

**Available Site Identification and Validation (ASIV) Report
(KINGSTON, NEW YORK)**

Prepared by:

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Real Estate Division
New York District
26 Federal Plaza, New York, NY 10278**

Available Site Identification and Validation Report

KINGSTON, NEW YORK

28 January 2008

Requirements: Identify at least three (3) sites that each have 9 to 12 acres of buildable land and meet the antiterrorism setback requirements of 500 feet, within 50 miles of current site.

Location: Current Site – 144 Flatbush Avenue, Kingston, NY 12401

Delineated Area: As indicated in the attached vicinity map

Purpose: To identify sufficient available and suitable land to support construction of the following Army Reserve facilities.

Army Reserve Center (ARC)	YES	NO
Armed Forces Reserve Center (AFRC)	YES	NO
Organizational Maintenance Shop (OMS)	YES	NO
Area Maintenance Support Activity (AMSA)	YES	NO
Ground	YES	NO
Or Marine	YES	NO
Equipment Concentration Site (ECS)	YES	NO
Local Training Area (LTA)	YES	NO
Weekend Training Site	YES	NO
Aviation Support Facility (ASF)	YES	NO
Regional Training Site (RTS)	YES	NO

Proposed Use: This project will provide land and a 200-member training facility with administrative, educational, assembly, library, learning center, vault, weapons simulator, and physical fitness areas for three Army Reserve units. The maintenance shop will provide work bays and maintenance administrative support. The project will also provide organizational storage and adequate parking space for all military and privately-owned vehicles.

Land Requirements: Minimum of 9 (+or-) acres

Site Plan to Scale: Attached to each Site Data Sheet

Topographic Requirements: Flat to gently rolling, no features such as landfills, cliffs, extensive drainage ditches, wetlands, or ravines.
Attached topographic map to each Site Data Sheet.

Environmental Requirements: Clean, uncontaminated, no underground storage tanks (UST).

Ideal Site Configuration: Rectangular to Square

Special Requirements: The minimum length of each side of the site is 152.4 meters (500 feet). For site-specific size requirements to comply with DOD Directive 2000.12, Antiterrorism Standards, and AR 525-13, Antiterrorism, refer to the United Facilities Criteria (UFC) 4-010-01

Site Requirements: Outside the 100-year flood plain. Attached flood plain map annotated to reflect site location to each Site Data Sheet.

Field Work – site inspections performed on 4 February 2008.

Number of Sites investigated: 7

Sites were investigated within a 25 mile radius of the target search area

Number of Contending Sites: 3

Comparable Market Value (MV) Range: \$24,000 to \$75,000 per acre

Market Survey / Appraised FMR: TBD

Possible Environmental Alert: None

Summary

Each contending site met the following evaluation criteria:

Net useable acreage

Meets antiterrorism set back requirements

Site will support intended construction and is environmentally clean

Ready access to public utilities

Reasonable cut or fill requirements

Proximity to major roadway corridor

Expectation is that the fair market appraisal will support the purchase price and is within budget.

Appropriate zoning/antiterrorism considerations

All properties must be within 50 mile radius of target search area.

List of Non-Contending Sites and reasons for rejection:

NC Site # 1 – MLS # 20073131; Price \$800,000; City of New Paltz; Zoned Industrial; Site seems to be ideal, however, site was rejected because it does not meet antiterrorism requirements (lot size is 397x1132).

Listing attached

NC Site # 2 – MLS # 20073763; Price \$225,000; Town of Ulster; Zoned Commercial; Site was rejected because it does not meet antiterrorism requirements (lot size is 370x1265).

Listing attached

NC Site # 3 – MLS # 20075812; Price \$129,900; Town of Ulster; Lot size 748x720; Site was rejected because it is zoned Residential and it was expressed to the Realty Specialist that it was preferred to find sites that were zoned commercial for an expeditious acquisition.

Listing attached

NC Site # 4 – MLS # 20071858; Price \$900,000; Town of Lloyd; Ulster County; Lot size 720x2000; zoned residential, however town willing to re-zone, according to the broker. 38 Acres of land that can be subdivided but lot is shaped very irregular and it was expressed to the Realty Specialist that it was preferred to find sites that were square or rectangular in shape; it is possible to square-off the lot.

Listing attached

Listings for Non-Contending Sites

Print this page

*NC Site #1
great site but
too small*

397 x 1132

Property Details




10.48 acres Zoned Light Industrial. 1,157 road frontage. 1 mile from exit 18 of the NYS Thruway. Municipal water! Great Location!

MLS #: 20073131 Price: \$800,000
Address: [address] City: New Paltz
Property Type: Industrial Zip Code: 12561 Acres: 10 Listing Agent: Hockler, Nicholas Listing Office:

NC Site #2

too small 370x126!

ALL FIELDS DETAIL

	MLS #	20073763	Listing Type	Exc. Right
	Status	ACTIVE		
	Type	Commercial		
	Address	0 Route SW		
	City	Town of Ulster		
	State	NY		
	Area	ULSTER-Town of		
	Class	LOTS/LAND		
	Asking Price	\$225,000		
	For Sale	For Sale		

GENERAL

Number of Acres	10.70	Agent	LYNN KELLER - (8
Listing Office 1	UPSTATE COMMERCIAL GROUP - MAIN (845) 338-6000	SubAgent Comm	n/a
BB Comm	4	BkrAgt Comm	n/a
Bonus	n/a	Owners Name	UHI
Phone	8453385000	Listing Date	7/7/2007
Expiration Date	7/7/2008	School District	SAUGERTIESCEN
Elementary School	MT MARION	Zone	Hay Comm
Survey	Y	Lot Dimensions	370x1265
Liber/Book	1995	Page	200
Section	39.12	Block	1
Lot	26	Access/Detail Show Instru	call LR
Directions	On 9W north of Excel Gymnastics & Dynamic	Sign	Y
Hotsheet Date	7/9/2007	Original Price	\$225,000
Associated Document Count	9	Update Date	7/9/2007
Days On Market	137		
FINANCIAL			
Assessed	37,000	School Tax	694
General Tax	397		



Email: glenn@fitzgeraldrealestate.com

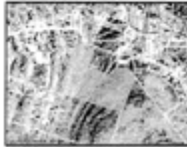
Vacant Land \$129,900

12.84 acres



Kingston, NY 12401

27 acres being made into 4 lots with two available for sale. This lot of nearly 13 acres offers a totally private building site above a stream and is fully surrounded by state land. Access is via a thin strip of land off of Meyers road and the home site is into the side of the hill above the stream. There's an old woods road that will take you up the hill and into the state land. You certainly could build on top of that big hill as there's a few nice, flat acres up there. Might even be a big mtn view!



