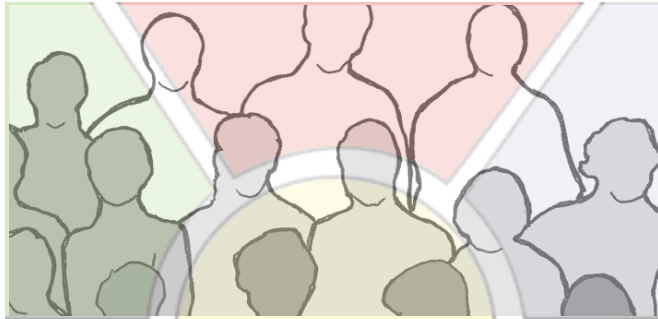




ULSTER COUNTY GOVERNMENT OPERATIONS CENTER

JANUARY 5, 2023 BRIEFING NEW PALTZ TOWN BOARD

TEAM



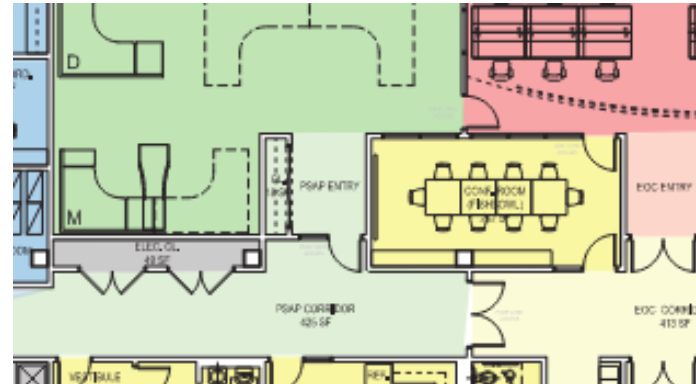
SITE SELECTION

Site 10- Paradies Lane	3.5	3.3	3.3	3.6	4.0	4.0	2.3	24.0
Site 12 - S Putt Corners Rd	3.7	3.1	3.3	3.4	4.0	3.8	2.3	23.6
Site 11 - 50-70 Route 299	3.7	3.8	2.9	3.3	4.0	3.5	2.3	23.5
Site 1-Golden Hill 1,1B &1C	3.7	3.3	3.4	3.4	2.5	3.0	3.8	23.1
Site 3-Colman School	3.5	3.3	2.9	3.7	4.0	3.5	2.0	22.9
Site 7- 123-155 Rt. 32 Blvd	3.7	2.8	2.6	3.3	4.0	4.0	2.3	22.7
Site 2-Tech City West	3.2	2.8	3.2	3.4	4.0	4.0	1.7	22.3
Site 5- Lawton Park	3.7	3.0	2.6	3.3	4.0	3.5	2.0	22.1
Site 4- Kingston Business Park	3.5	3.0	2.7	3.3	4.0	3.5	2.0	22.0
Site 6- Tech City East	2.8	2.8	3.6	3.4	4.0	4.0	1.0	21.6
Site 9- Frank Sottile Blvd	3.7	2.8	2.9	3.1	2.7	4.0	2.3	21.5
Site 1-Golden Hill Adaptive Reuse	3.5	3.5	3.1	3.4	2.7	3.3	2.0	21.5

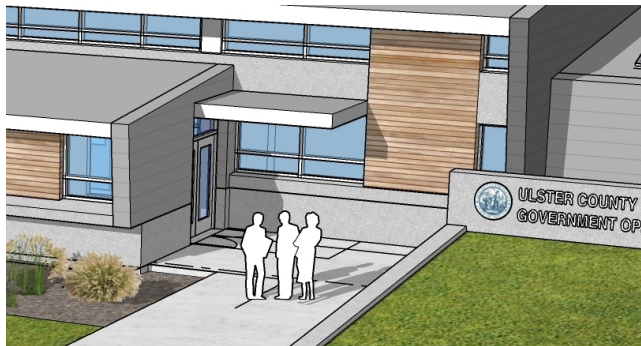
SITE PLANS



SCHEMATIC PLANS



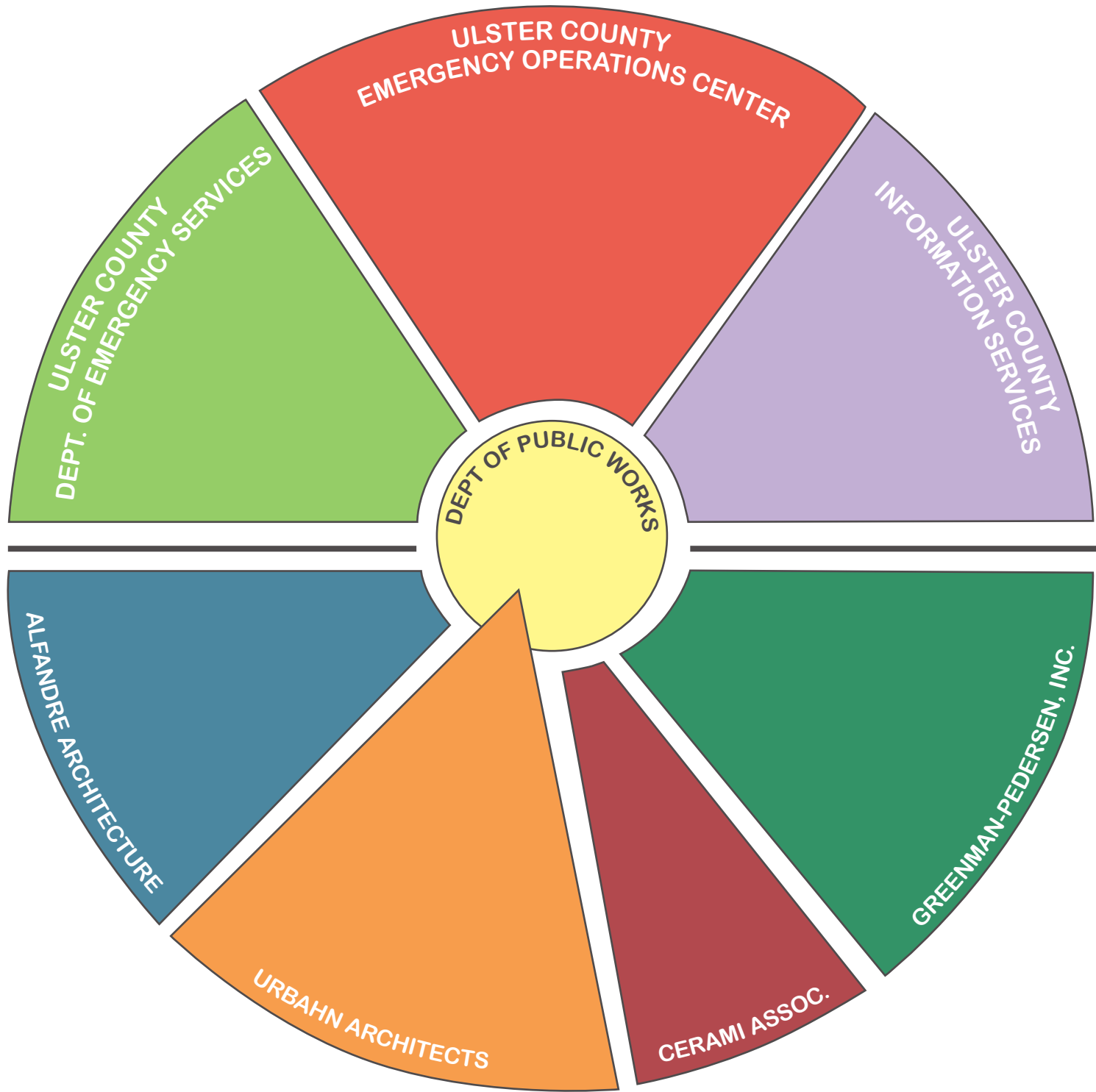
MASSING STUDIES



PROCESS

1. The nature and scope of the instrumentality seeking immunity;
2. The encroaching government's legislative grant of authority;
3. The kind of function or land use involved;
4. The effect local land use regulation would have upon the enterprise concerned;
5. Alternative locations for the facility in less restrictive zoning areas;
6. The impact upon legitimate local interests;
7. Alternative methods of providing the proposed improvement;
8. The extent of the public interest to be served by the improvements; and
9. **Intergovernmental participation in the project development process and an opportunity to be heard.**

