City of Kingston Laws and Rules Committee
Meeting Agenda
Tuesday, September 1, 2020
6:00 PM
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NEW BUSINESS

Rezoning Petition
9.1.20 2_2-16 Montrepose Zoning Change Final Hearing.pdf

1 OLD BUSINESS

1.a. 2-16 Montrepose Ave.
20200831084729.pdf

RECORDING OF MEETING:
HTTPS://WWW.YOUTUBE.COM/WATCH?V=LBINVTXYC6I&FEATURE=YOUTU.BE

Agenda Item No:

Laws and Rules Committee Agenda Item Report

Meeting Date: September 1, 2020
Submitted by: Elisa Tinti
Submitting Department: Common Council
Item Type: Informational Purposes
Agenda Section:

Subject:
Rezoning Petition

Suggested Action:

Attachments:
9.1.20 2_2-16 Montrepose Zoning Change Final Hearing.pdf

September 1st, 2020

Honorable Common Council of the City of Kingston
Laws and Rules Committee
City of Kingston Residents
City of Kingston, NY

Re: 2-16 Montrepose
Final Hearing

First, we would like to thank not only the members of the Common Council and Law and Rules Committee but also the City of Kingston residents who provided constructive feedback to the proposed rezoning and possible development of 2-16 Montrepose.

Even though this hearing is only intended to decide whether the rezoning of this lot has merit, we understand that by having included a preliminary design many questions and concerns were raised. It is because of the valid concerns of the community that our preliminary proposed design has evolved, so for that, we thank them.

Given the current spot zoning nature of this lot, and the hardship that creates on the owner when trying to develop it due to its limited use, the request for a zoning change from RRR to RT is a request that has merit.

As the owners, designers, developers and mangers of these type of developments, we have deviated from the typical developer's ideology where the bottom line or profit is what prevails when developing projects such as this one.

In our organization, we believe in the triple bottom line, where the profits are an essential part of our developments but also, we are concerned about the people we serve and the planet we inhabit. After all, implementing strategies like energy savings or systems like PV or geothermal is not the only aspect of sustainability that we intend to fulfill.

It is our belief that many of the people who we had the pleasure to meet at our very first meeting in Hasbrouck Park had a lot of impact in the way we will further develop this project. It is unfortunate that we haven't been able to persuade all the attendees from that meeting; however,

it has also been evident that many of the remaining opposers are driven by their own personal agendas.

To put things into perspective out of approximately 23,100 City of Kingston residents and a population of approximately 1,650 who live within half mile of this lot, only 13 individuals came forward during the public hearing. This was an encouraging sign specially after having had about 40 people present during the Hasbrouck park meeting. Out of the people who have submitted letters and were part of the public hearing, only four households signed a protest petition filed with the City of Kingston. Out of those four households, two of them have clearly voiced their personal agendas when opposing the rezoning of this lot.

The attached report was prepared to clarify few questions regarding the runoff present on this lot as well as our view on the current traffic issues.

The owner, Andrew Wright, has been working towards making the City of Kingston a better place for over three decades. I am fortunate to now be able to do it alongside him. We are devoted to making this lot into something Kingston desperately needs, market rate quality housing. We will continue to work in developing this and other sites with a clear vision that the benefit should be for all and not just for the few.