General Information

area: KINGSTON,TOWN

number of acres:12.84

Property Information

lot dimensions: 748 x 720

timber percent: 100

water frontage:lots

survey:Y

water features:stream

NC site # 3
zoned residential
not sure how town will support re-zoning


Fitzgerald
Real Estate Team

NC Site #4

LISTING DETAIL



MLS # 20571858
Status EXPIRED
Type Residential
Address 465 RED TOP ROAD
Address 2
City HIGHLAND
State NY
Zip 12528
Area LLOYD
Class LOTS/LAND
Asking Price \$900,000

DOMINICK MARTORANA
JOHN J. LEASE REALTORS - HL
Main (845) 883-7700
(845) 883-7700
550 RTE 299
HIGHLAND, NY 12528
domnik@optonline.net

GENERAL

Listing Type	Exc. Right to Sell	Soil Report	Directions
Number of Acres	37.70	Mineral Rights	ROUTE SWN TO RED TOP
School District	HIGHLANDCENTRAL	Personal Prop Included	ROAD, MAKE RIGHT TURN
Elementary School	HIGHLAND	Water Features	PROPERTY ON RIGHT.
Subdivision		Water Frontage	Sign
Zone	RES	Liber/Book	Virtual
Survey	N	Page	Tour
Year		Section	
Neighborhood		Block	
Lot Dimensions	0X0	Lot	
Crops		Access/Detail Show Instru	CALL
Crops Included			845-596
Irrigation			-7042
Timber %			
Permits			

Shape - too irregular

FEATURES

Site may work but we will have to subdivide property;

FINANCIAL

Loan 1 Amount	School Tax	4581
Loan 1 Assume	General Tax	4000
Loan 2 Amount	VII Tax	
Loan 2 Assume	Tax Exemption -Yes	
Assessed 300,000	Tax Exemption -No	

REMARKS

Remarks THIS PROPERTY CAN BE DEVELOPED WITH STRONG POSSIBILITY OF ACCESS TO TOWN WATER. THE PROPERTY IS LOCATED WITHIN MINUTES OF THE THRUWAY, POUGHKEEPSIE BRIDGE AND KINGSTON. TWO ACRES PLUS HOME WILL REMAIN LEAVING APPROX. 35 ACRES FOR DEVELOPING. SHOW AND SELL.

ASIV Site # 1 Data:

Address: 1001 Kings Highway, Saugerties, NY 12477, Ulster County (Map attached)

Congressional District: 22

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Maurice D. Hinchey (D)

Site Access: Via Broker

Owner/Authorized Representative Contact Information:

Name: Robert Haile

Address: 4 Gannett Drive, Suite 120, White Plains, NY 10604

Phone Number: 914-640-2828

Fax Number: 914-640-2818

Email Address: haile@coldwellbankerscalzo.com

Site Description: Entire parcel is 33 acres; proposed site is North of entrance road squared off on site plan; owner willing to sell any lot or combination of lots that suit our needs. Proposed site is approximately 16 acres. There is an existing house on the property which the owner uses to lease on a monthly basis; currently vacant. There are also two storage buildings on site (one is a butler building made of steel about 6,000 square feet; the other is a smaller steel storage building). (Photographs attached)

Size: Approximately 16 acres

Linear feet of site measurements: 820 x 500

Configuration (Shape): Rectangle

Environmental Concerns Present: YES NO
(If yes, provide explanation)

Flood Plain Data: Within Zone C (minimally flooded area).
(Flood Plain map attached)

Topography Aspects: Flat land.
(TOPO map attached)

Utilities:

Electric, Gas, and telephone are located on site along frontage with immediate site access. Town water and sewer are in the approval stages and are expected to be completed by Fall of 2008.

Current Use: Vacant

(Provide description)

Buildings on Site:	YES	NO
Relocation of Current Occupants Required:	YES	NO
Demolition Required:	YES	NO
Cut and fill Requirements:	YES	NO
Zoning:		
Residential	YES	NO
Retail	YES	NO
Commercial	YES	NO
Industrial	YES	NO
Light Industrial	YES	NO
Agricultural	YES	NO
Mixed Use	YES	NO
Fenced:	YES	NO

Parking sufficient net useable land available: **YES**

Distance to nearest Fire Station: 1.4 miles, Mt. Marion Fire Dept., 766 Kings Hwy

Distance to nearest Fire Hydrant: none at the moment, however plans are in the process of being approved for public water and sewer.

Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 2 miles, Saugerties Police Dept., 4 High Street.

Subject to Easements: ~~YES~~ NO

(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

Underground Utility Easement (Identified on Site Plan)