1.0 GOVERNMENT OPERATIONS CENTER STAKEHOLDERS & DESIGN TEAM

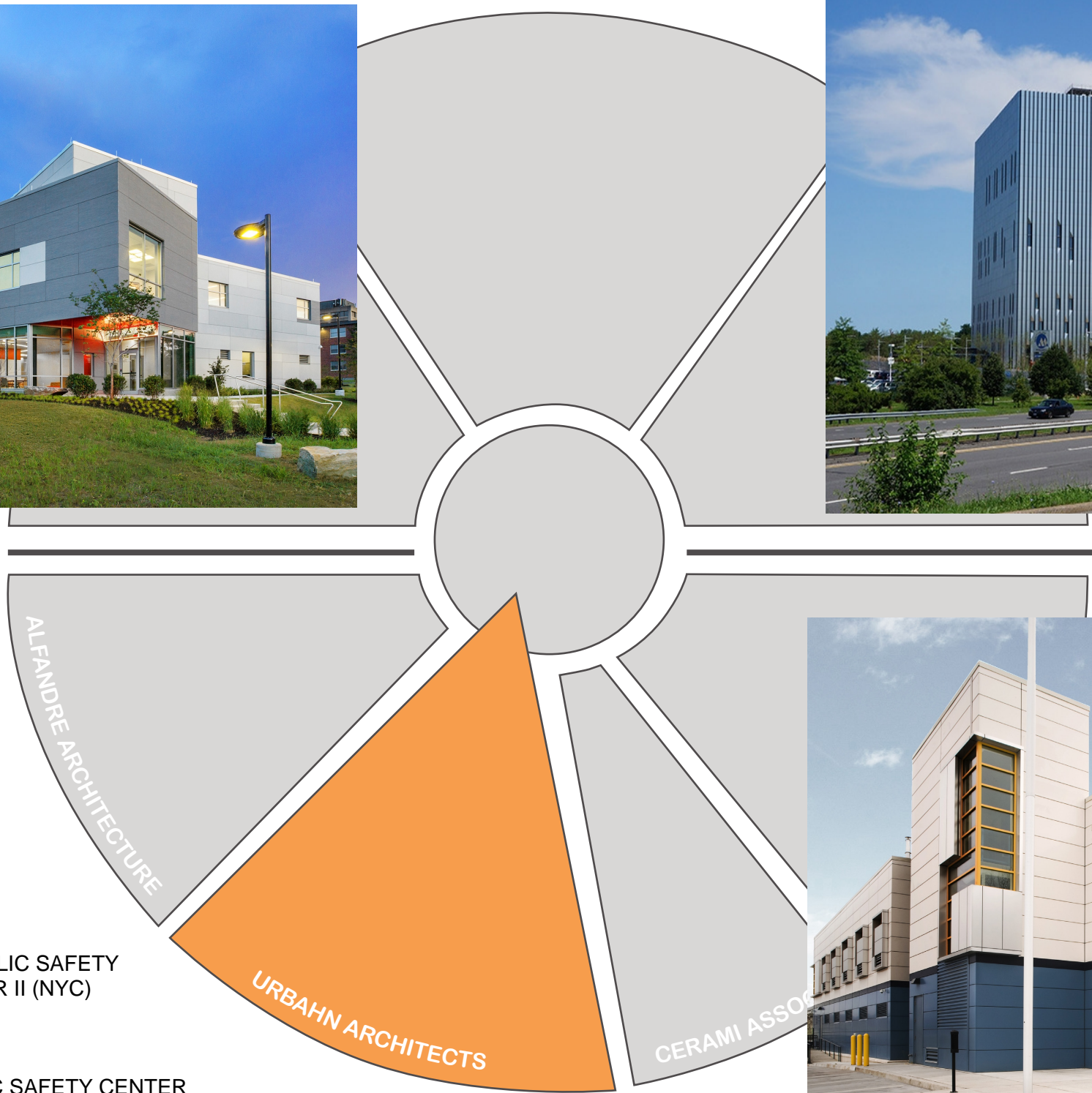




ABOVE
NEW PALTZ
FIRE _ (UNDER
CONSTRUCTION)

BELOW
NEW PALTZ FIRE _





TOP LEFT
**SUNY NEW PALTZ
 ENGINEERING
 INNOVATION HUB**
 (New Paltz, NY)

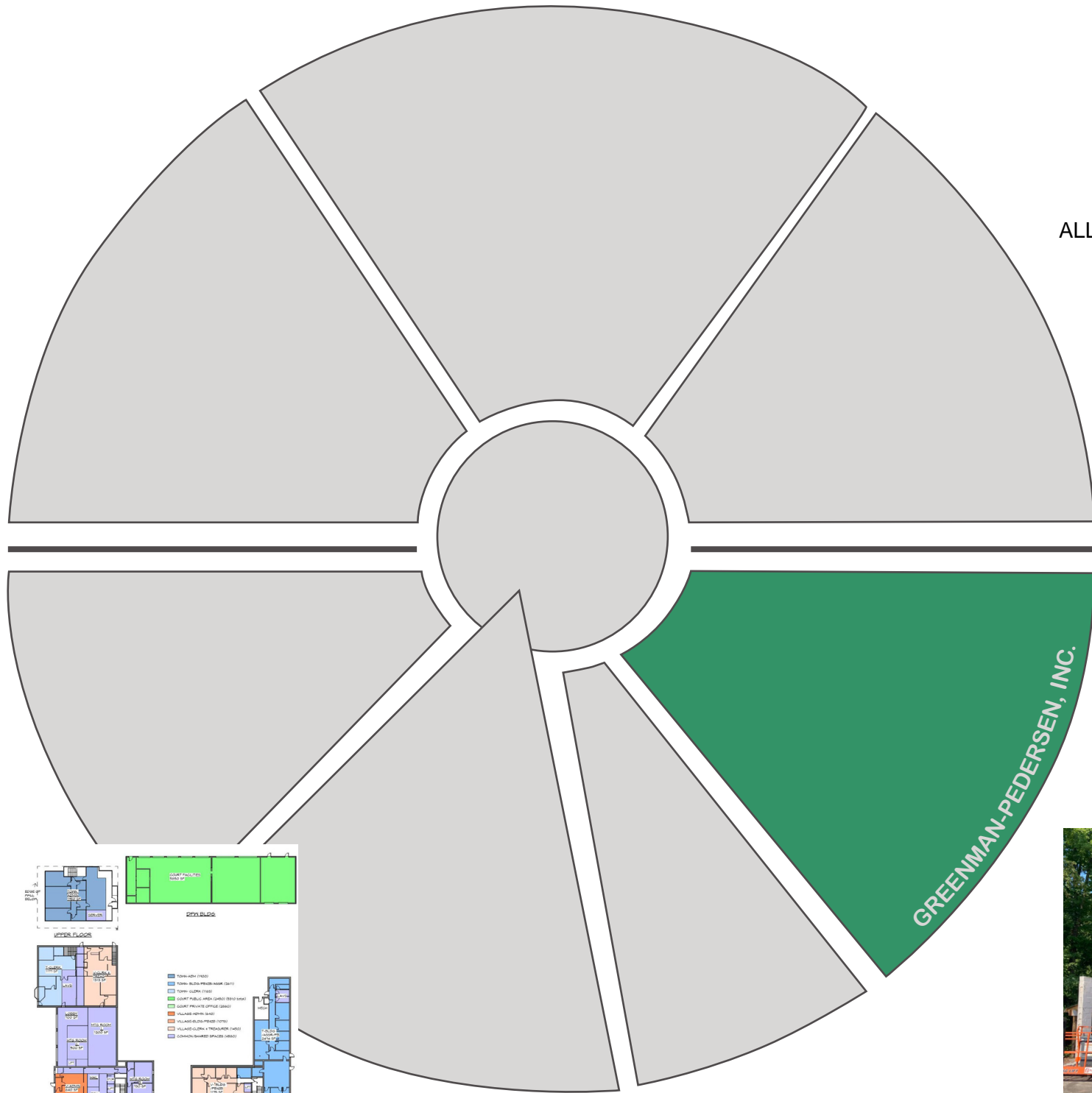
TOP RIGHT
**MASTER PLAN - PUBLIC SAFETY
 ANSWERING CENTER II (NYC)**
 (New York, NY)

BOTTOM RIGHT
JERSEY CITY PUBLIC SAFETY CENTER
 (Jersey City, NJ)

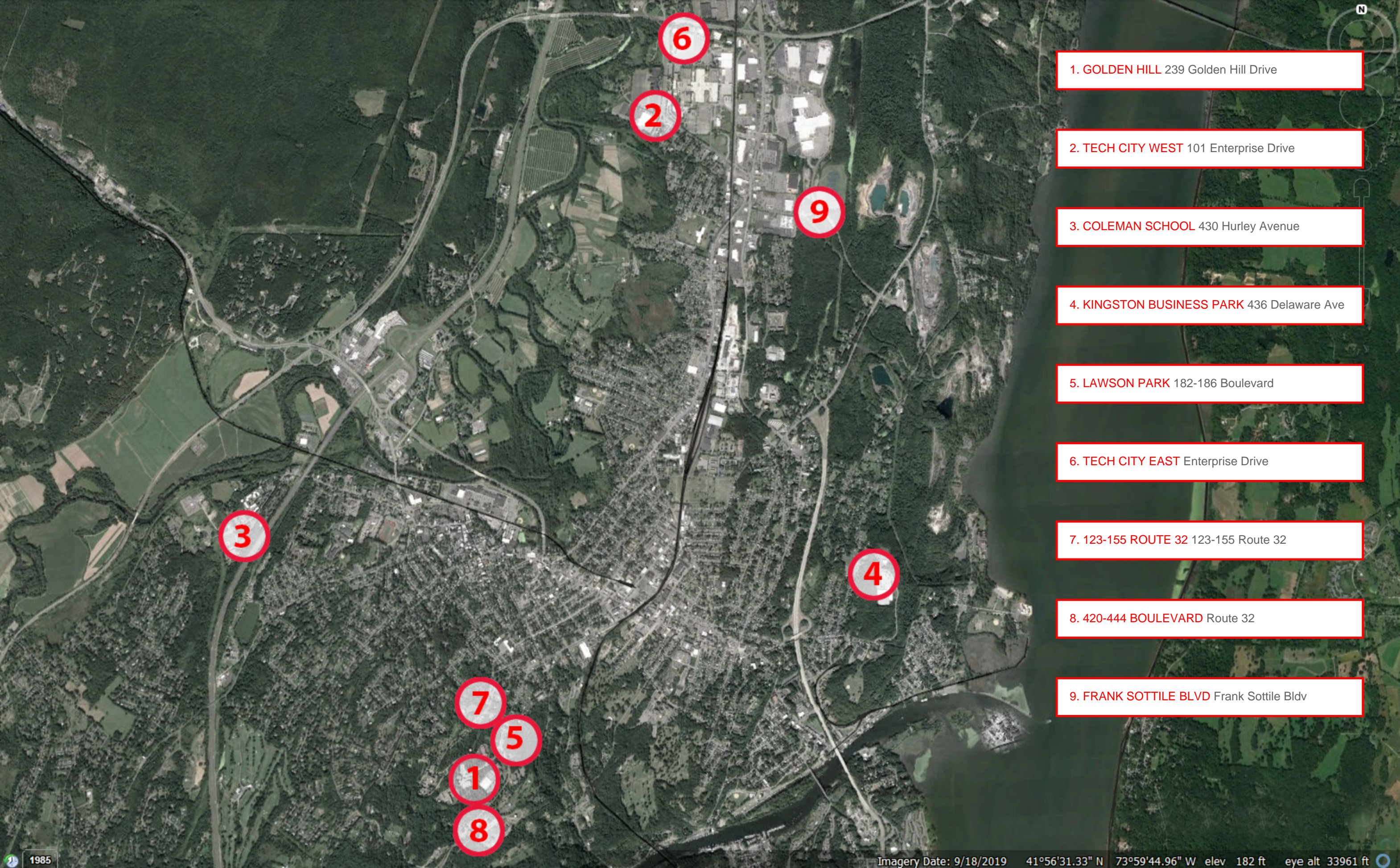


BOTTOM LEFT
**NEW PALTZ
 TOWN & VILLAGE
 MUNICIPAL CENTER**
 (New Paltz, NY)

BOTTOM RIGHT
**ALLIGERVILLE FIRE STATION
 AND EMERGENCY
 TRANSITIONAL SHELTER**
 (Accord, NY)