Yours truly,

Sonia Lemus-Wright,
Project Manager for 2-16 Montrepose
Wright Architects, PLLC

2-16 Montrepose

Historic Map Report

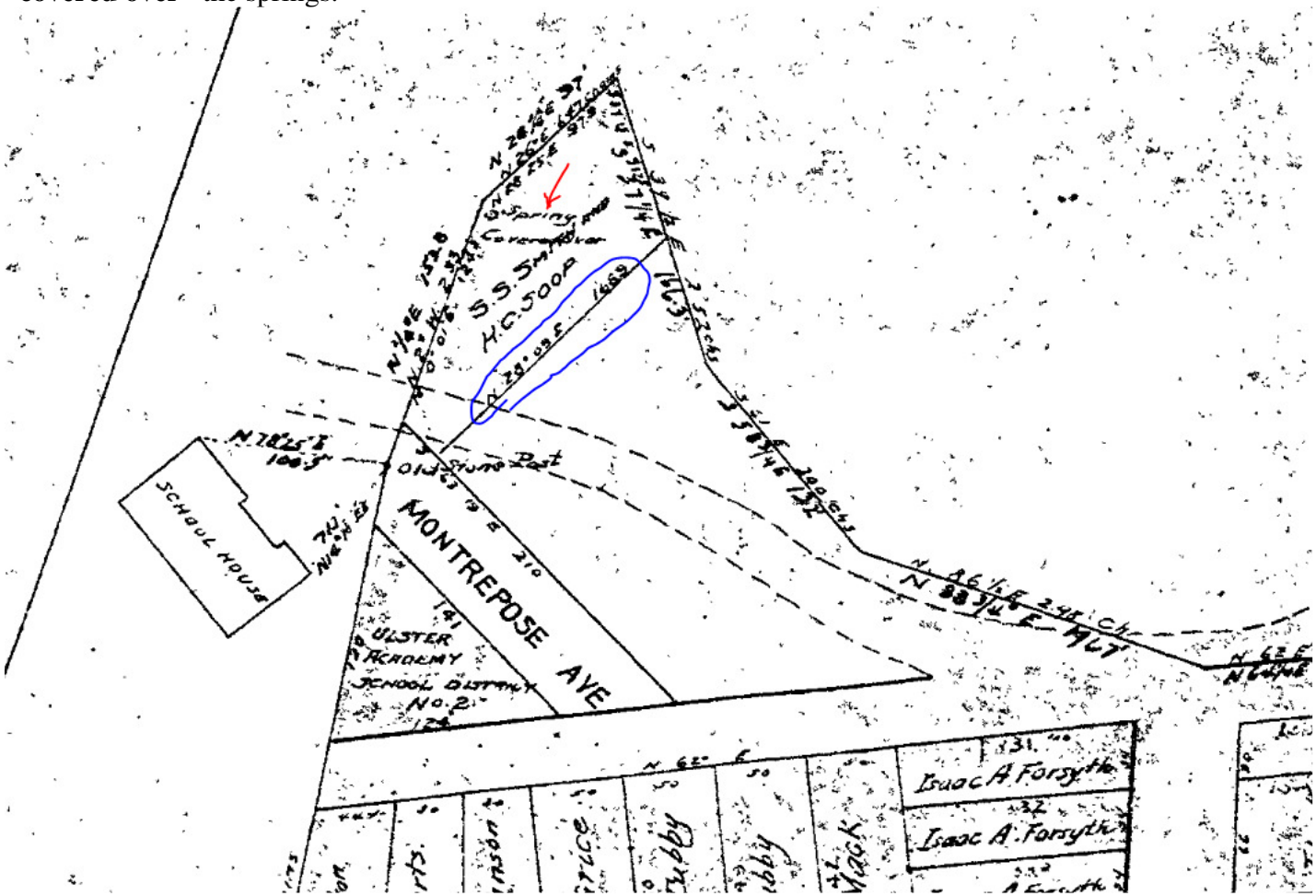
The following report was prepared with the intention of clarifying the misconceptions related to the water running through this piece of property. The water running through 2-16 Montrepose **IS NOT** a stream; it is simply the runoff created by having "covered over" the springs located under properties 198-200, 202, 204, 206 West Chestnut by the Delaware and Hudson Canal Co's as reflected on historic map from 1875 shown below. In order to save those historic springs, the authorities having jurisdiction would have to issue an order to dig out the yards of the properties listed above and uncover the springs. Once the springs are uncovered, the water would have to be tested to evaluate its level of potability. Based on the age of those properties, sewer systems might be also present on those backyards.

Image below was obtained from 1870 Historic Map. 1870 Beers Map Montrepose Cemetery.

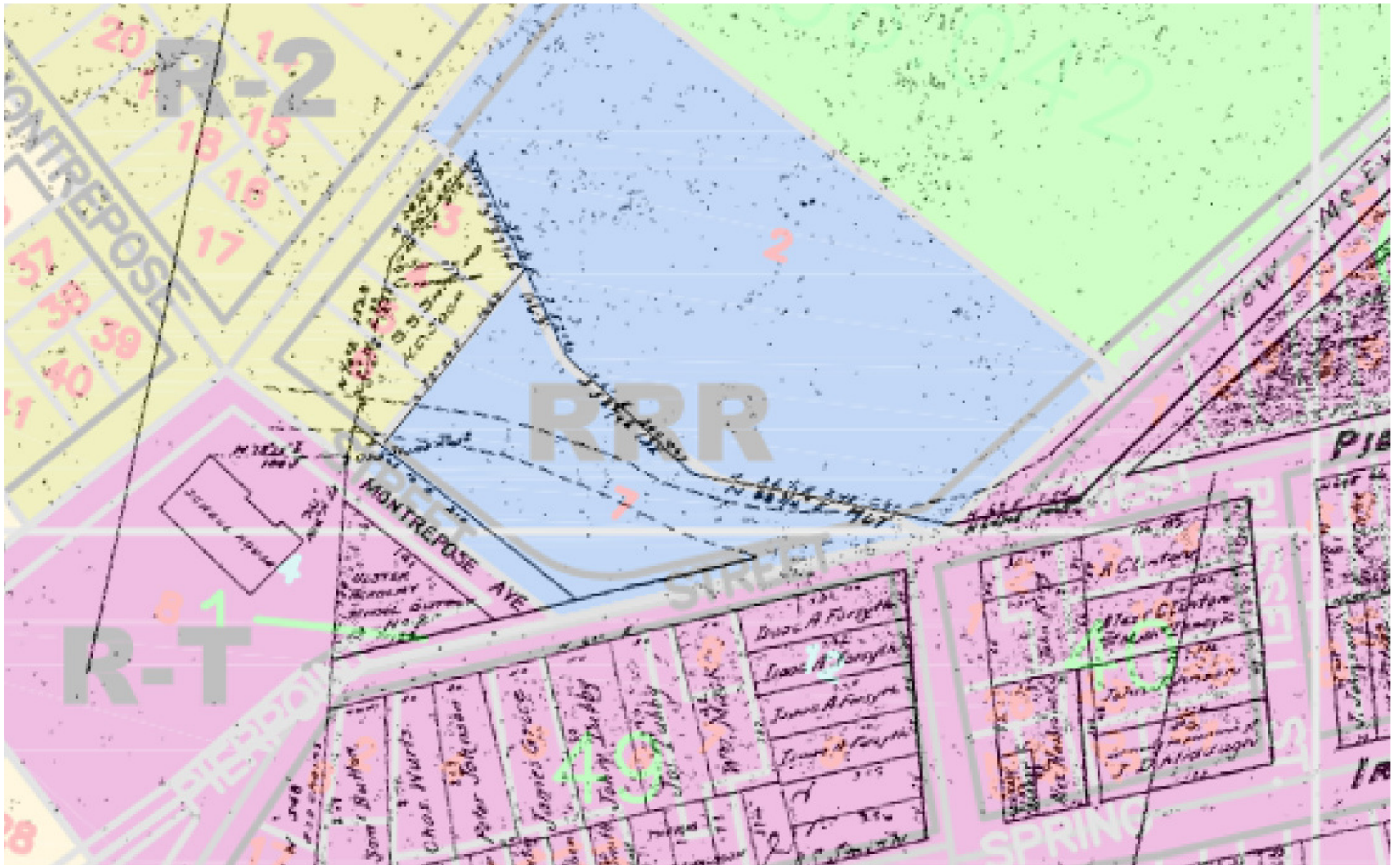
It appears that at one point there was a water tower proposed on this site which was to be fed by the three springs denoted on the map. We believe the (3) circles depicted on this map drawn next to the word "Springs" were the actual water source for that proposed tower. Edwin Millard Ford on his book Street Whys: Anecdotes and Lore about the Streets of Kingston makes a beautiful citation of these springs.