Mineral Rights Reserved: YES ~~NO~~

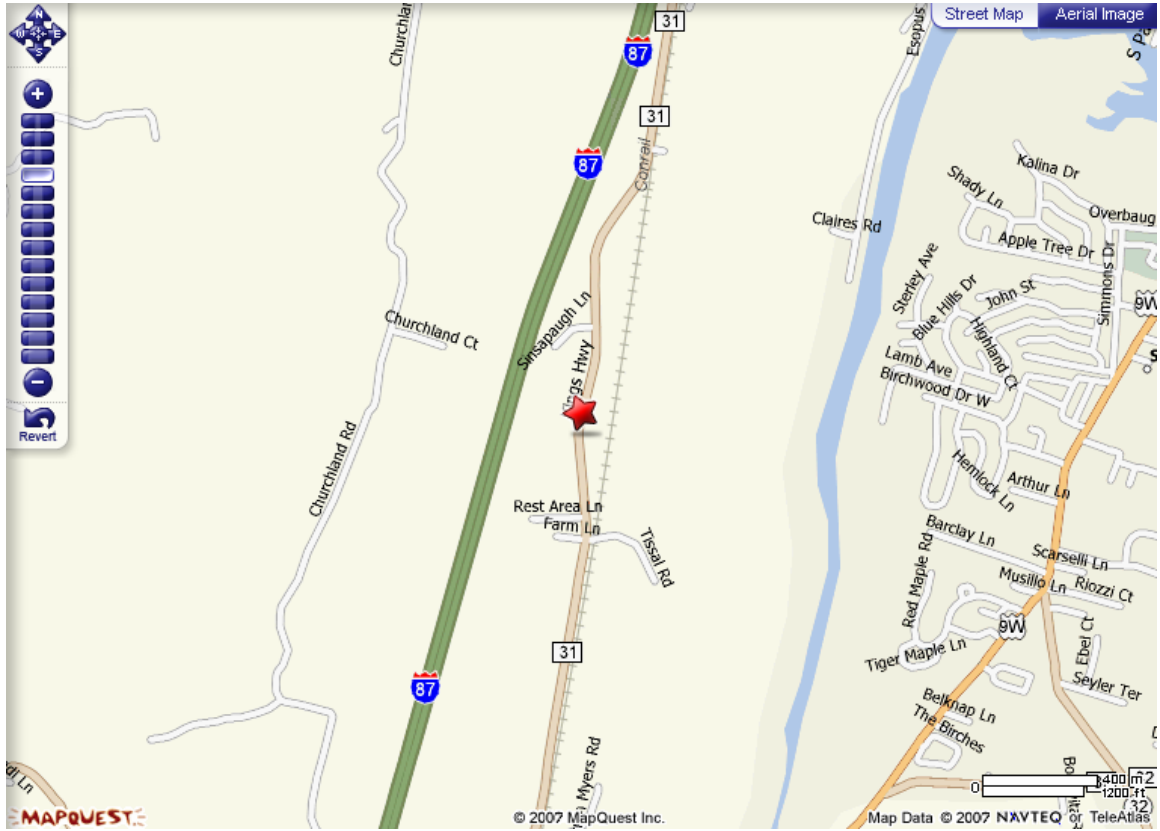
(If YES, can they be subordinated?)

Purchase Data:

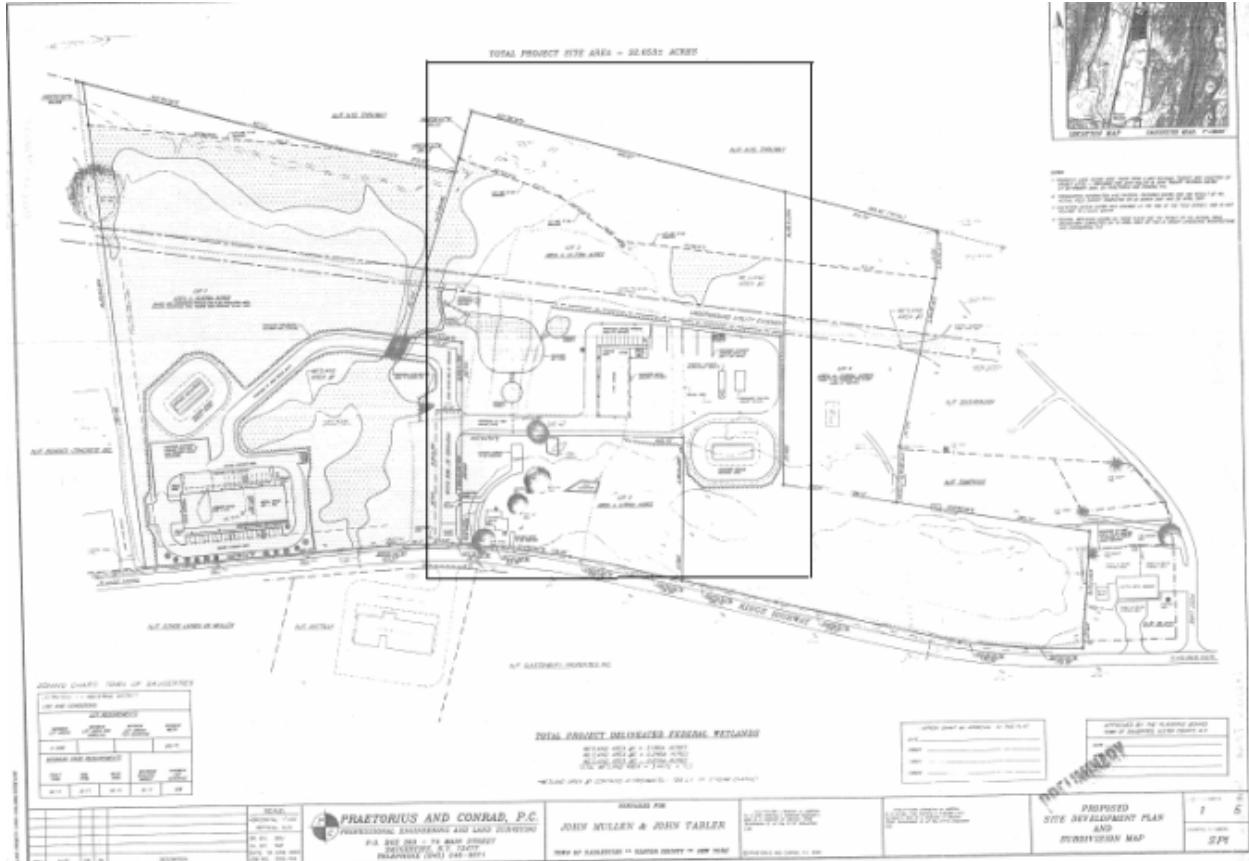
Available Date: immediately

Asking Price: \$ 27,120 (per acre)

