

Ms. Victoria Fabella, Clerk
Ulster County Legislature
244 Fair Street Box 1800
Kingston, N.Y. 12402

Ms. Kelly Tuturro, Regional Director
New York State Department of Environmental Conservation, Region 3
21 South Putt Corners Road
New Paltz, NY 12561

Mr. Neil Bettez, Supervisor
Town of New Paltz Town Board
52 Clearwater Rd.
P.O. Box 550
New Paltz, NY 12561

Ms. Adele Ruger, Chair
New Paltz Planning Board
52 Clearwater Rd.
P.O. Box 550
New Paltz, NY 12561

Mr. John Bonafide, Director
Historic Preservation Field Services Bureau
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Office of Interoperable & Emergency Communications
State Campus, Building 7A, Suite 710
1220 Washington Avenue
Albany, New York 12242

United States Environmental Protection Agency, Region 2
Northeast Regional Office
290 Broadway
New York, NY 10007-1866

United States. Fish and Wildlife Service
300 Westgate Center Drive
Hadley, MA 01035-9589

United States. Fish and Wildlife Service
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-938500

United States Army Corps of Engineers
New York Regulatory Branch
Western Permit Section Counties
26 Federal Plaza, Room 1937
New York, NY 10278-0090

ULSTER COUNTY
REVISED SEQRA LONG FORM AND SITE PLAN

Re: In the Matter of the Ulster County Legislature Consideration of the Construction of a
Government Operations Center to be located at Paradies Lane in the Town of New Paltz:
Notice to Involved Agencies

Ladies and Gentlemen:

Pursuant to 6 NYCRR Part 617.6(b)(3)(i) of the New York State Environmental Quality Review Act [SEQRA] Regulations, Ulster County is circulating herewith the annexed Revised Part 1 SEQRA Full Environmental Assessment Form (FEAF) and associated site plan for the construction of a Government Operations Center to be located at Paradies Lane in the Town of New Paltz (“the Project”). The revised FEAF form changes include: i) proposed encroachment into wetland buffer areas as defined under the Town of New Paltz Wetland Statute (project description); ii) references to important scenic resources (Scenic Resources E-3(h)); iii) the need for a 65-70 foot communication tower (project description) and iii) a revised site plan. The Project has been classified as a Type I Action by the Ulster County Legislature on November 15, 2022 and in accordance with 6 NYCRR Part 617.6(a) and the Ulster County Legislature assumed lead agency upon the passage on 30 days.

The Project involves the construction of an approximately 16,000 SF government operations center with parking for approximately 65 vehicles. The Project will use an on-site septic system. On-site or municipal water supply alternatives are being explored. Access to the site will utilize the existing Paradies Lane with a proposed connection to South Ohioville Road. The Project is being designed as a net zero carbon footprint building. Rooftop solar will be used as will geothermal heating.

The County is proposing to purchase the entire 57.3 acre site consisting of Tax Map Parcels (SBL) 86.12-5-12.320 & 86.12-5-310 of which approximately 6.5 – 7.0 acres will be reserved to house the Project.

Involved Agencies include the Town of New Paltz Town Board and Planning Board, the New York State Department of Homeland Security, New York State Department of Environmental Conservation as well as required consultation with the New York State Office of Parks and Recreation and Historic Preservation. In addition, the County will coordinate with the U.S. Fish and Wildlife Service and the US Army Corps of Engineers and the Federal Aviation Administration. The County is seeking to utilize a “Balancing of Public Interests” analytic approach as part of the local municipal land use approval process in recognition of the nature of the use proposed and County’s clear governmental interest in the Project.

Comments on the revised FEAF and the potential environmental impacts of the proposed action should be directed to the attention of Mr. Dennis Doyle, Director, Ulster County Planning Department at 244 Fair Street, PO Box 1800, Kingston, New York, 12402.

Should you have questions concerning this matter, please contact Mr. Dennis Doyle, Director, Ulster County Planning Department, (845)340-3340 or ddoy@co.ulster.ny.us

Dated: February 8, 2023

Sincerely,

Dennis Doyle, Director
Ulster County Planning Department

Enc.

Cc: Tracey Bartels
Everett Erichsen
Steven Peterson
Christopher Kelly