Image below was obtained from 1875 Historic Map. Delaware and Hudson Canal Co's Property Rondout, NY. Compiled from original surveys and other data, by RM. Cannon.

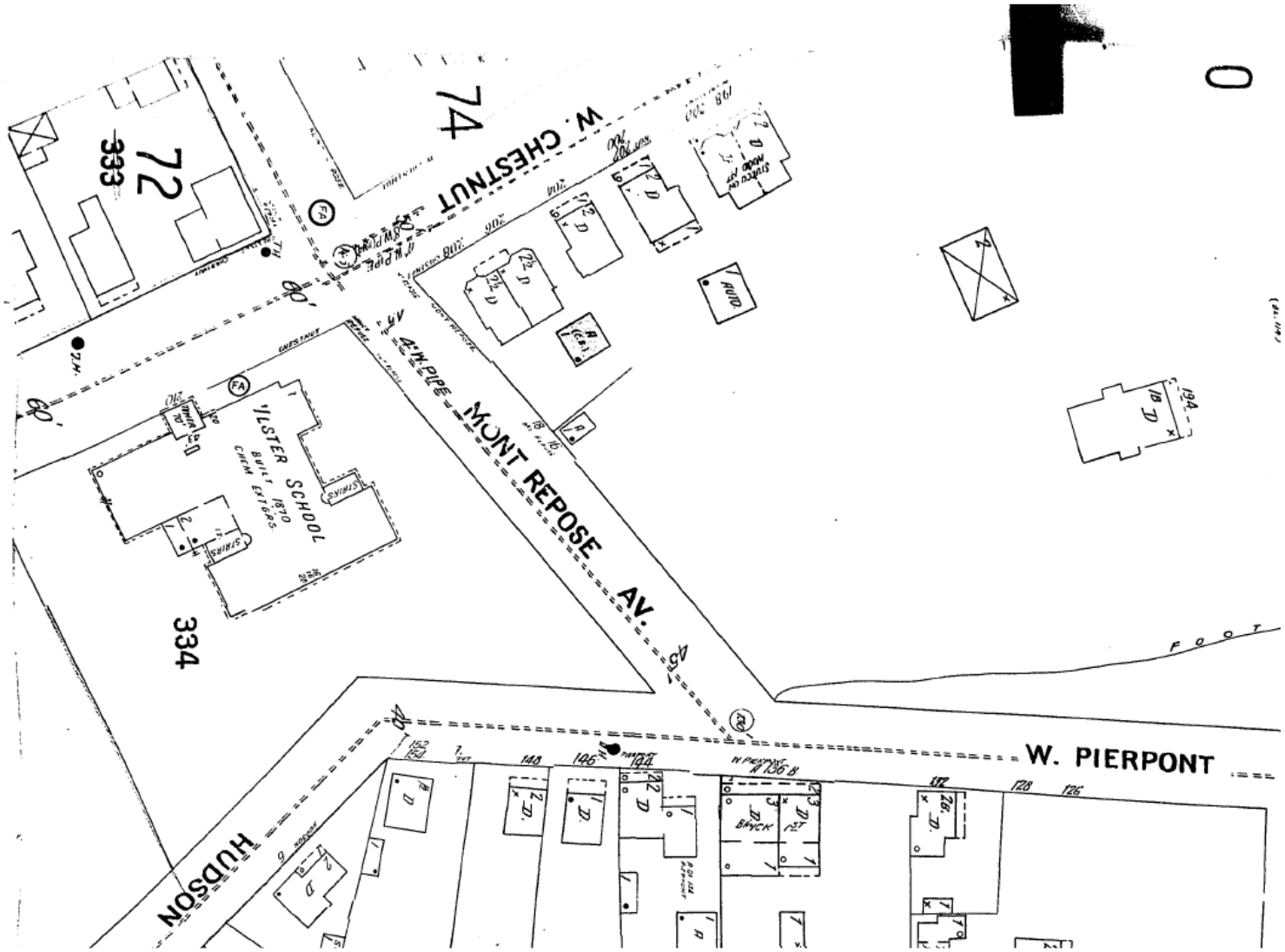
Based on our findings from 1870 and upon performing further research, we found evidence that the springs were still depicted on the 1875 map; however, on this map, the area surrounding the springs was clearly noted by using coordinates, see red arrow below. The coordinates and length of the west lot line on this map, circled in blue on the image below, matches almost exactly the coordinates and length on the current deed. It appears that Hudson Canal Company described on Mr. Ford's book was the same company who **"covered over"** the springs.