SITE # 1 MAP



SITE # 1 SITE PLAN



Site # 1 Flood Plain Map



KEY TO MAP

500-Year Flood Boundary	-----	ZONE B
100-Year Flood Boundary	-----	ZONE A1
Zone Designations*		ZONE A5
100-Year Flood Boundary	-----	ZONE B
500-Year Flood Boundary	-----	
Base Flood Elevation Line With Elevation In Feet**	~~~~~513~~~~~	
Base Flood Elevation in Feet Where Uniform Within Zone**		(EL 987)
Elevation Reference Mark		RM7x
Zone D Boundary	-----	
River Mile		•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. [Medium shading]
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

SITE # 1 TOPOGRAPHY MAP



1001 Kings Hwy, Saugerties, NY 12477-4342
3 km SW of Saugerties, New York, United States 7/1/1978

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SITE # 1 PHOTOS

Bird's eye view



Utility lines on property



Vacant House on Property



Storage Buildings on Property



Make-shift road on property



ASIV Site # 2 Data:

Address: Block: 2, Lot: 16.20, Route 9W, Ulster County, NY 12528 (Map attached)

Congressional District: 22

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Maurice D. Hinchey (D)

Site Access: Via Broker

Owner/Authorized Representative Contact Information:

Name: Robert Haile

Address: 4 Gannett Drive, Suite 120, White Plains, NY 10604

Phone Number: 914-640-2828

Fax Number: 914-640-2818

Email Address: haile@coldwellbankerscalzo.com

Site Description: Entire parcel is 23.3 acres; proposed site would cut off lot adjacent to Red Top Road, squaring off property as shown on site plan. Proposed site is approximately 17 acres. There are two small man made ponds that can be filled in. There are apple orchards and grape vines on the property. (Photographs attached)

Size: Approximately 17 acres

Linear feet of site measurements: 1167x665

Configuration (Shape): Rectangle

Environmental Concerns Present: YES ~~NO~~
(If yes, provide explanation)

Flood Plain Data: Within Zone X (outside of 500-year floodplain).
(Flood Plain map attached)

Topography Aspects: Land is mostly flat with some gently sloping areas.
(TOPO map attached)

Utilities:

Electric, Gas, and telephone are located on site along frontage with immediate site access. The current water and sewer are in the form of reed fields; tapping into the town's supply will not be a problem, according to the broker.

Current Use: Vacant

(Provide description)

Buildings on Site:	YES	NO
Relocation of Current Occupants Required:	YES	NO
Demolition Required:	YES	NO
Cut and fill Requirements:	YES	NO
Zoning:		
Residential	YES	NO
Retail	YES	NO
Commercial	YES	NO
Industrial	YES	NO
Light Industrial	YES	NO
Agricultural	YES	NO
Mixed Use	YES	NO
Fenced:	YES	NO

Parking sufficient net useable land available: **YES**

Distance to nearest Fire Station: 2.5 miles, Lloyd Fire District, 25 Milton Ave., Highland, NY

Distance to nearest Fire Hydrant: none

Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 2.5 miles, Lloyd Police Dept. 25 Milton Ave., Highland, NY

Subject to Easements: YES ~~NO~~

(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

Mineral Rights Reserved: YES ~~NO~~

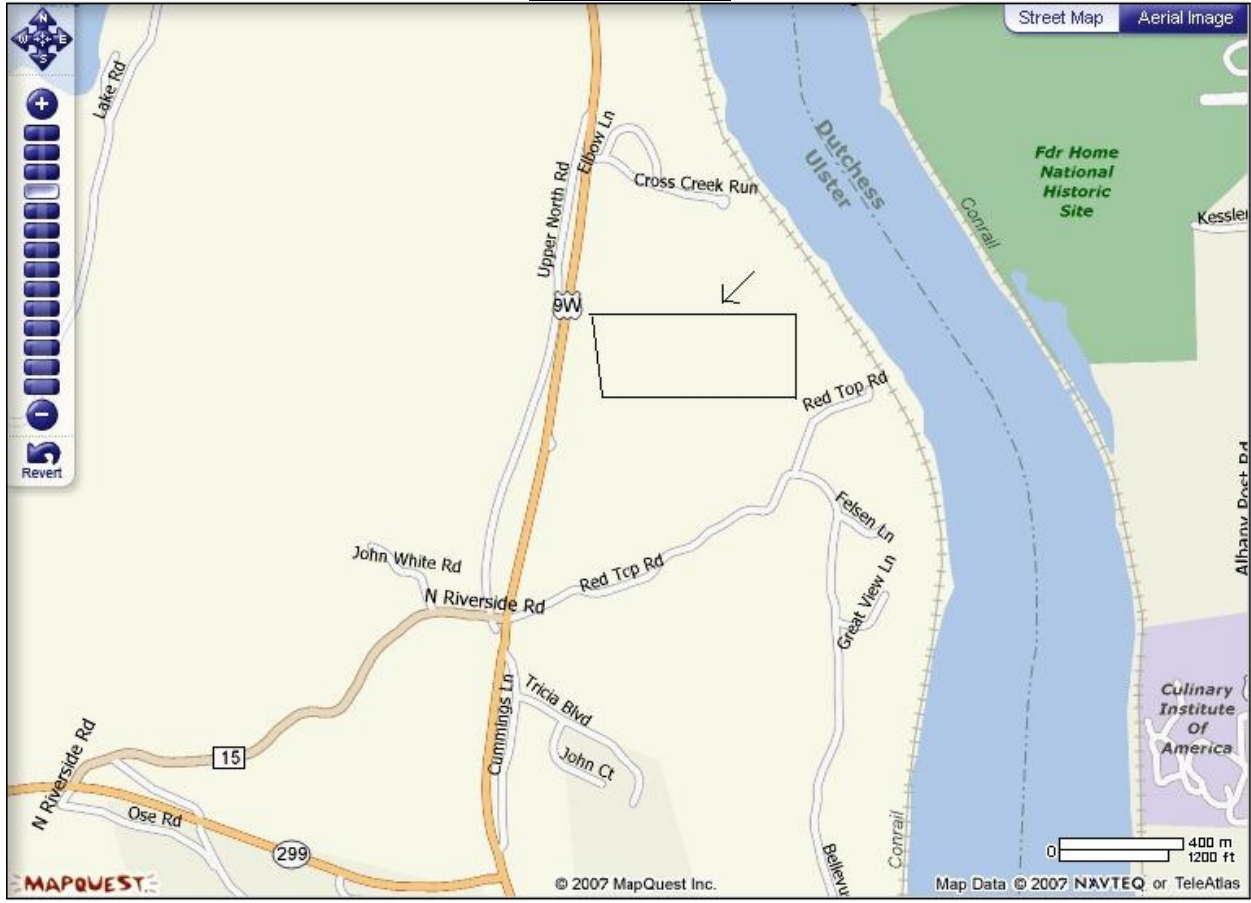
(If YES, can they be subordinated?)