2.0 SITE SELECTION



1. GOLDEN HILL 239 Golden Hill Drive

2. TECH CITY WEST 101 Enterprise Drive

3. COLEMAN SCHOOL 430 Hurley Avenue

4. KINGSTON BUSINESS PARK 436 Delaware Ave

5. LAWSON PARK 182-186 Boulevard

6. TECH CITY EAST Enterprise Drive

7. 123-155 ROUTE 32 123-155 Route 32

8. 420-444 BOULEVARD Route 32

9. FRANK SOTTILE BLVD Frank Sottile Blvd

6

2

9

3

4

7

5

1

8

10. PARADIES LANE Main Street & So Ohioville Rd

11. LLOYD 50-70 Route 299 (at 9W)

12. SOUTH PUTT CORNERS ROAD 131-133 SPCR

13. ESOPUS 2165 Broadway (Route 9W)

12

10

11

13



**Ulster County GOC/EOC Building
Site Ranking Summary**

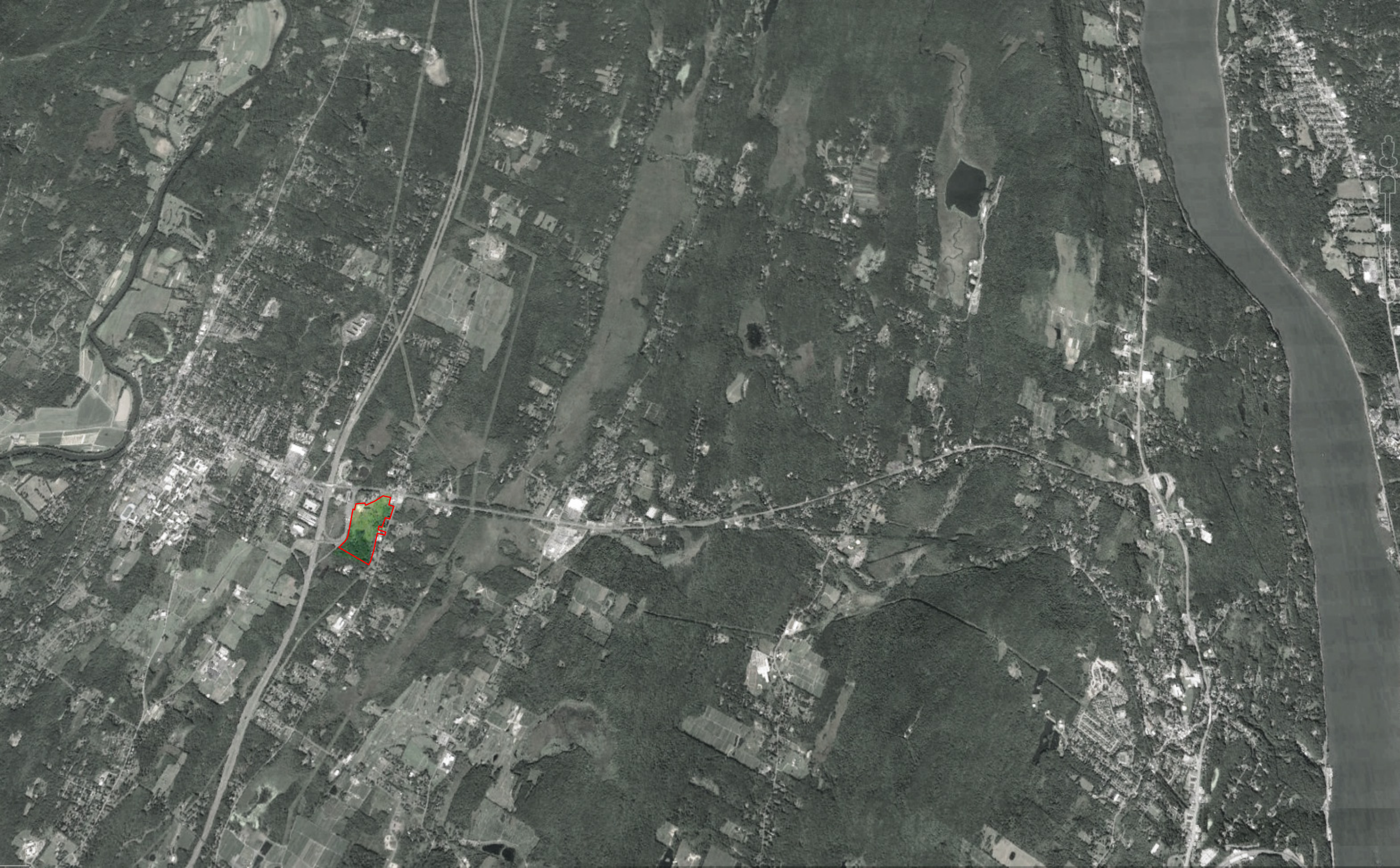
LOCATION	Utilities	Accessibility	Safety	Lot Configuration	Environmental Screening	Site Characteristics	Availability	Score	Communications and Electrical Utility Purveyor Additional Upgrade needs
Site 10- Paradies Lane	3.7	4.0	3.6	4.0	3.3	3.6	2.3	24.5	
Site 12 - S Putt Corners Rd	3.3	3.8	3.7	4.0	3.1	3.4	2.3	23.6	Broadband
Site 11 - 50-70 Route 299	2.9	3.0	3.7	4.0	3.8	3.3	2.3	23.0	Broadband & Electric
Site 1-Golden Hill 1,1B &1C	3.4	2.8	3.7	2.5	3.3	3.4	3.8	22.9	Broadband & Electric
Site 3-Colman School	2.9	3.5	3.5	3.7	3.3	3.7	2.0	22.6	Broadband & Electric
Site 4- Kingston Business Park	2.7	3.5	3.5	4.0	3.0	3.3	2.0	22.0	Broadband & Electric
Site 1-Golden Hill Adaptive Reuse	3.4	2.8	3.7	3.3	3.3	3.4	2.0	21.9	Broadband & Electric
Site 2-Tech City West	3.6	3.8	3.0	3.0	2.8	3.2	1.7	21.1	Broadband & Electric
Site 7- 123-155 Rt. 32 Blvd	2.6	3.5	3.7	2.3	3.1	3.3	2.3	20.8	Broadband & Electric
Site 6- Tech City East	3.6	3.8	3.0	3.2	2.8	3.4	1.0	20.8	
Site 5- Lawton Park	2.6	3.5	3.7	2.2	3.1	3.3	2.3	20.7	Broadband & Electric
Site 8- 420-444 Rt. 32 Blvd	2.0	3.0	3.6	4.0	2.8	3.0	2.3	20.7	
Site 9- Frank Sottile Blvd	2.9	3.3	3.7	2.3	2.8	3.0	2.3	20.3	
Site 13 - 2165 Broadway/Route 9W	3.1	3.0	3.3	4.0	3.3	3.4	0.0	20.1	



Score Legend	
No Limitations	3.5-4.0
Minor Limitations-avoidance possible - no mitigation	2.5-3.4
Medium Limitations-some mitigation necessary	1.5-2.4
Large Limitations - can be mitigated	0.5-1.4
Sever Limitations-cannot be mitigated	0.0-0.4

Site Costs Exclude Off-site
Broadband, Redundent Verizon
911 Trunk Line Upgrades,







NYS THRUWAY

THRUWAY OFF-RAMP

PARADISE LANE

ROUTE 299

SO. OHIOVILLE RD.