In order to have a better understanding of the actual location of the Springs depicted on the 1870 and 1875 maps and their relationship with the current zoning map, not only we interpolated the coordinates but also, we superimposed the two maps, see below. Our findings infer that the Springs in question are located under lots 198-200 & 202 on West Chestnut Street. Our inferences were further solidified when speaking with owner of the 198-200 West Chestnut Property; he indicated that his back yard is always extremely damped.



We also obtained maps from 1877, 1899 and 1950. Maps from 1877 and 1899 do not depict any notes or drawings related to Springs. Map from 1950 reflects the layout of the houses currently located at 198-200, 202, 204 & 206 West Chestnut St.



2-16 Montrepose

Preliminary Traffic Report

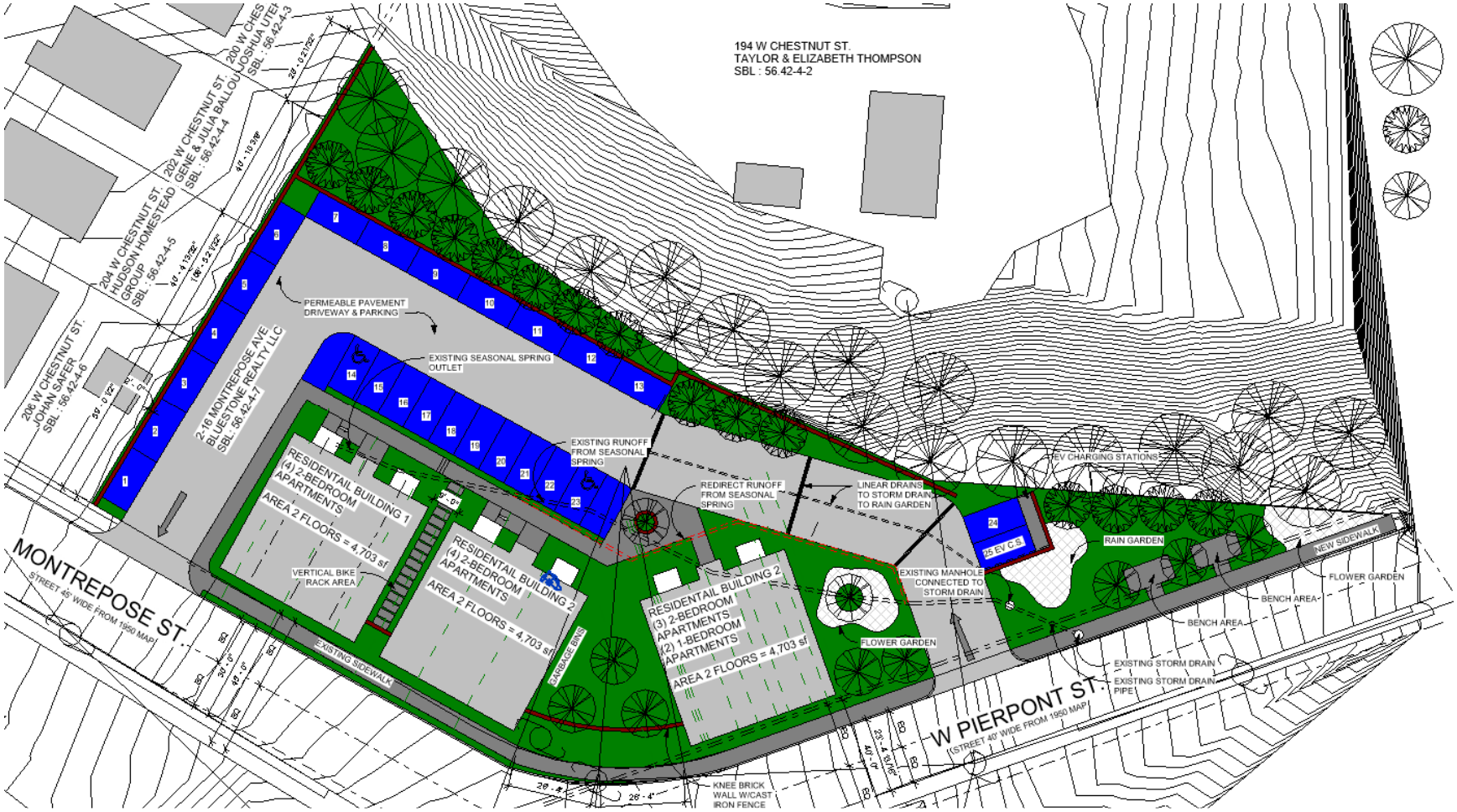
This report is based on observation only and it is not intended to provide a prescriptive path to the solutions with the current traffic issues. If the zoning change is approved, a team with the proper credentials will be brought in to do a traffic study.