Purchase Data:

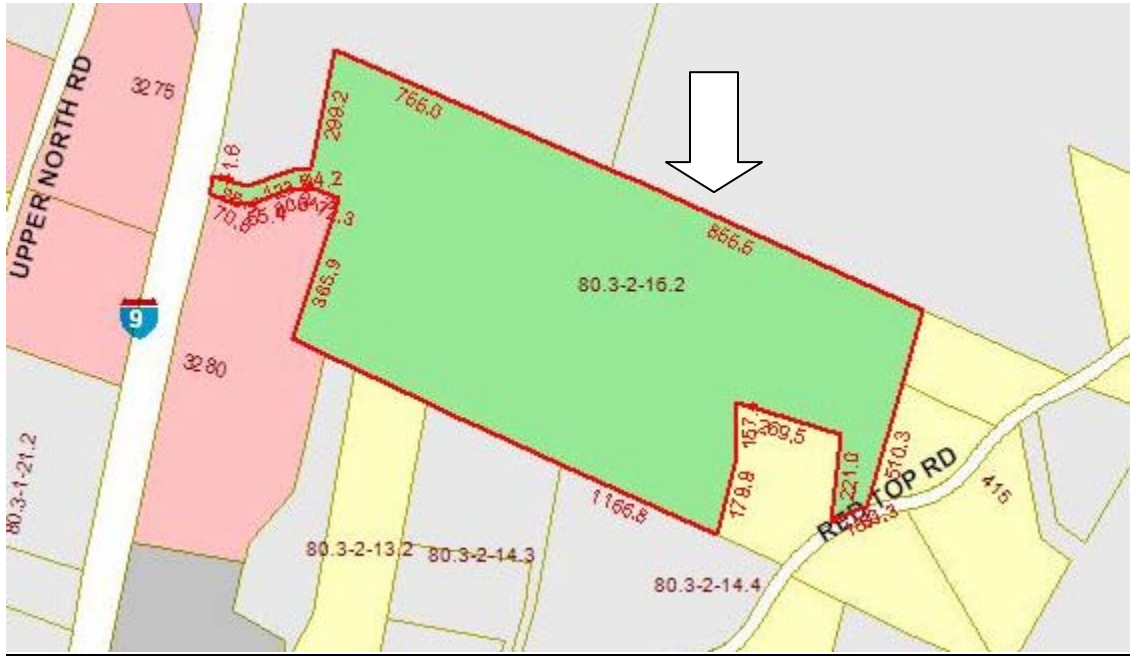
Available Date: immediately Asking Price: \$ 40,772 (per acre)

Additional Comments: Town is already looking to re-zone property; resistance to our needs are minimal to non-existent. Land is undeveloped and a formal site plan has not been commissioned by the owner, tax map has been provided (attached).

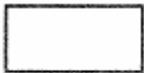
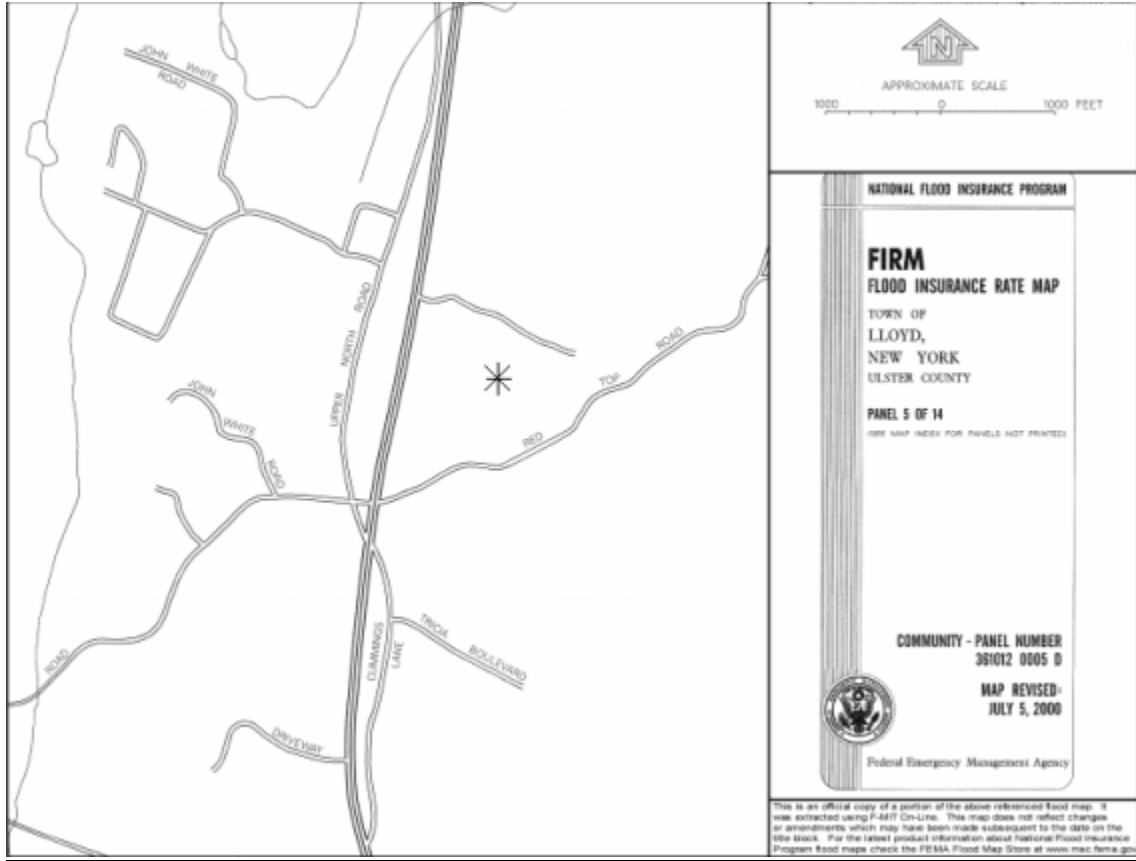
SITE # 2 MAP