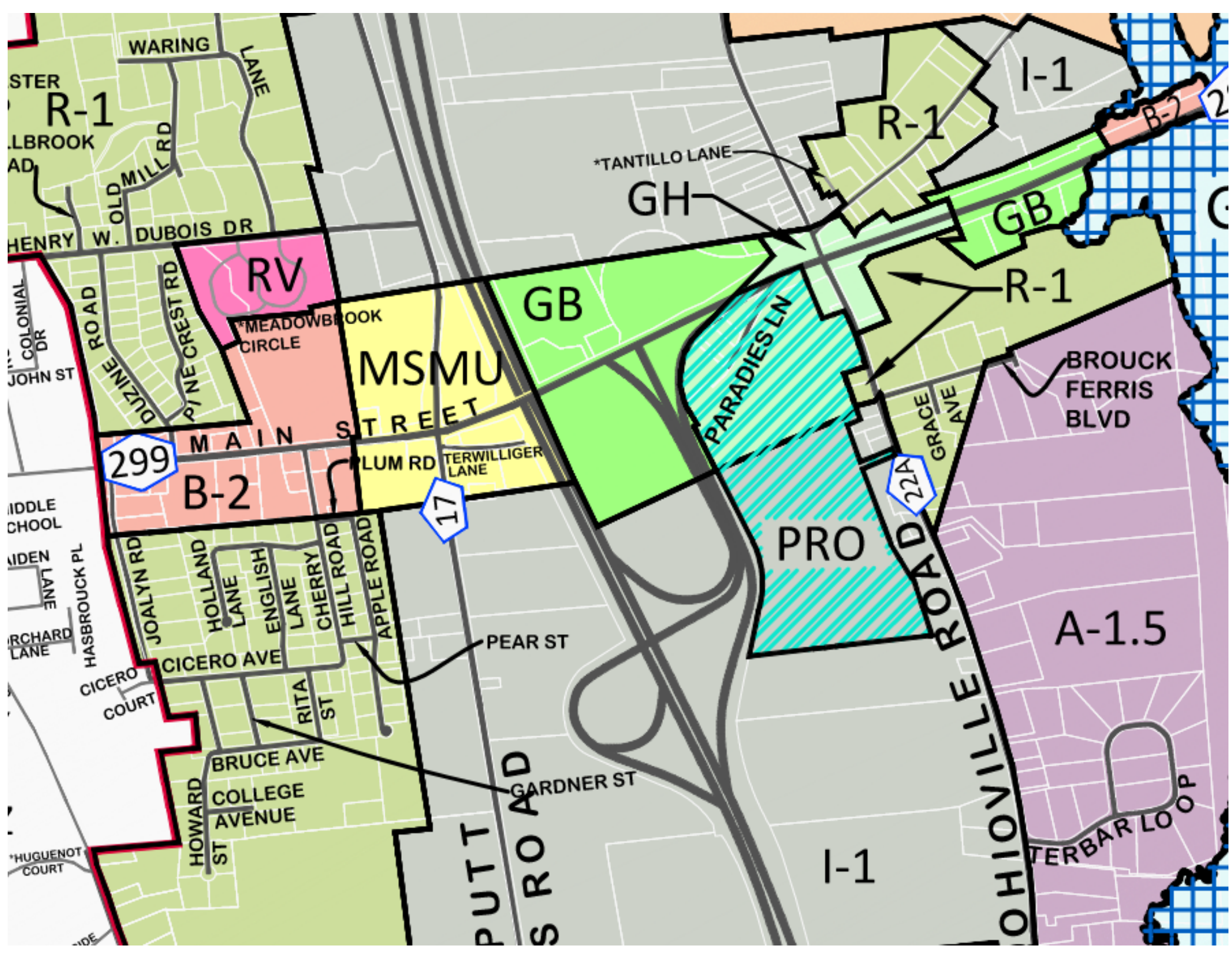
PARADIES LANE

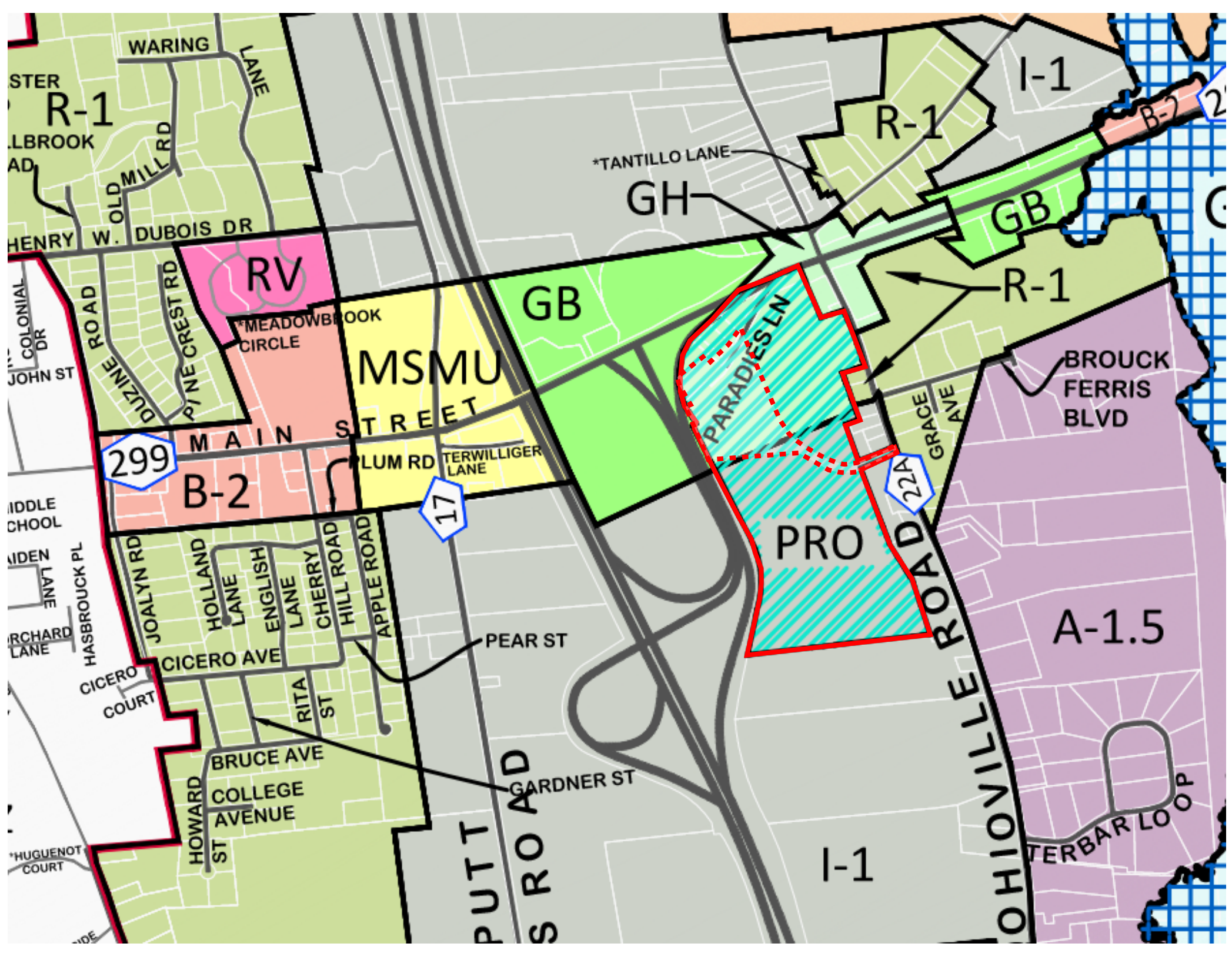
ROUTE 299

NYS THRUWAY

THRUWAY OFF-RAMP

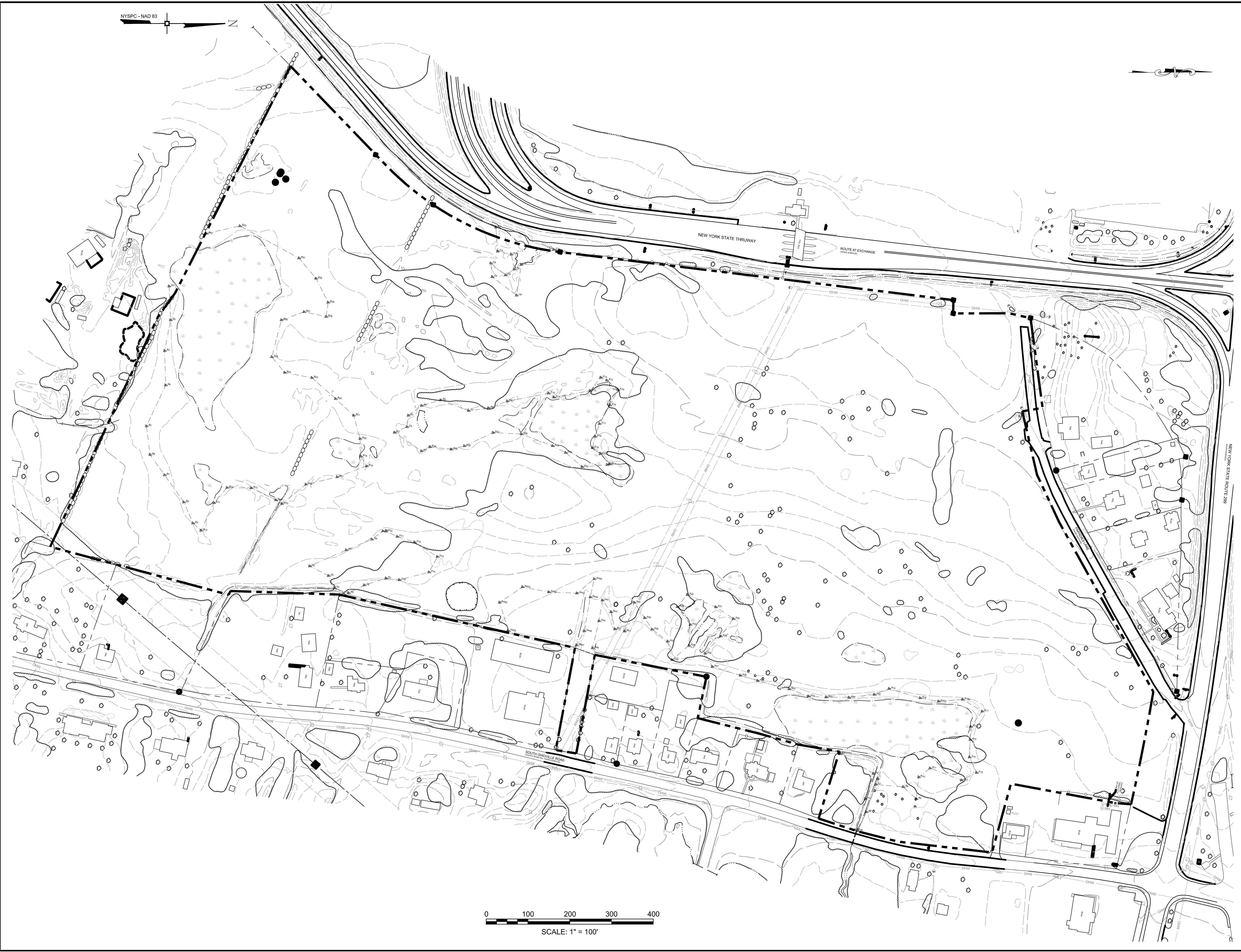
SO. OHIOVILLE RD.







3.0 SITE PLAN



ULSTER COUNTY



**GOVERNMENT
OPERATIONS
CENTER**

STREET ADDRESS
KINGSTON, NY 12000

ARCHITECT
URBAHN ARCHITECTS
306 WEST 37TH ST, NEW YORK, NY 10018
www.urbahn.com

ARCHITECT
ALFANDRE ARCHITECTS www.alfandre.com
231 MAIN STREET, SUITE 201, NEW PALTZ, NY 12561

CIVIL - MECH- ELEC - PLUMBING - FP ENGINEER
GPI www.gpinet.com
80 WOLF ROAD, SUITE 300, ALBANY, NY 12205

SPECIALTY SYSTEMS
CERAMI ASSOCIATES www.ceramiassociates.com
1001 AVENUE OF THE AMERICAS, NEW YORK, NY 10018

COST ESTIMATOR
TROPHY POINT
306 WEST 37TH STREET, 9TH FLOOR, NEW YORK, NY 10018

REVISION	DESCRIPTION	DATE

RESERVED

RESERVED

PHASE **SITE SELECTION**
PRINCIPAL IN CHARGE **DONALD E. HENRY, JR.**
PROJECT MANAGER **CHRISTOPHER YOUNG**
CHECKED BY **JEM/CNT** UA PROJECT NO. **2117-00**

DRAWING TITLE:

**EXISTING SITE LIMITS
PARADISE LANE**

SEAL
SCALE **1" = 100'**
DATE **01 DEC 2022**
DRAWING NUMBER

E-1

ULSTER COUNTY



**GOVERNMENT
OPERATIONS
CENTER**

STREET ADDRESS
KINGSTON, NY 12000

ARCHITECT
URBAHN ARCHITECTS

306 WEST 37TH ST, NEW YORK, NY 10018
www.urbahn.com

ARCHITECT
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REVISION	DESCRIPTION	DATE

RESERVED

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PHASE SITE SELECTION

PRINCIPAL IN CHARGE DONALD E. HENRY, JR.