Current issues with traffic.

Regardless of whether this project is developed, we strongly believe that few stop signs have to be installed at the below intersections in order to make these streets safer. Given that this is an empty site, many drivers have very little to no regard on how fast they are allowed to drive through these intersections but more specifically when approaching the Montrepose - W Pierpont intersection from Hudson St.

Modifications to original preliminary design.

Taking into account the feedback from the community, we reduced the number of proposed apartments from 15 units to 13 units while still keeping 2 units catered to affordable housing. This made a reduction in parking needed. Each bedroom has one parking space; in addition, there is an extra space catered specifically for electric vehicle charging station.

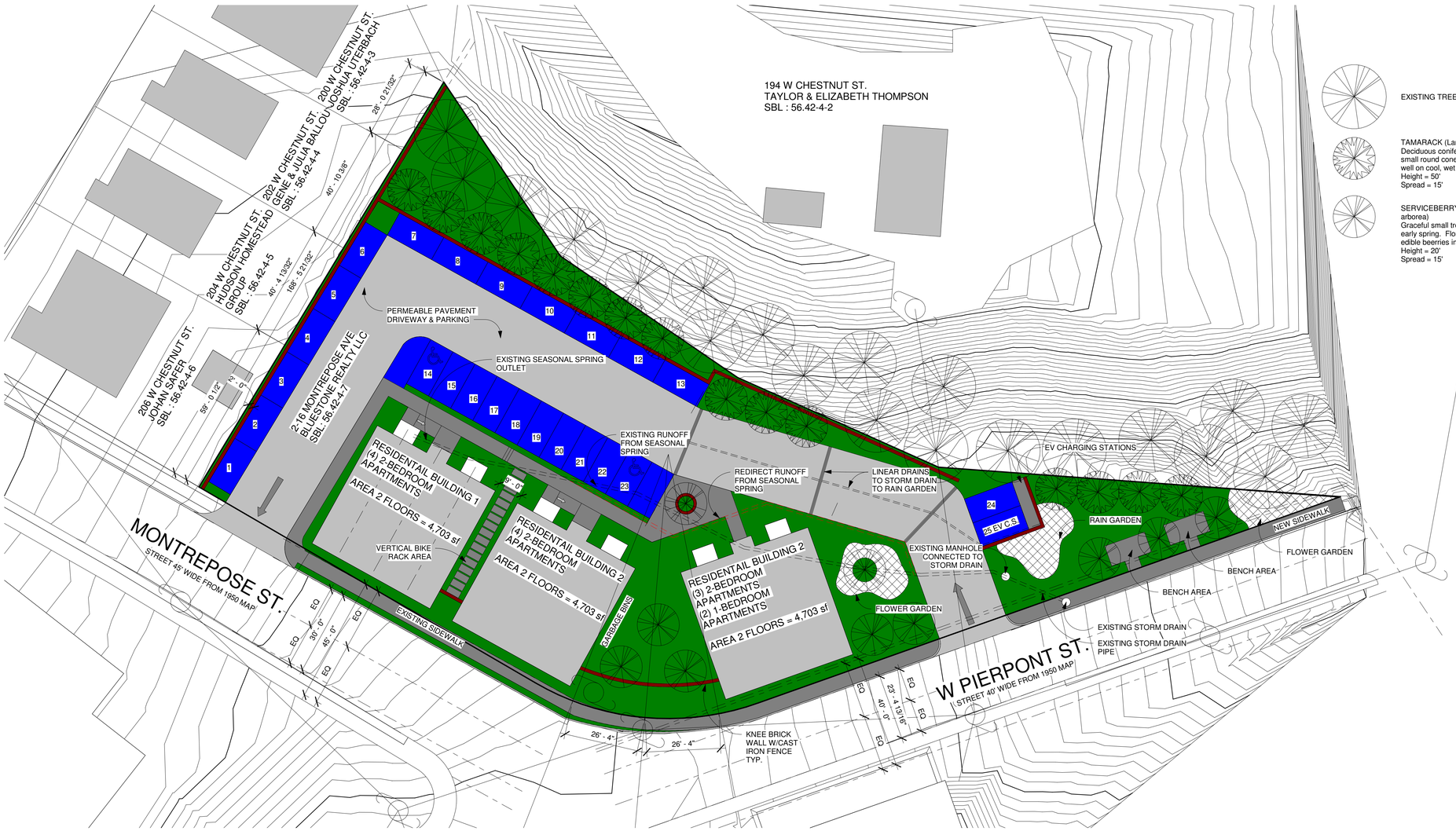


Opening up the view at the corner of McEntee – W Pierpont - Ravine
If the zoning change is approved and we move forward with the proposed design, the objective is to open up the view at the intersection of McEntee – W Pierpont - Ravine by eliminating the wild growth and making it more appealing with a flower garden.