SITE # 2 SITE PLAN



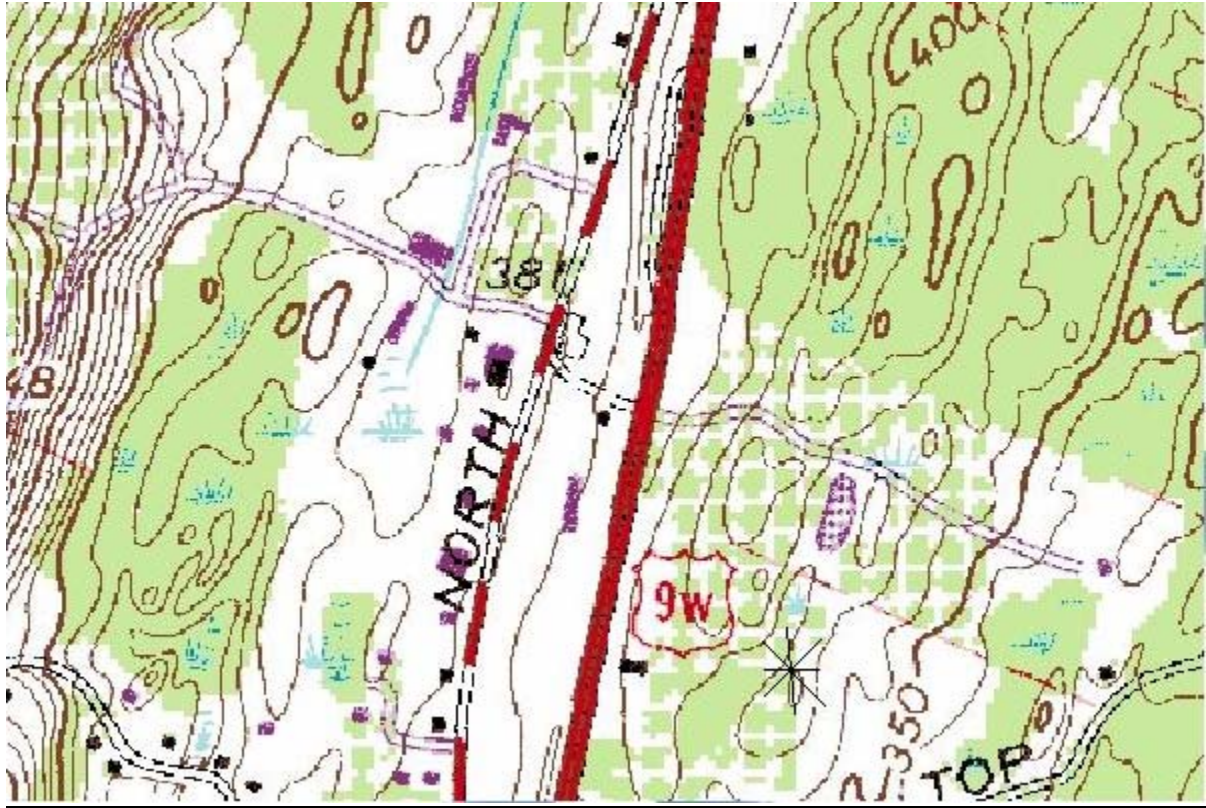
SITE # 2 FLOOD PLAIN MAP



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

SITE # 2 TOPOGRAPHY MAP



SITE # 2 PHOTOS

Bird's eye view



Entrance Off Route 9W



Land mostly flat



Two ponds on property



Apple Trees



ASIV Site # 3 Data:

Address: 660 Route 28, Kingston, NY 12401, Ulster County (Map attached)

Congressional District: 22

Senior Senator: Charles E. Schumer (D)

Junior Senator: Hillary Rodham Clinton (D)

Representative: Maurice D. Hinchey (D)

Site Access: Via Broker

Owner/Authorized Representative Contact Information:

Name: Robert Haile

Address: 4 Gannett Drive, Suite 120, White Plains, NY 10604

Phone Number: 914-640-2828

Fax Number: 914-640-2818

Email Address: haile@coldwellbankerscalzo.com

Site Description: Property is surrounded by NY State land and situated on top of a cliff. Property is undeveloped. (Photographs attached)

Size: Approximately 10 acres

Linear feet of site measurements: 700x625

Configuration (Shape): Rectangle

Environmental Concerns Present: YES **NO**
(If yes, provide explanation)

Flood Plain Data: Within Zone C (minimally flooded area).
(Flood Plain map attached)

Topography Aspects: On top of cliff, buildable land atop of cliff.
(TOPO map attached)

Utilities:

Electric, gas, water and telephone are located on site along frontage with immediate site access.
There are no current sewer plans are pending.

Current Use: Vacant

(Provide description)

Buildings on Site:	YES	NO
Relocation of Current Occupants Required:	YES	NO
Demolition Required:	YES	NO
Cut and fill Requirements:	YES	NO
Zoning:		
Residential	YES	NO
Retail	YES	NO
Commercial	YES	NO
Industrial	YES	NO
Light Industrial	YES	NO
Agricultural	YES	NO
Mixed Use	YES	NO
Fenced:	YES	NO

Parking sufficient net useable land available: **YES**

Distance to nearest Fire Station: 2.3 miles, Sawkill Volunteer Fire Co. Inc., 896 Sawkill Road, Kingston, NY

Distance to nearest Fire Hydrant: none

Distance to nearest Police Station/Extended Territorial Jurisdiction (ETJ): 3.6 miles, Town of Ulster Police Dept., 1 Town Hall Rd., Lake Katrine, NY

Subject to Easements: YES ~~NO~~
(If YES, list easements, type, effective date, termination date, terminate under what conditions?)