PROJECT MANAGER CHRISTOPHER YOUNG

CHECKED BY JEM/CNT UA PROJECT NO. 2117-00

DRAWING TITLE:

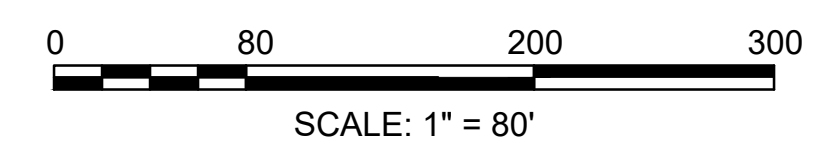
**SCHEMATIC DESIGN
PLAN FULL SITE
PARADISE LANE**

SEAL SCALE 1" = 80'

DATE 01 DEC 2022

DRAWING NUMBER

SD-1.F



ULSTER COUNTY



GOVERNMENT
OPERATIONS
CENTER

STREET ADDRESS
KINGSTON, NY 12000

ARCHITECT
URBAHN ARCHITECTS

306 WEST 37TH ST, NEW YORK, NY 10018
www.urbahn.com

ARCHITECT
ALFANDRE ARCHITECTS www.alfandre.com
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SPECIALTY SYSTEMS
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COST ESTIMATOR
TROPHY POINT
306 WEST 37TH STREET, 9TH FLOOR, NEW YORK, NY 10018

REVISION	DESCRIPTION	DATE

RESERVED

RESERVED

PHASE SITE SELECTION

PRINCIPAL IN CHARGE DONALD E. HENRY, JR.

PROJECT MANAGER CHRISTOPHER YOUNG

CHECKED BY JEM/CNT UA PROJECT NO. 2117-00

DRAWING TITLE:

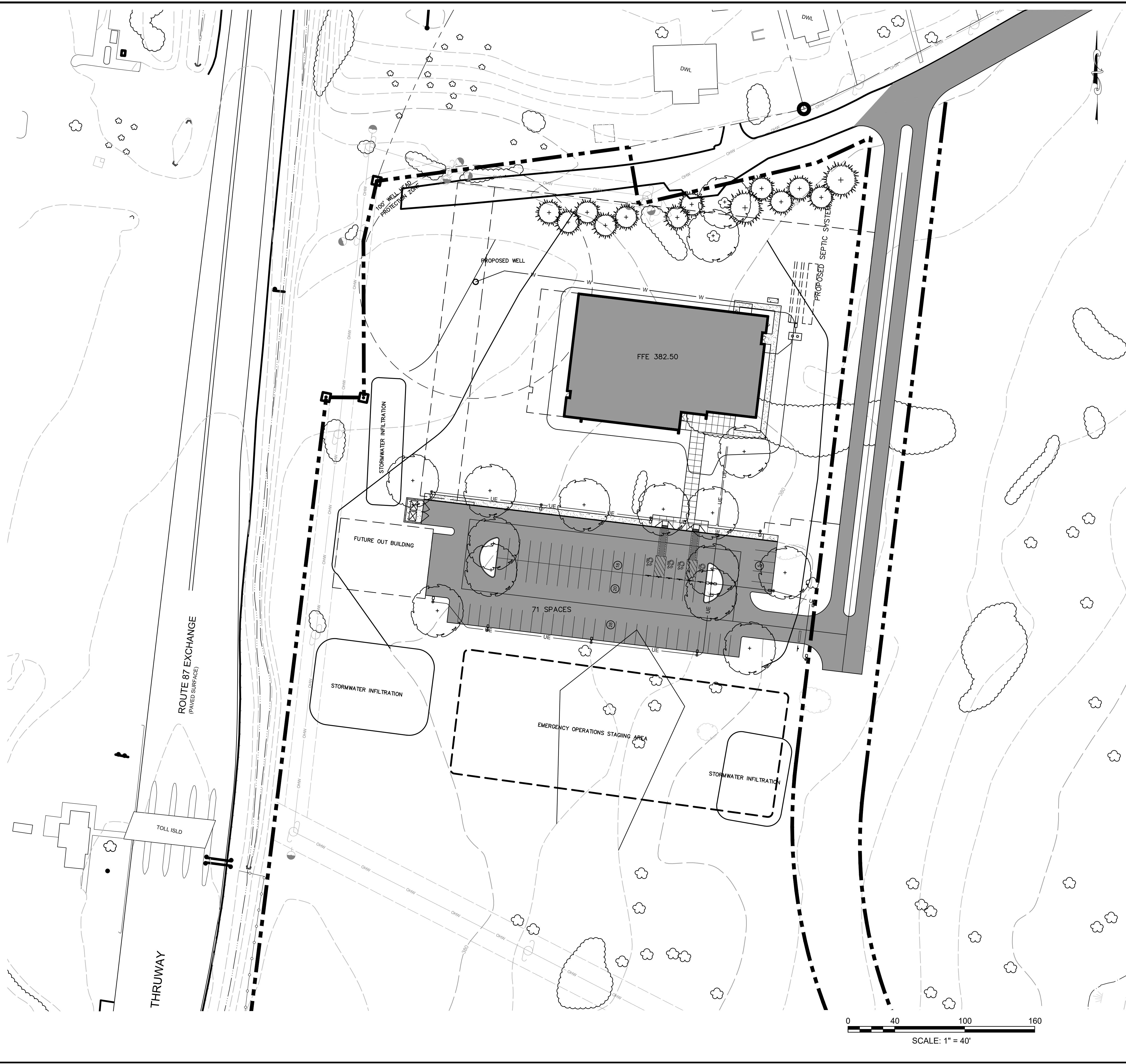
**SCHEMATIC DESIGN
PLAN PARADISE LANE**

SCALE 1" = 40'

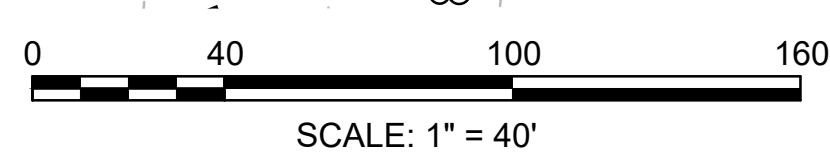
DATE 01 DEC 2022

DRAWING NUMBER

SD-1

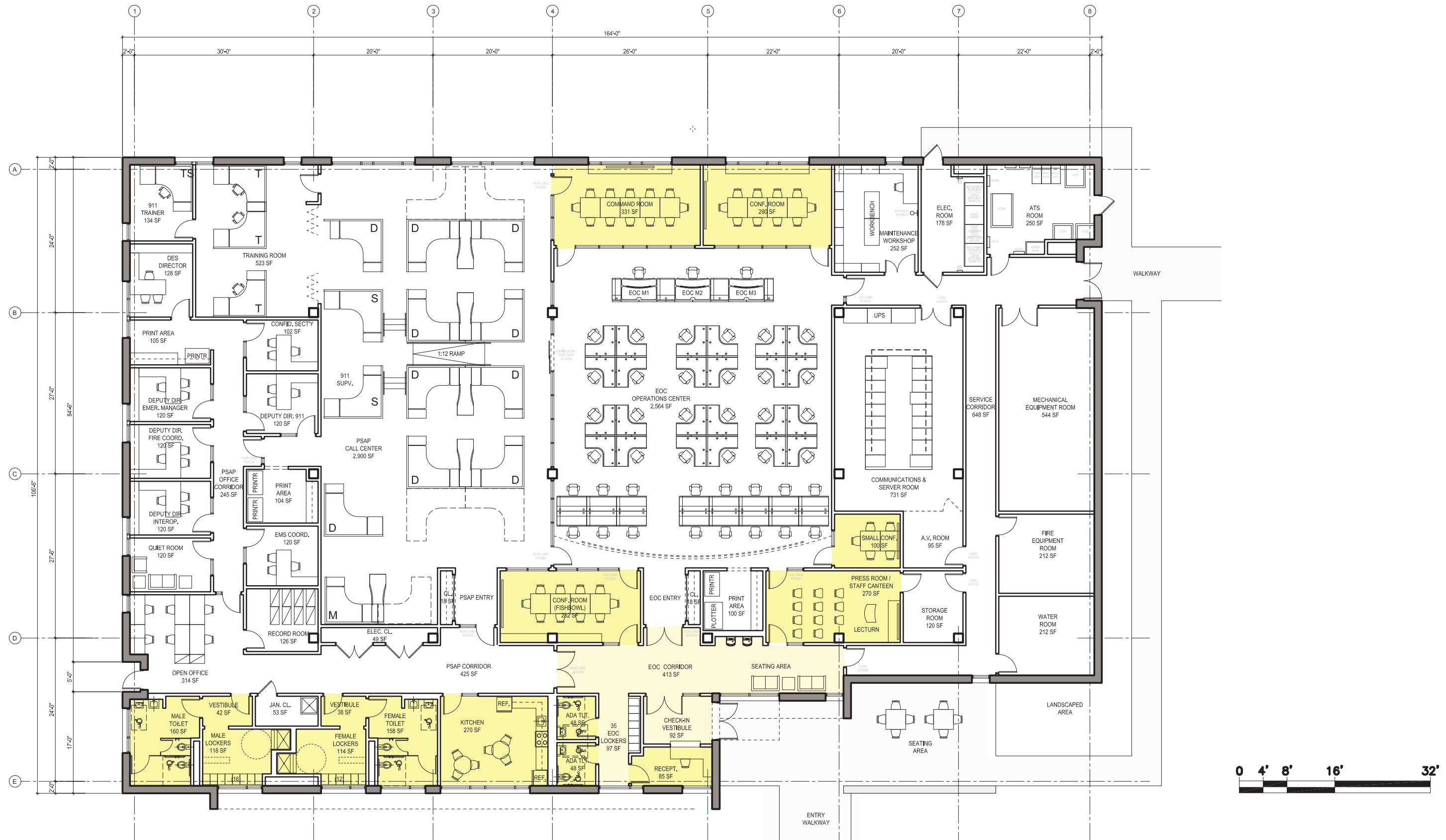


- SITE PLAN LEGEND:**
- PROPOSED BUILDINGS
 - FUTURE EXPANSION AREAS
 - PROPOSED LIMITS OF DISTURBANCE
 - ROAD CENTERLINE
 - TIMBER BARRIER RAIL
 - CHAIN LINK FENCE
 - STORMWATER MANAGEMENT AREA
 - PROPOSED MAINTENANCE EASEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PARKING COUNT
 - SIGN DESIGNATION