Controlling traffic into new development.
If the zoning change is approved and we move forward with the proposed design, the objective would be to control the traffic by entering through W Pierpont where there is limited visibility and exit from Montrepose where the visibility allows for a safer exit.

Keeping new traffic within the development.
If the zoning change is approved and we move forward with the proposed design, the parking needs for the new tenants will be satisfied within the development grounds. There will be no need of off-street parking. Bike racks will be provided to incentivize tenants to use a different means of transportation.

Eliminating the community center.
If the zoning change is approved and we move forward with the proposed design and given that the community center could potentially increase traffic. We decided to eliminate this amenity.



1 SITE PLAN_Color Coded
1" = 20'-0"

EXISTING TREES TO REMAIN

TAMARACK (Larix laricina)
Deciduous conifer wiht soft bluish-green needles, small round cones. A northern species which does well on cool, wet sites. Bright yellos fall color.
Height = 50'
Spread = 15'

SERVICEBERRY, SHADBUSH (Amelanchier arborea)
Graceful small tree. Has delicate white flowers in early spring. Flowers followed by oval leaves and edible beerries in summer. Vivid fall colors.
Height = 20'
Spread = 15'

(11) 2-BEDROOM APARTMENTS W/(2) PARKING SPACES PER APARTMENT = 22 PARKING SPACES

(2) 1-BEDROOM AFFORDABLE APARTMENTS W/(1) PARKING SPACE PER APARTMENT = 2 PARKING SPACES

1 PARKING SPACE FOR EV CHARGING

PRELIMINARY DESIGN 9/1/20

WRIGHT ARCHITECTS P L L C
233 FAIR STREET
KINGSTON, NY 12401
845 - 338 - 3383
www.wrightarchitectspllc.com

Mount Repose Gardens
2-16 Montrepose St, Kingston NY 12401

REVISIONS:

SITE PLAN

JOB #	Issue Date
3929	

DOB B-SCAN SHEET NUMBER
V-100-00

ARCH D 24x36

8/31/2020 10:04:08 PM

Laws and Rules Committee Agenda Item Report

Meeting Date: September 1, 2020
Submitted by: Elisa Tinti
Submitting Department: Common Council
Item Type: Informational Purposes
Agenda Section:

Subject:
2-16 Montrepose Ave.

Suggested Action:

Attachments:
20200831084729.pdf

ZONING AMENDMENT APPLICATION

Check one that applies:

- ☒ AMENDMENT OF ZONING MAP (REZONING)
- ☐ AMENDMENT OF ZONING ORDINANCE TEXT

1. Location and description of property (Street address, size, dimension, ward, tax parcel number):

   2-16 Montreposse Street, Kignston NY 12401

   .81 of an Acre. 9th Ward. SBL 56.42-4-7

   See Exhibit A for lot dimensions

2. Name/Mailing Address/Phone # of Applicant(s):

   Andrew Wright, Managing Member/Petitioner

   233 Fair St, Kingston NY 12401

   845-338-3383

3. Name/Mailing Address/Phone # of Owner(s):

   Blue Stone Realty LLC

   233 Fair St, Kingston NY 12401

   845-338-3383

4. If rezoning, state current and proposed zoning classification:

   Current zoning = RRR / Proposed zoning = RT

5. If text amendment, cite specific section(s) of Ordinance affected by request:

   N/A

6. Provide detailed reason for request (Attach additional sheets as required): _____

See Zoning Petition documents attached.

7. Attach supporting documents as necessary, i.e.- maps, photographs, financial information, traffic, drainage data, petitions, condition reports, etc...
See Zoning Petition Exhibits attached.

Andrew Wright, Petitioner		6/10/20
PRINT NAME, TITLE	SIGNATURE	DATE
Sonia Lemus-Wright, Representative		6/10/2020
PRINT NAME, TITLE	SIGNATURE	DATE

FOR OFFICE USE ONLY

Date Received: _____	Referrals to HLPC: _____
Application Fee: _____	SEQRA: _____
Intro to KCC: _____	Referral to UCPB: _____
Referral to L&R: _____	Public Notice: _____
Referral to KPB: _____	Public Hearing: _____
FINAL DECISION/DATE/RESOLUTION #:	_____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Park Slope Kingston

Project Location (describe, and attach a location map):
2-16 Montrepose Street in the city of Kingston. Corner of Montrepose Street and Pierpoint Street. See maps in attached Exhibits.

Brief Description of Proposed Action:
Development of raw land in the City of Kingston consisting of 14-market rate apartment units, community center, community pedestrian park and 23 parking spaces including 2 EV charging stations.

To extend and conform the adjacent Rondout District to all of the .81 of an Acre. This parcel is immediately adjacent to the Rondout District designation; changing the designation of this parcel will conform with the immediate surrounding properties to the South and East which belong to the RT district.

