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We want to thank the following Distribution Locations for agreeing to carry *Wawarsing.Net* —

- Ellenville:** 1) *Canal Street: Berme Rd. to Ann:* Chamber Office, Thornton Hardware, Canal Lodge Adult Care, Ellenville Lumber, Top Shelf Jewelry, JM Originals, NuDesign Furniture, **Time-Warner Cable**, McCarthy Agency, Village Cleaners, Carolion Mane Cut, Curves, The Eye Studio, Boob Tube.
- 2) *Canal Street: Ann to Liberty:* Hidden Treasures, La Bella Pizza, **Dollar World**, Stedner Printing, **Wags**, **Ellenville Post Office**.
- 3) *Canal Street: Liberty to Main:* B&G General Store, Matthews Tailor, Ed & Al's Barber Shop, Liquor Store, State Farm, Fort Lox Bagels, Sprague & Killeen, **Lighthouse Deli**, **Mathews Pharmacy**, Ellenville Florist, **Town Hall**.
- 4) *Canal Street: Main to Ulster:* M&T Bank, Loucks Funeral, Ellenville Village Hall, **Ellenville National Bank**, Fleet Bank, **Stewart's** (Ellenville), **Ellenville Library**, Dr. Paul Lonstein, Wilson's Market.
- 5) *Center Street: Getty Mart.* H&R Block, Cohen's Bakery, Napa, Dominick's.
- 6) *South Main Street:* Ellenville Medical Group, Johnny's Super Service, **Dollar General**, **Burger King**, Berger & Solomon, Stoekeler Realty, Collier Motor Car Co., Lonstein Chiropractic, Shanghai Red, **Mobil Mart**.
- 7) **Cragsmoor:** Cragsmoor Library, **Cragsmoor Post Office**.
- 8) **Rte. 209 to Spring Glen:** Richard's (SCC), Nevele Grande, Gold Mtn., **Spring Glen Grocery**, Spring Glen Post Office, County Line Restaurant.
- 9) *North Main: Spring to Village line:* Ellenville Dodge, Euro Deli, **McDonalds**, RiteAid, Ellenville Beverage, Diana's, **Craft Chiropractic**, Hair Encounter, Lucille Hand, Ellenville Ceramic & Tile, **Pizza Hut**, Ace Hardware, Family Dollar.
- 10) **Rte. 209 to Napanoch:** B. Petroleum, B & H Garage, **Route 209 Diner**, Ellenville Auto Parts, **Ellenville Hospital**, Family Practice Center, China House, Spin City, GNC, Creative Clippers, **Il Paradiso**.
- 11) **Napanoch:** **Peters Market**, **James' General Store**, Guzman's Bakery, Brother John's, Napanoch Post Office, Chinese No. 1, VIP Video, Rické Len's.
- 12) **Wawarsing to Kerhonkson:** Wawarsing PO, Citgo Xtra Mart (Wawarsing), Dr. John Lichtenstein, **Exxon (44-55)**, STS Tire, M & M Variety, **Stewart's** (Kerhonkson), Swim King, **Mountain View Diner**, Kerhonkson PO.
- 13) **Also:** Ellenville School, Ulster County Tourist Information Office (Kingston), Ramada Inn (Kingston), Summitville PO, Mamakating Methodist.

***Locations in bold are "anchor locations" in the zone

Don't see your location listed here? Call or email to be added to our route!

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From the Editor

Be careful what you wish for... you may get it!
Or, maybe... something else entirely!

In November, this column spoke about the near-universal desire among area residents to have an *Ames*-like store back in our community, if only to make it possible to buy underwear, socks, shoes, small appliances, etc., without having to drive 30 miles.

About one month later, community officials and business leaders were invited by local attorney and developer Joe Tso to a luncheon to hear of plans to develop the *Napanoch Valley Mall* he and a group of investors had purchased. Now, rumors surrounding all that have been flying for months; but this publication is not in the rumor business, so this first public announcement was welcome news. There *was* talk, last summer, of the roof getting fixed, and of finding suitable tenants to fill the two large anchors, and *that* was about all anyone might have assumed was in the works.

So when the design sketches were unveiled on Dec. 3rd (see *article on page 8; you may want to read the whole article before continuing here!*), was anyone prepared to see a totally-revamped mall nearly TWICE the current size, plus a hotel and senior housing? The investors and engineering/architect team waxed rhapsodic about "a dynamic destination... a competitive regional mall... to fit the needs of today's high-tech retail operations... attractive and modern... a strong, viable market." Tens of thousands of local residents, and a like number of seasonal tourists and visitors! 20 million residents within a 90-minute drive! It was hard not to get breathless and swept up in the enthusiasm!

You can look at a list of some of the stores in their "target" list (including Target!) on page 8; are some more than wishful thinking, and actually the kind of stores that might be interested in "a large regional mall situated between Middletown and Kingston"? Time, and marketing know-how, will tell. But, perhaps more to the point, are WE, *here*, interested in such a mall? Are the actual shopping needs and considerations of current area residents and businesses going to be part of the planning and development?

Certainly, that Tso, *Village Properties*, and Hawk Engineering invited local movers and shakers, at this very early stage, to see what's being considered, is much to their credit. As one who had an opportunity to sit with the team over lunch – and talk about this community, and what it meant to it to see popular and busy stores close their doors in frustrating succession – it seems that they are, at least, sensitive to local concerns and input. Nor can one ignore their large investment, and the need to realize a viable return on it, and to recoup expenses, particularly when it may be two to three years before all is completed and running. Might pressure to find viable tenants lead to "typical" mall stores, and "typical" mall ambience?

We all know what the "typical" modern mall looks like. Well, how many times a year does one *need* to go to, say, a Disney Store or Sunglass Hut or The Bombay Company? How many of the vaunted 20 million in "Greater Metro Napanoch" (that 90-mile circle!) will drive all the way up Rte. 209 to shop at *our* store when there are perhaps a dozen in closer locations? Will upscale *chichi* outlets, necessary to draw the tourists, provide the everyday items (underwear, socks, etc.) at everyday prices that locals require? Will local stores be crushed by powerful national chains? Will current mall tenants be priced out of the market? Will increased human and vehicular traffic make this an unpleasant experience to endure?

As much as one can be excited by the upside of such a venture, these are questions that can't be ignored. We hope that the mall team will listen seriously to the locals they invited (and to the rest of the community) BEFORE plans become set in concrete, and find out what stores, products, and services are missing NOW, and how we can attract those that fill *those* needs without stepping on any existing local businesses. *Wawarsing.Net* and the *Chamber* invite readers to contact us with ideas, suggestions, concerns, wishlists, and other comments that we will pass on to Mr. Tso and his team.



Cover: Terwilliger House Museum, Ellenville Public Library, Ellenville, Town of Wawarsing, Ulster County, New York, USA.

The tree and decorations for the Holidays were part of the annual Holiday Tea presented by the Shawangunk Garden Club Dec. 13th.