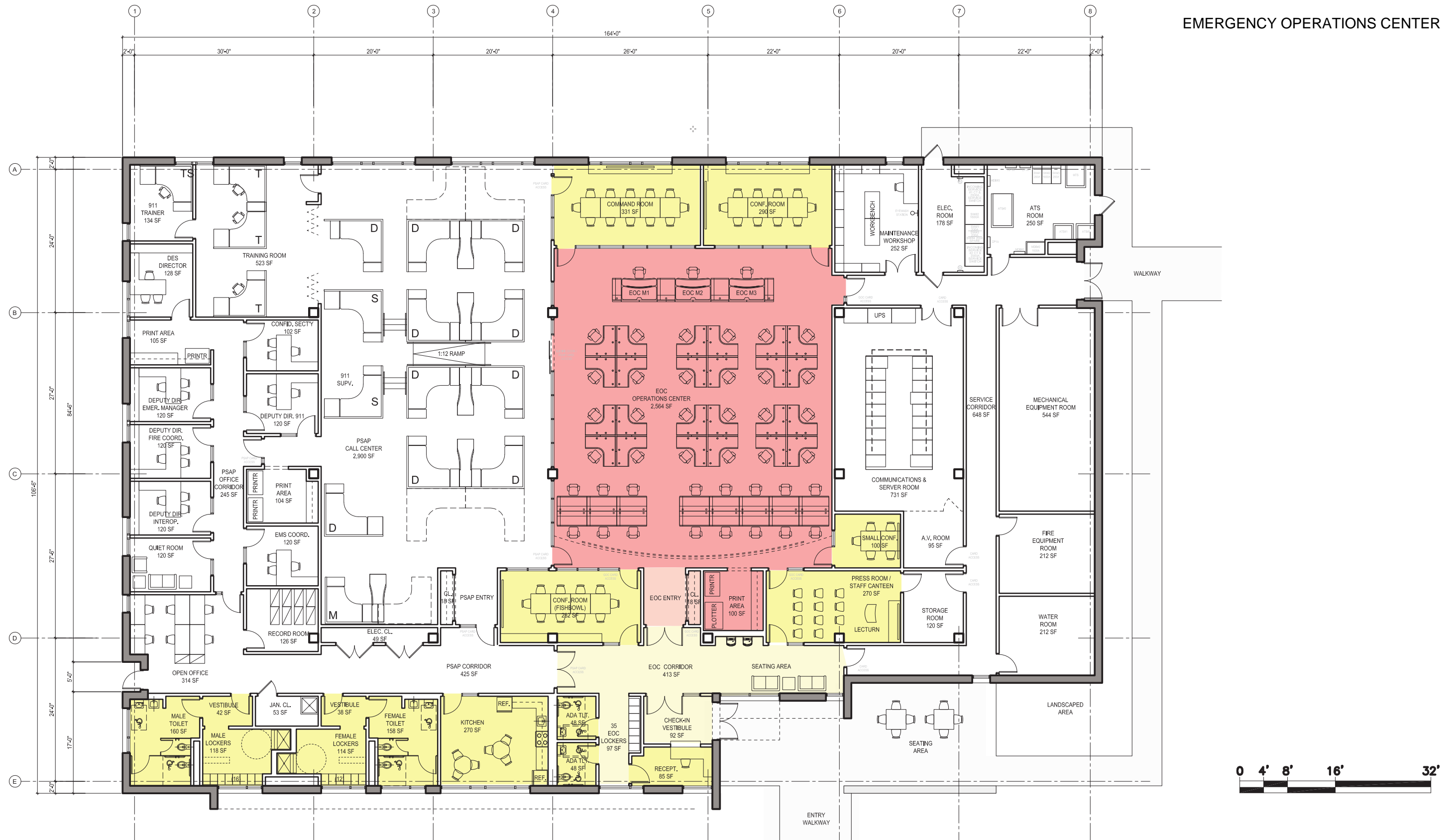
4.0 SCHEMATIC PLANS

COMMON SPACES



COMMON SPACES

EMERGENCY OPERATIONS CENTER



COMMON SPACES

EMERGENCY OPERATIONS CENTER

PUBLIC SERVICE ANSWERING POINT



COMMON SPACES

EMERGENCY OPERATIONS CENTER

PUBLIC SERVICE ANSWERING POINT

DEPT OF EMERGENCY SERVICES



COMMON SPACES

EMERGENCY OPERATIONS CENTER

PUBLIC SERVICE ANSWERING POINT

DEPT OF EMERGENCY SERVICES

SERVER ROOM



COMMON SPACES

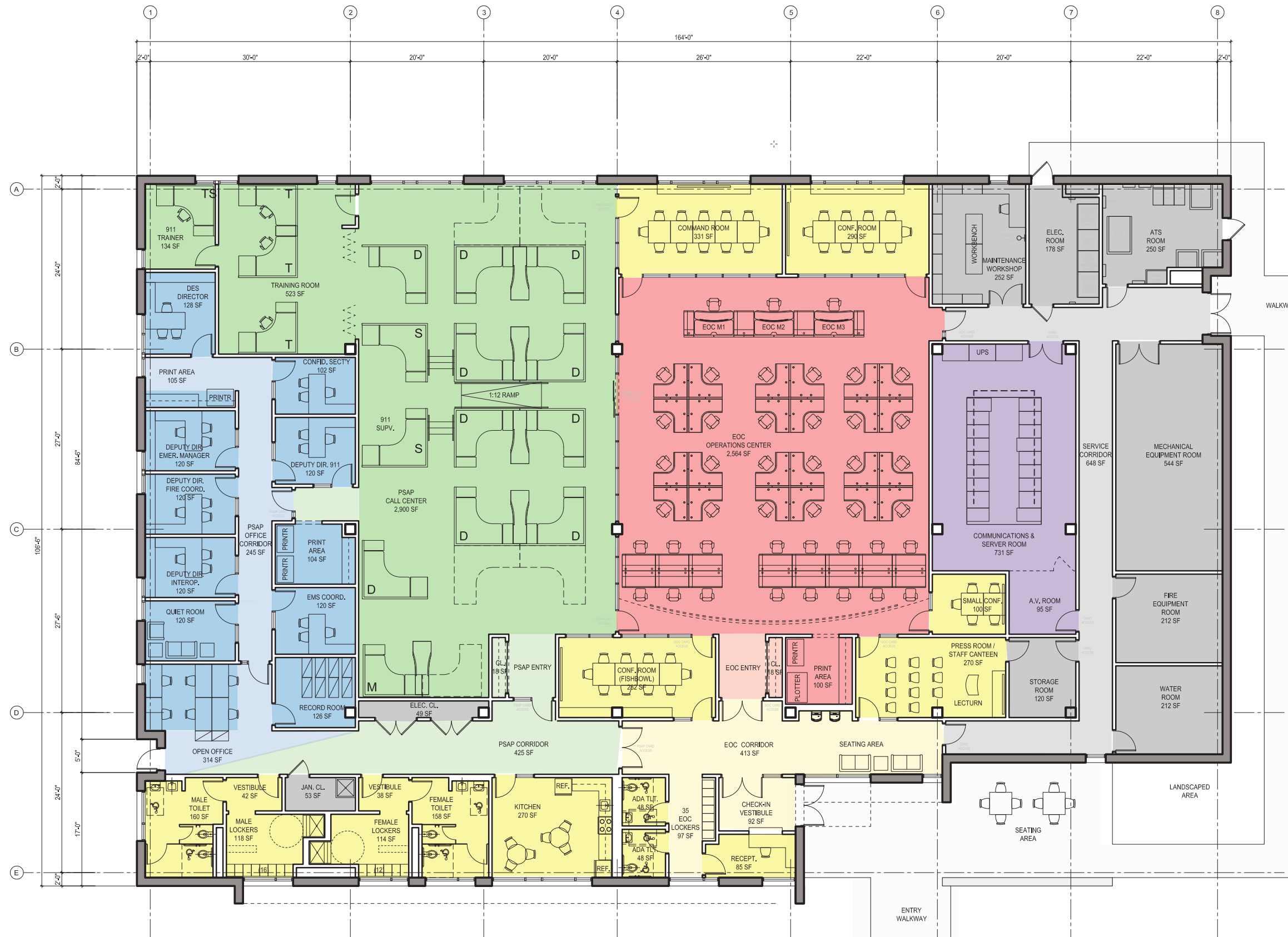
EMERGENCY OPERATIONS CENTER

PUBLIC SERVICE ANSWERING POINT

DEPT OF EMERGENCY SERVICES

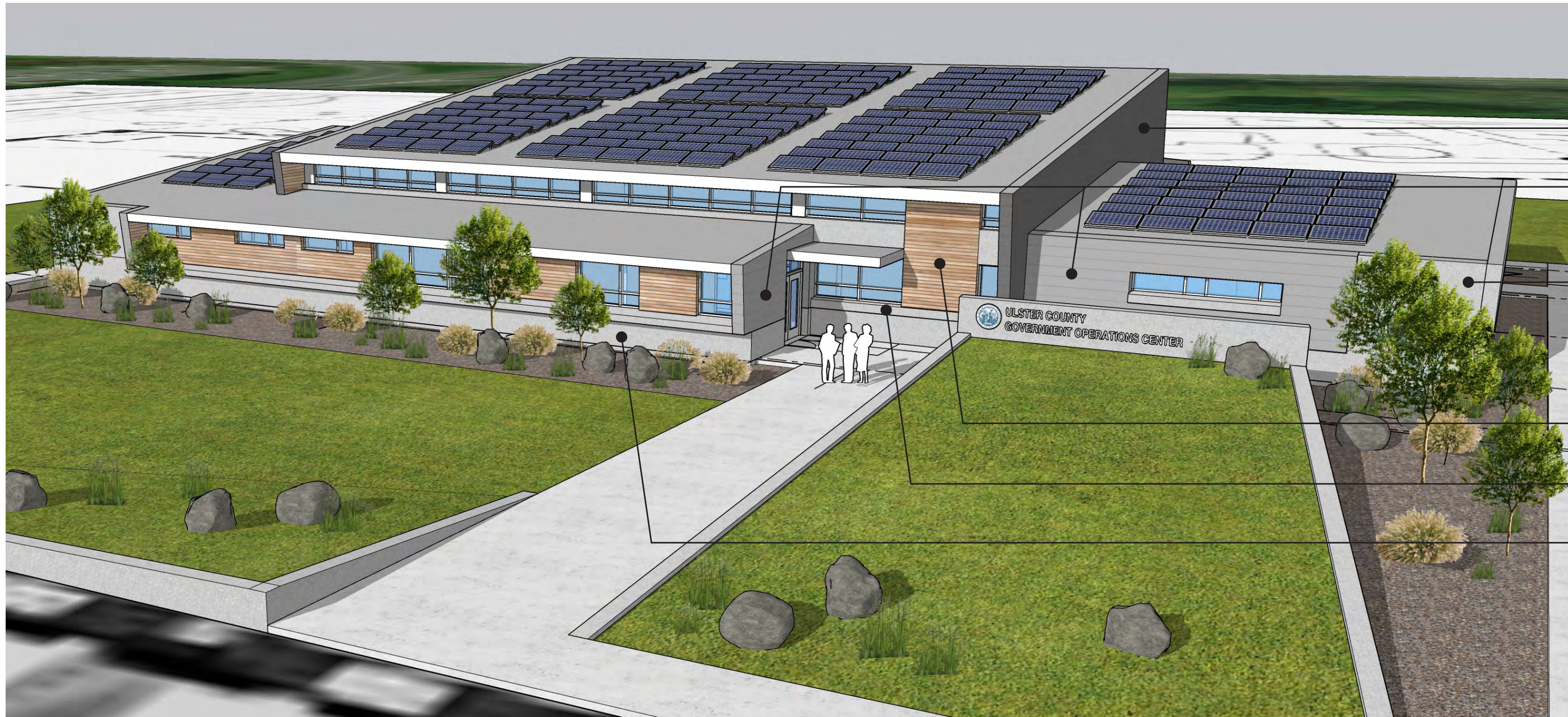
SERVER ROOM

MECHANICAL & SUPPORT SPACES



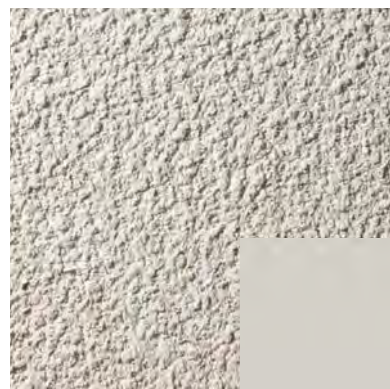
5.0 MASSING STUDIES

FACADE MATERIALS

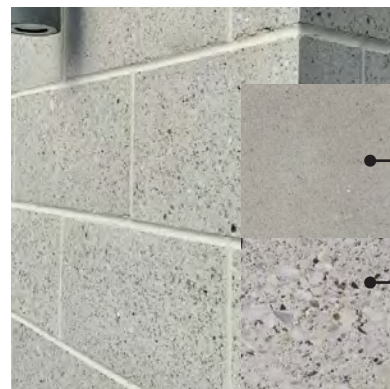


- Fiber Cement (FC-1)