Name of Applicant or Sponsor:	Telephone: 845-338-3383
Andrew Wright	E-Mail: wrightarchitects@gmail.com

Address:
233 Fair St

City/PO:	State:	Zip Code:
Kingston	NY	12401

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Kingston Building Department and any other agencies deemed necessary by the lead agency.	☐	☑

3.a. Total acreage of the site of the proposed action? .81 acres
b. Total acreage to be physically disturbed? .81 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	NO ☑	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☑	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: 20% better than current energy standards required by AHJ	NO ☐	YES ☑	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO ☐	YES ☑	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	NO ☐	YES ☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☑	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☑	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	☑	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☑ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☑	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☑	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	NO ☐	YES ☑	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Storm water will be directed to existing storm water drains.			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Andrew Wright Date: 6-10-2020

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

ZONING PETITION

June 10, 2020

OWNER OF RECORD:
BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

PETITIONER:
ANDREW WRIGHT
MANAGING MEMBER
845-338-3383
233 Fair Street
Kingston, NY 12401

REPRESENTATIVE:
SONIA LEMUS-WRIGHT
WRIGHT ARCHITECTS PLLC
845-338-3383
233 Fair Street
Kingston, NY 12401

TO:
The Honorable Common Council of the City of Kingston

WRIGHT
ARCHITECTS
233 FAIR STREET
KINGSTON NY 12401
845 - 338 - 3383
wrightarchitectspllc.com

ZONING PETITION FOR

Location:	2-16 Montrepose Street, City of Kingston NY 12401,
SBL:	56.42-4-7
Current Zoning Designation:	RRR (One-Family Residence)
Proposed Zoning Designation:	RT (Rondout District)
Size of lot:	.81 of an Acre
Proposed Land Use:	Improved lands located immediately adjacent to the Rondout District and to extend the Rondout District to include this lot.
Description of Land Improvements:	New construction over raw land as infill Development
Project proposed on Land:	14-1,000 sf market rate rental apartment units with parking, indoor community area and community park
Street Boundaries:	On the South Montrepose Avenue On the East W Pierpont Street

SUMMARY

1. Petitioner respectfully request to the Honorable Common Council of the City of Kingston the change of Zoning from RRR to RT for subject premises depicted on LIBER 3131 PAGE 0343 land situated in the City of Kingston, County of Ulster, and the State of New York as shown on Exhibit "A" and City of Kingston Tax Map as Section, Block and Lot Number 56.42-4-7 as shown on Exhibit "B".
2. This petition is to extend and conform the adjacent Rondout District to all of the .81 of an Acre. This parcel is immediately adjacent to the Rondout District designation; changing the designation of this parcel will conform with the immediate surrounding properties to the South and East, as shown on Exhibit "C".
3. This lot is abutting zone R2 to the West, RT to the South and East and **only one** RRR property to the North; it is worth mentioning that the house located in the only RRR property abutting this lot is not visible from this property since there is a steep hill coming down onto this lot.
4. This lot used to be part of the Ulster Academy property SBL 56.42.4-8 which is located in the RT zone and across Montrepose Street from this lot; Ulster Academy was purchased from the petitioner in 2004 and then turned into condos.
5. Immediately to the West in the R2 zone, lot SBL 56.42.4-6 is classified as apartments.
6. Across from Pierpont Street in the RT zone lot SBL 56.42.12-6 is also classified as apartments.

7. The multifamily/apartment concept is not new to the area; furthermore, granting the change from RRR to RT, would allow for the lot to be used to its maximum potential and avoid to let it be underutilized.
8. The petitioner's design for this fourteen-unit development is intended to fit the contextual and historic landscape of the area. It also creates on-site parking to avoid disruption to the neighborhood; parking includes two EV charging stations. The project is designed using sustainable strategies and systems. A pedestrian park and community center have been included in the design to empower and include the local community. A preliminary design is included as Exhibit "D".
9. As a precedent for this request it is worth mentioning RESOLUTION 92 of 2020 ZONING AMENDMENT NO. 114 ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF KTNGSTON, NEW YORK, AMENDING THE ZONING MAP TO EXTEND THE MIXED-USE OVERLAY DISTRICT TO INCLUDE 51 SCHWENK DRIVE, TAX MAP NO. 48.80-I-24.120

