 Route 28, what's made here stays near," he said. "Pre-cast concrete enables road and bridge components to be made ahead of time and installed at the location needed. This significantly reduces traffic inconveniences by speeding up the construction process. This can be a great benefit to mountain towns with limited access."

Auringer said New York State bridges have been identified as getting a "D minus" for their condition and need for repairs, according to the latest American Society of Civil Engineers report. The state Department of Transportation lists Ulster County as having about 87 bridges in poor condition.

"The 850 Route 28 project can help fix this problem," he said. "850 Route 28 will help to create a local solution for local challenges—

repair and rebuild local infrastructure. Good roads and bridges are essential for a smoothly functioning local economy."

The pre-cast process enables much faster building and repair of local roads and bridges in comparison to traditional on-location concrete pours, which often translates into weeks versus years for the completion of a project. This greatly helps to reduce needed detours and road

Continued on page 5



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Continued from page 4

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In a letter to the Kingston community, Auringer added, "As the nation envisions new investments in infrastructure, including road and bridge repairs and construction, this project represents a great opportunity for the town of Kingston. As a native of the town of Kingston, and with family still living here, this is more than just an investment. This project will help to add new economic vitality to a community I will always call home."

Auringer said the 850 Route 28 site is an abandoned, unclaimed open mine site that was used as a car junkyard and was for sale for years. Auringer, who purchased the 110-acre property in 2018, said fewer than 40 acres are planned to be developed.

Nine months following the purchase of the property by Auringer, Open Space Institute (OSI) purchased 220 acres next to the site and then gave the land to the state DEC to include in the 3,000-acre Bluestone Forest. Some have expressed concern about the planned project and its proximity to Onteora Lake and Bluestone Forest.

"It is hoped that through the application process all key concerns by the state and local authorities, as well as the public, will be answered satisfactorily, and that the site can become an example of nature and industry co-existing," Auringer said.

Auringer said the site will not use any toxic materials, but only rock, sand, water, recycled crushed glass, and shipped-in cement and steel. Fuel will not be stored at the site.

"Waste product is virtually nil as all leftover slurry will be reused in subsequent batches," he said.

Auringer said he is working closely with state and local authorities and has received public input, answering numerous questions throughout the planning process. He retained local green architecture

consultants to help create a more sustainable project. The plans now include installation of rooftop solar panels for upwards of 40 percent or more of electricity; LED lighting; rainwater capture for use in the fabrication process; use of new low-water use techniques for concrete fabrication; use of recycled crushed glass in the concrete mixture to reduce carbon output and reuse waste; and use of new-energy-saving machinery.

The plans also include building several filtration

ponds to capture and filter all stormwater from the site, vastly improving current site conditions. Auringer said he plans to submit the site for Leadership in Energy and Environmental Design (LEED) silver certification.

"If approved, it would be the first manufacturing facility in Ulster to achieve such status," he said.

The project would also not be a significant contributor to traffic on busy Route 28. Auringer said it would add only 121 additional vehicles

to a road that sees 15,000 a day. For enhanced safety, a turn lane will be added to Route 28 along with additional signage.

Once constructed, Auringer said the site should be virtually "invisible" to most as almost all operations will

occur indoors.

Auringer said the Chamber has been "very helpful" as he tries to develop the property.

"Through the Chamber's network, 850 Route 28 has and will continue to be a source for finding local suppliers and talent," he said.

"In addition, having a local pro-business organization is essential to helping business grow and thrive."

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 Apple Greens Golf Course
 BEST WESTERN PLUS Kingston Hotel
 Callanan Industries, Inc.
 Chazen, A LaBella Company
 Chronogram Media
 City of Kingston
 Crawford Door & Window Sales, Inc.
 Ester Wine & Spirits
 Golden Hill Nursing & Rehabilitation Center
 Greig Farm
 Highland Rotary Club Inc.
 Howmet Fastening Systems
 Hudson Valley Office Furniture
 Hudson Valley Rehabilitation & Extended Care Center
 Hudson Valley Wine Village
 Junior League of Kingston, NY Inc.
 Katy Dwyer Design
 Kelder's Farm
 Kingston Kiwanis Club
 Kingston PBA Inc.
 Klomm Construction
 KoscoHeritage/HOP Energy
 Larsen Restoration and Design
 Levon Helm Studios
 Mariner's Harbor
 Meltzer & Hill Wealth Advisory, LLC

Miron Wine & Spirits
 Nekos-Dedrick's Pharmacy
 Northeast Off-Road Adventures
 Partner Rentals
 Perry's Service Station
 Quality Inn and Suites
 Quilty, Dwyer & Larkin Insurance Agency
 Redder, Bock & Associates
 River Radiology, PLLC
 Rocking Horse Ranch Resort
 Salvation Army
 Sav-On Party Central
 SERVPRO of New Paltz-Kingston; Western Dutchess
 Shuster Associates, Inc.
 Sunshine Smiles
 SUNY Ulster

TeamLogic IT
 The Anchor
 The Culinary Warehouse
 The Mud Club, Inc.
 The UPS Store
 Tiano Electric Inc.
 UHY LLP - Kingston
 Ulster County District Attorney
 Ulster County Legislature
 Ulster Performing Arts Center (UPAC)
 WDSY 100.1FM Radio Woodstock
 Wild Earth Wilderness School
 WMC Heart & Vascular Institute
 Zumtobel Lighting Inc.

Anniversaries:

60 Years

Fine & Park, LLC

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Shuster Associates, Inc.

20 Years

Mariner's Harbor
 Redder, Bock &
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10 Years

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5 Years

Ester Wine & Spirits
 Katy Dwyer Design
 Partner Rentals

1 Year

Ulster County District
 Attorney



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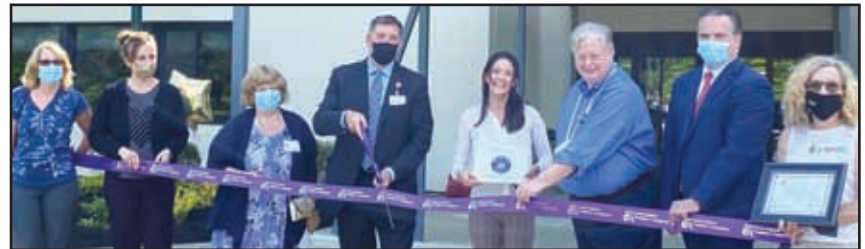
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