- Fiber Cement (FC-2)
- Stucco Type 1 (STC-1)
- Metal Panel (MP-1)
- Cast Stone (CS-1)
- Ground Face Block (GFB-1)

AERIAL VIEW OF GOC FROM SOUTHEAST



Stucco Type 1 (STC-1)
Synthetic Stucco Coat
 Main Field over XX
 Benjamin Moore,
 Barren Plain 2111-60

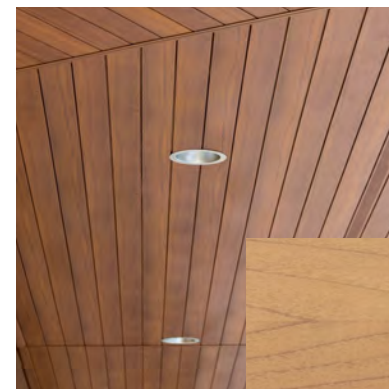


Cast Stone (CS-1)
 Corinthian Cast Stone,
 Standard Colors - Limestone
 ● Light Grey (LS17C)

Ground Face Block (GFB-1)
 ● Base over IFC wall assembly
 Westbrook Concrete Block,
 GF-213A



Fiber Cement (FC-1 & 2)
High-Density Fiber Cement
 ● Accent Panel 1,
 Swisspearl Linearis,
 Carat Onyx 7091
 ● Accent Panel 2
 Swisspearl Linearis,
 Carat Agate 7219



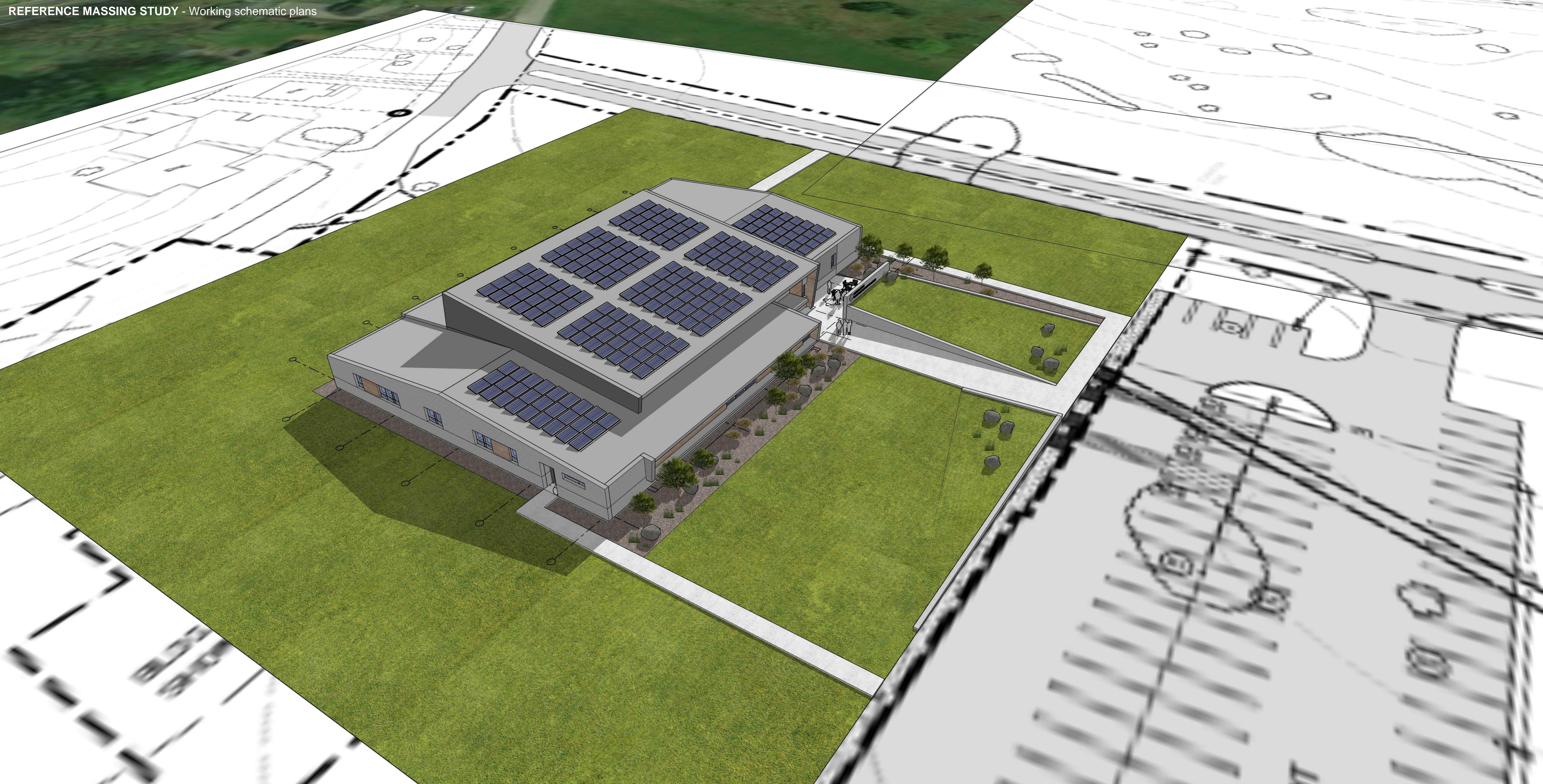
Metal Panel (MP-1)
Metal Tongue & Groove Siding & Soffit System
 Accent Panel 3
 Longboard 6" V Groove,
 Blonde Oak