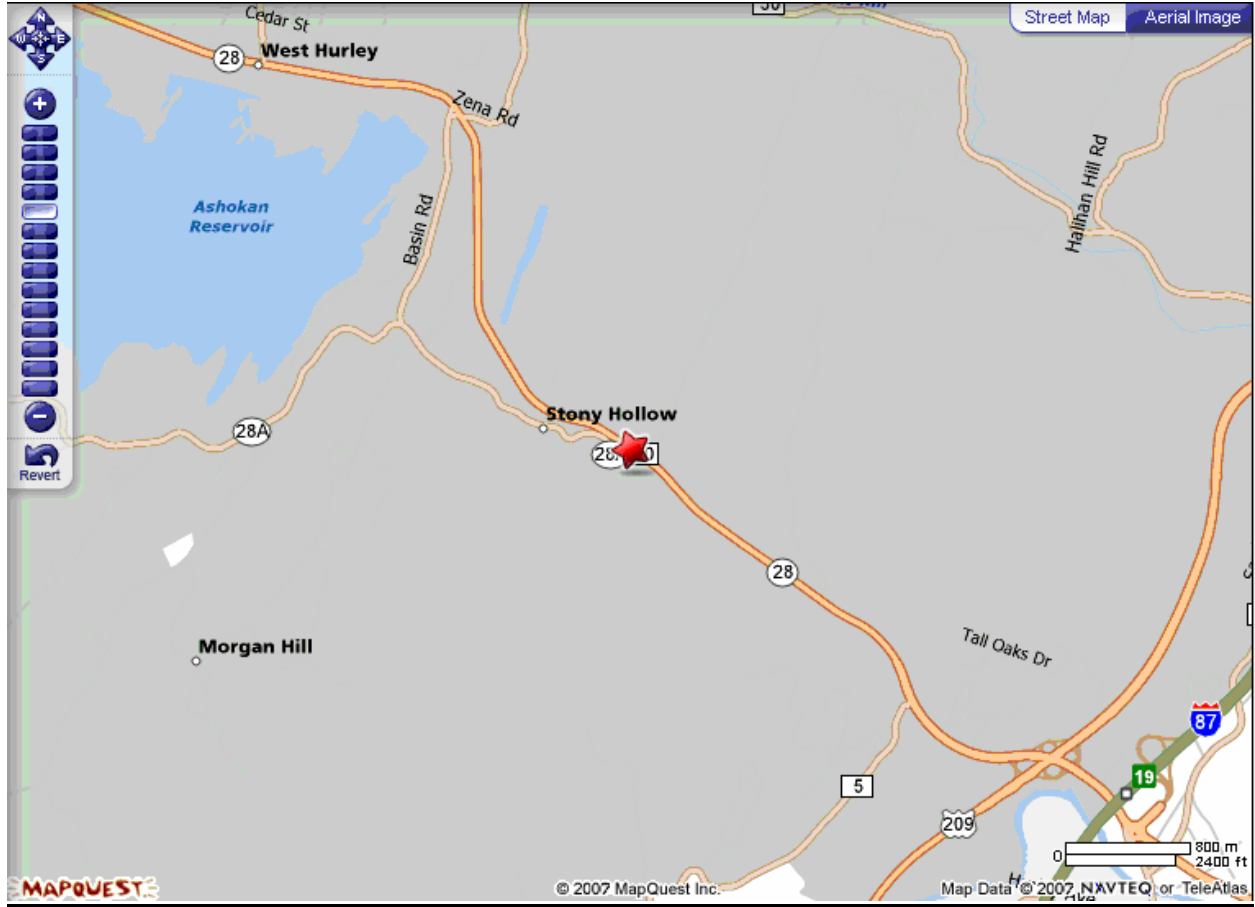
Mineral Rights Reserved: YES ~~NO~~
(If YES, can they be subordinated?)

Purchase Data:

Available Date: immediately Asking Price: \$ 9,500 (per acre)

Additional Comments: Property is undeveloped land and the owner has not commissioned a formal site plan, tax map has been provided (attached).

