

Declaring Ulster County's Intent To Act As Lead Agency Under New York State Environmental Quality Review Act (SEQRA) For The Purpose Of Constructing A Government Operations Center And Appurtenances To Be Located At Paradies Lane In New Paltz – Department Of Emergency Services

Referred to: The Energy, Environment and Sustainability Committee (Chairwoman Greene and Legislators Hansut, Erner, Maloney, and Stewart), The Law Enforcement and Public Safety Committee (Chairman Uchitelle and Legislators Hansut, Heppner, Hewitt, and Lopez), and The Public Works, Capital Projects and Transportation Committee (Chairwoman Petit and Legislators Fabiano, Litts, Nolan, and Stewart)

Chairman of the Law Enforcement and Public Safety Committee, Abe Uchitelle, and Deputy Chair Gina Hansut offer the following:

WHEREAS, this resolution has been submitted by the County Executive on behalf of the Department of Emergency Services; and

WHEREAS, pursuant to Resolution No. 444 of October 2021, Capital Project 607 was established for the development of a Government Operations Center to include the County's E-911 ("PSAP") and Emergency Operations Center, as well as act as a daily Government Operations Center; and funding was provided for design and professional engineering services; and

WHEREAS, Ulster County, utilizing the services of its design and engineering consultants, has analyzed the need to upgrade its existing PSAP and combine critical functions of Emergency Operations with other problem-solving elements of County Government to create a multi-use Government Operations Center ("GOC"); and

WHEREAS, the design team has conducted a site selection process for the Government Operations Center with a general search area that includes properties located in the area of the County extending from NYS Route 299 in the South to NYS Route 209/199 in the North, and from NYS Route 9W in the East and US Route 209 in the West; and

WHEREAS, the design team identified no fewer than ten (10) alternative locations and conducted an extensive analysis on each using an industry practice site selection matrix, and including the development of site layout plans at the concept level, and planning level cost analysis to determine site suitability for the facility now and into the future; and

WHEREAS, such analysis has resulted in lands abutting Route 299 and Paradies Lane in New Paltz (Tax Map Parcels 86.12-5-12.320 and 86.12-5-310) consisting of approximately 57.3 acres (Paradies Lane Site) as having superior characteristics as compared to other sites analyzed; and

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WHEREAS, Ulster County has conducted an appraisal of the Paradies Lane Site that determined that its value was four million three hundred (\$4,300,000.00) with the understanding (“hypothetical condition”) that this value is based on the site being free of environmental restrictions; and

WHEREAS, the site has undergone an extensive level of testing to characterize the environmental issues on the site and is proceeding toward inclusion in the New York State Brownfield Program that offers tax incentives for site clean-up and liability protection for owners; and

WHEREAS, the amount of environmental information available on the site has allowed the County's Consultants to estimate the costs associated with environmental remediation of the site at between \$800,000.00 to \$1,000,000.00 with costs associated with lands to be utilized for the GOC at approximately \$100,000.00; and

WHEREAS, Ulster County desires to proceed with the required steps necessary to develop a GOC to be located at Paradies Lane site; and

WHEREAS, the development and installation of a GOC and appurtenances at the Paradies Lane site constitutes an action as defined under NYCRR Part 617.2(b) [SEQRA], and the County wishes to establish itself as a lead agency and conduct a coordinated review as provided for in NYCRR Part 617.6; now, therefore be it

RESOLVED, that pursuant to 6 NYCRR Part 617.6(b) (3) of the Regulations pertaining to Article 8 of the Environmental Conservation Law of New York State (SEQRA), the Ulster County Legislature hereby declares its intent to serve as Lead Agency for the above-referenced project; and, be it further

RESOLVED, that the Ulster County Legislature has determined, after review of the criteria contained in 6 NYCRR Parts 617.4 and 617.5, that the project is an Unlisted Action; and, be it further

RESOLVED, that the Ulster County Legislature will conduct a coordinated review and circulate its Notice of Intent to serve as Lead Agency, together with the EAF and accompanying documentation to all interested and involved agencies pursuant to 6 NYCRR Part 617.6(b) (2) (i) and 6 NYCRR Part 617.6(b) (3); and, be it further

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RESOLVED, that pursuant to 6 NYCRR Part 617.6(b) (3), at the conclusion of an otherwise unchallenged thirty (30) day period following the date of transmittal of the Notice of Intent, the EAF and documentation aforesaid to the interested agencies, the Legislature shall become the Lead Agency under SEQRA for this project,

and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

Passed Committee: Energy, Environment and Sustainability on June 9, 2022

Passed Committee: Law Enforcement and Public Safety on June 9, 2022

Passed Committee: Public Works, Capital Projects and Transportation on June 13, 2022

FINANCIAL IMPACT:

NONE

Legislator Ronk motioned, seconded by Legislator Maloney, to refer the resolution to the Ways and Means Committee.

MOTION ADOPTED BY THE FOLLOWING VOTE:

AYES: 21 NOES: 1

(Noes: Legislator Nolan)

(Absent: Legislator Corcoran)

REFERRED TO WAYS AND MEANS COMMITTEE