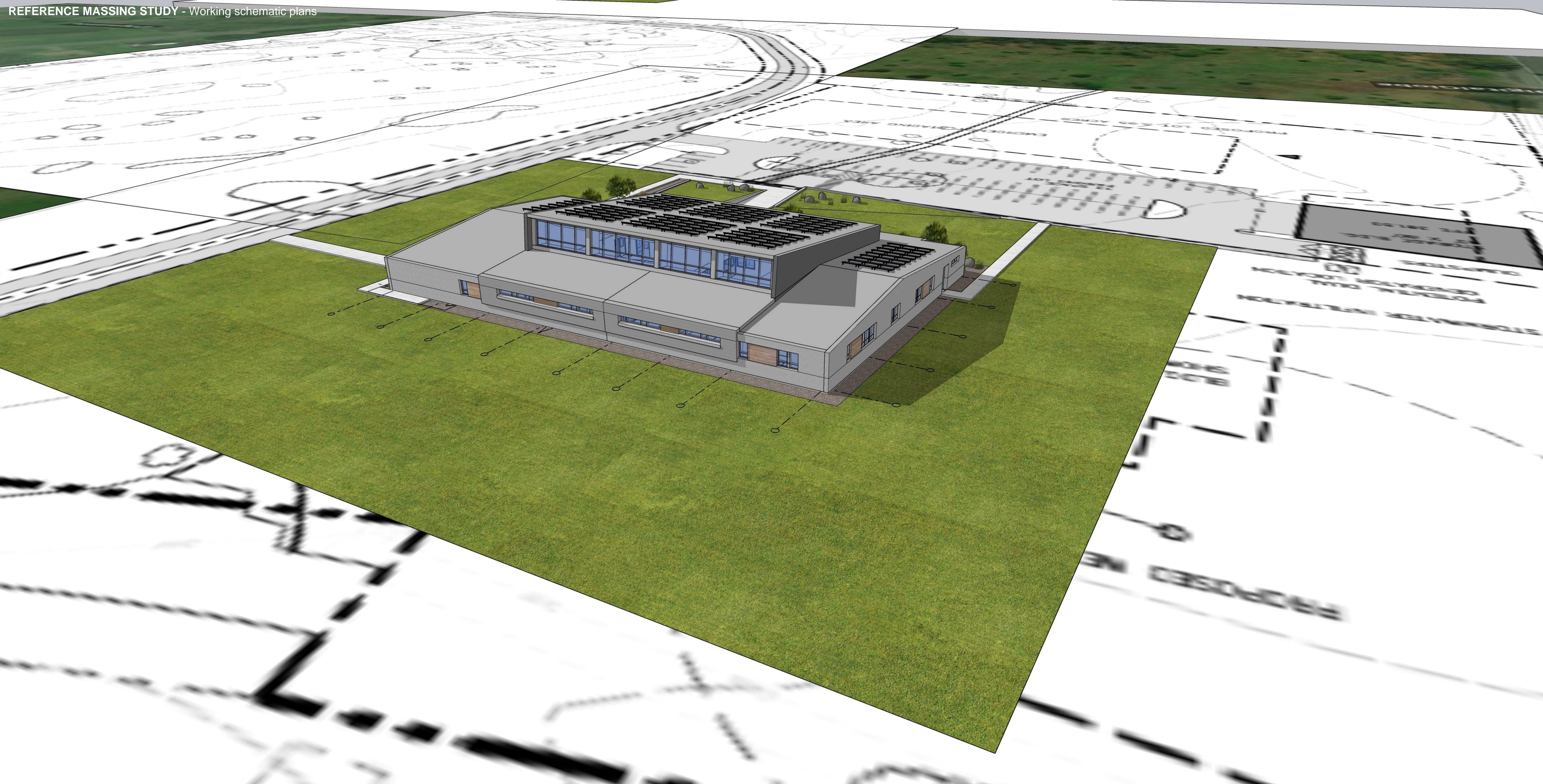


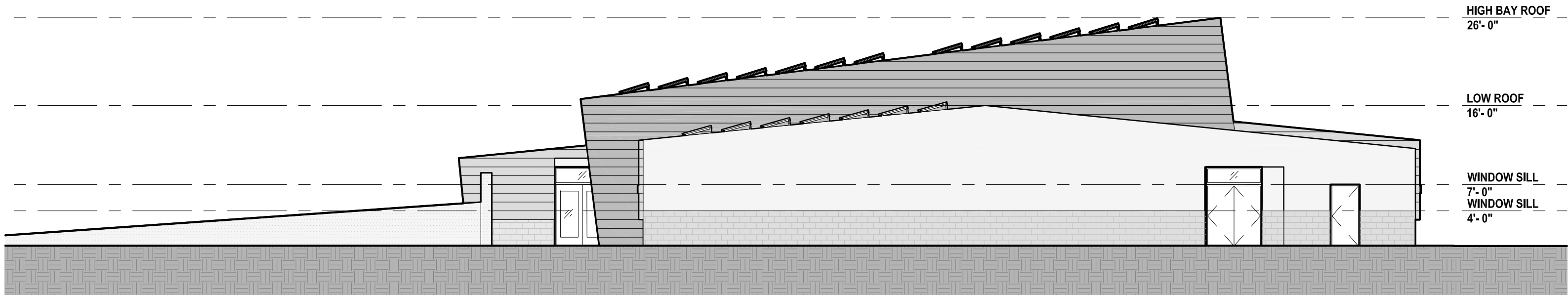
URBAHN ARCHITECTS

ULSTER COUNTY GOVERNMENT OPERATIONS CENTER

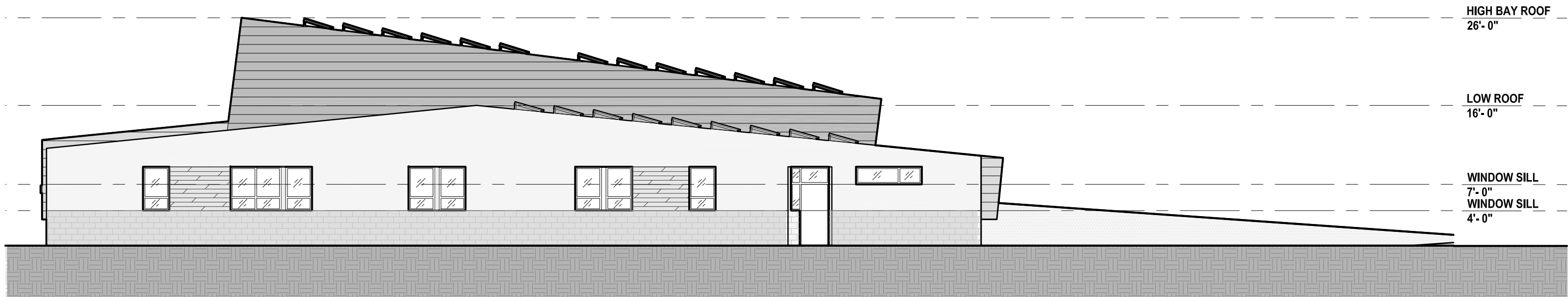
EXTERIOR FINISHES



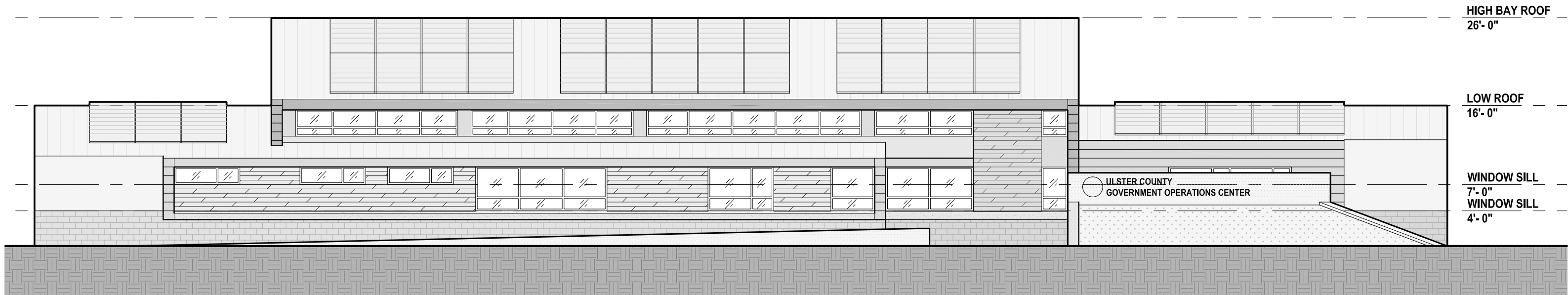




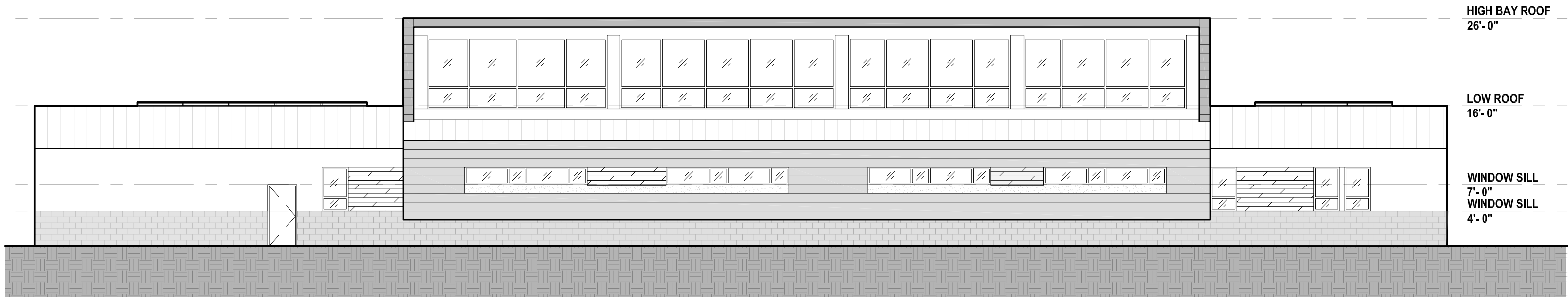
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

5.0 BALANCE OF PUBLIC INTEREST
SEQRA
& SCHEDULE

Governmental Immunity From Zoning

Balancing of Public Interest Test

*Matter of County of Monroe v City of Rochester*¹

Nine Factors to consider:

1. The nature and scope of the instrumentality seeking immunity;
2. The encroaching government's legislative grant of authority;
3. The kind of function or land use involved;
4. The effect local land use regulation would have upon the enterprise concerned;
5. Alternative locations for the facility in less restrictive zoning areas;
6. The impact upon legitimate local interests;
7. Alternative methods of providing the proposed improvement;
8. The extent of the public interest to be served by the improvements; and
9. **Intergovernmental participation in the project development process and an opportunity to be heard.**

¹ New York Court of Appeals in the 1988 case of *Matter of County of Monroe v City of Rochester*, 72 N.Y.2d 338, 533 N.Y.S.2d 702,

State Environmental Quality Review Act

Ulster County's Intent to Act as Lead Agency

Ulster County Resolution No. 308 October 18, 2022, Ulster County Declared its intent to act as Lead Agency for the Project and determined that the Project constituted a Type I action.

Ulster County circulated notice of intent to involved agencies on December 12, 2022

The County will utilize the substantial environmental information extant for the site and supplement this information as it relates to the Project as proposed.

Existing Data includes:

1. Endangered Species
2. Wetlands
3. Traffic Data
4. Archeological and Historic Preservation
5. Water Quality and Availability
6. Soil Conditions
7. Brownfield participation

Note: the Type 1 Action determination rests on the amount of disturbance given the proximity to the historic structure on Paradies Lane

PROJECT SCHEDULE

	START DATE	COMPLETION DATE
○ SITE SELECTION	10.29.2021	11.15.2022
→ DESIGN SERVICES (Schematic Design - Design Dev)	1.02.2022	3.30.2023
○ COUNTY LEGISLATURE APPROVAL		11.15.2022
→ REGULATORY REVIEWS	12.09.2022	5.31.2023
○ CONSTRUCTION DOCUMENTS	4.01.2023	8.22.2023
○ BID & AWARD	8.01.2023	9.30.2023
○ CONSTRUCTION	10.01.2023	12.27.2024
○ SUBSTANTIAL COMPLETION		12.27.2024
○ COMMISSIONING & FIT-OUT	12.30.2024	8.29.2025
○ START OF OPERATIONS		9.01.2025



ULSTER COUNTY
GOVERNMENT OPERATIONS CENTER