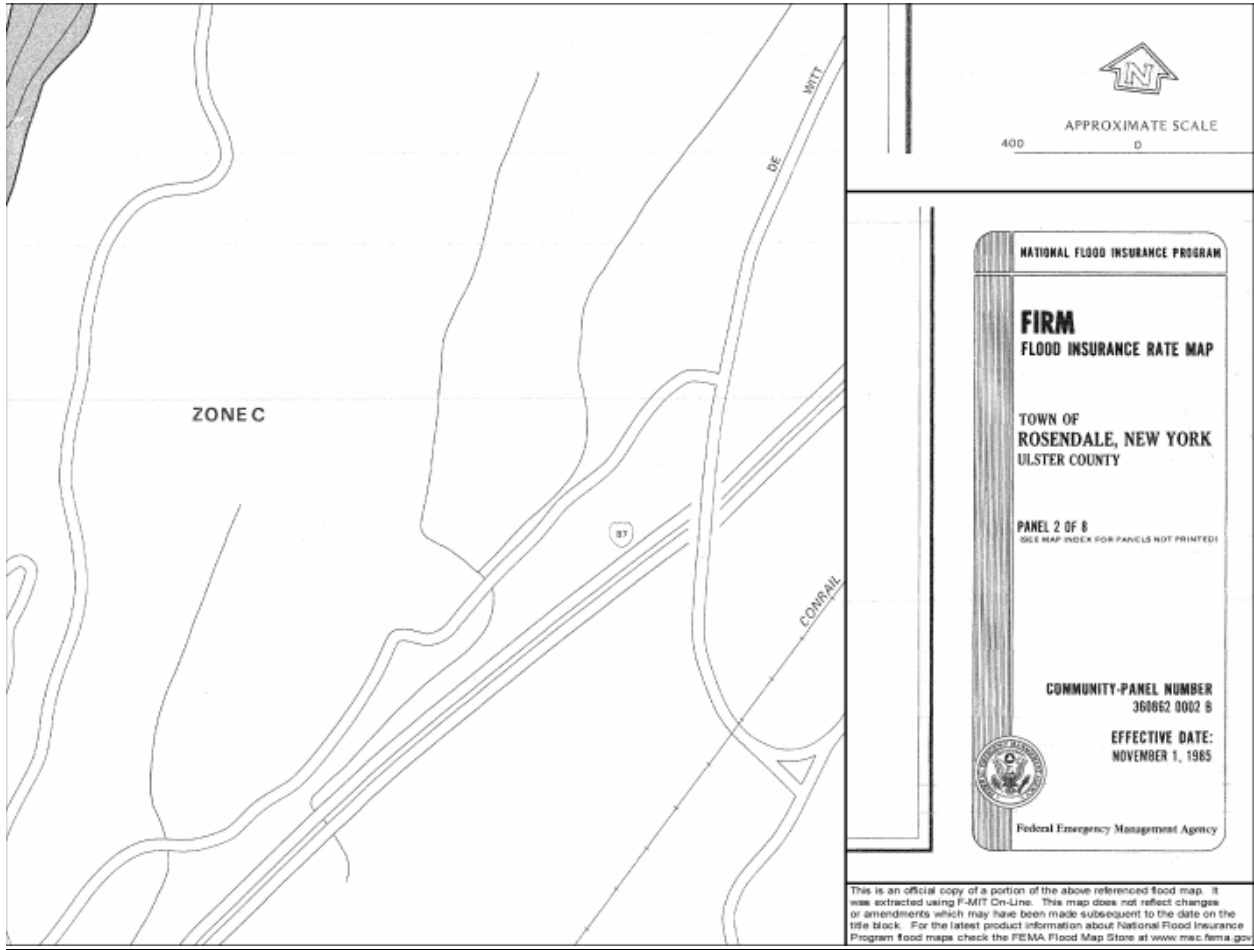
SITE # 3 MAP



SITE # 3 SITE PLAN



SITE # 3 FLOOD PLAIN MAP



SITE # 3 TOPOGRAPHY MAP



660 State Route 28, Kingson, NY 12401-7212
10 km W of Ulster Landing, New York, United States 7/1/1981

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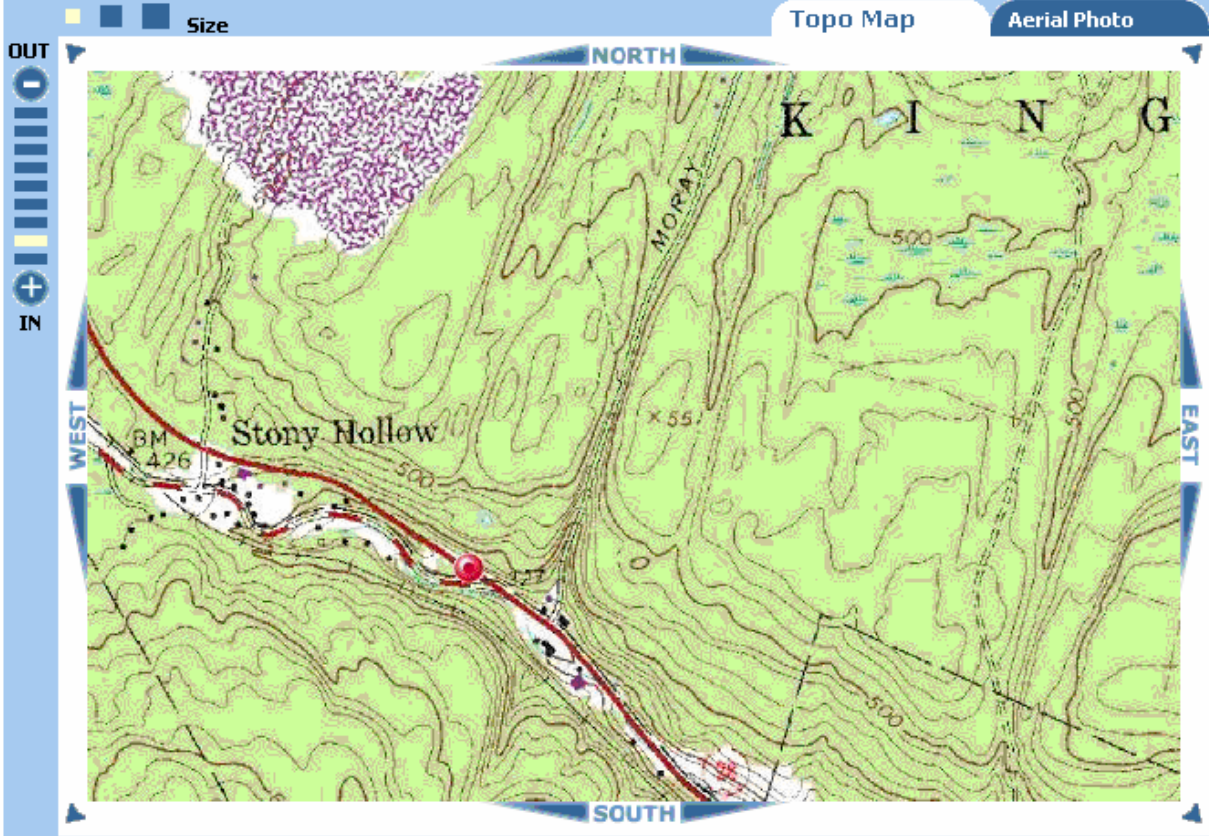
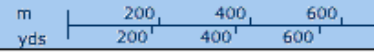


Image courtesy of the U.S. Geological Survey



SITE # 3 PHOTOS