Yours Truly,

Andrew Wright
Petitioner

6/10/20

Sonia Lemus-Wright
Representative

6/10/20

SCHEDULE A

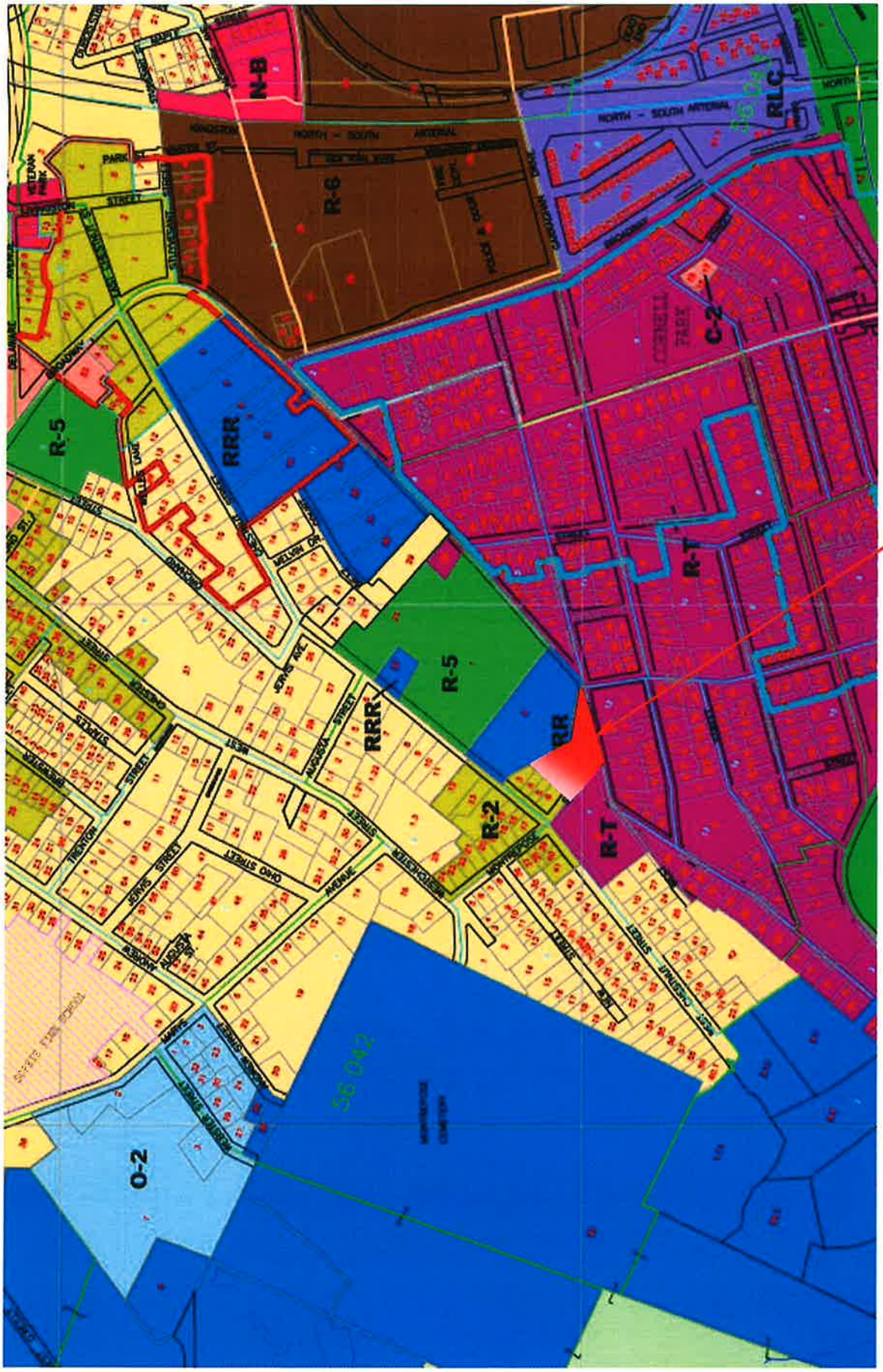
All that tract or parcel of land situate in the City of Kingston, County of Ulster, and the State of New York, bounded and described as follows:

Beginning at a point in the Northerly line of Montrepose Street, said point being the most Southerly corner of lands now or formerly Safer (Liber 1494, p 733); thence along the Southeasterly line of said lands now or formerly Safer (Liber 1494, cp 733) and the Southeasterly lines of lands now or formerly Cristoforo (Liber 2045, cp 083), lands now or formerly Ballou (Liber 2140, cp 038) and lands now or formerly Berthiaume (Liber 2419, cp 025) North 30°14'34" East 168.49 feet to a point; thence along the Southerly lines of lands now or formerly Thompson (Liber 1385, cp 119) the following 4 courses: South 34°42'00" East 74.49 feet to an iron rod found, South 56°24'00" East 76.60 feet to a point, South 66°52'00" East 78.30 feet to an iron rod found and South 86°42'00" East 143.40 feet to a point in the Northerly line of West Pierpont Street; thence along the said Northerly line of West Pierpont Street South 69°55'00" West 220.17 feet to a point; thence on a curve to the right connecting the said Northerly line of West Pierpont Street with the said Northerly line of Montrepose Street, having a radius of 94.42 feet a distance of 80.52 feet to a point in the said Northerly line of Montrepose Street; thence along the said Northerly line of Montrepose Street North 61°13'26" West 138.71 feet to the point or place of beginning. Containing 0.81 of an Acre of land, more or less.

Subject to the existing easements and rights-of-way of record, if any.

Exhibit "B"
SITE
AUGUSTA
WEST CHESTER STREET
WEBSTER STREET
CITY OF KINGSTON KINGSTON CITY HALL
W. CHESTNUT STREET EXTENSION PRIVATE RD & ROW
DERMAN STREET
City of Kingston Stuck Park
PREPARED BY
ULSTER COUNTY REAL PROPERTY
TAX SERVICE AGENCY
PREPARED FOR
ULSTER COUNTY LEGISLATURE
KINGSTON, NEW YORK
REVISION TABLE
SPECIAL DISTRICTS
LEGEND
TAX MAP
CITY OF KINGSTON
ULSTER COUNTY
NEW YORK
056,042

Exhibit "C"



Site

WRIGHT ARCHITECTS P L L C
236 FAIR STREET
KINGSTON, NY 12401
845 338 3383
www.wrightarchitectspllc.com

Park Slope Kingston
2-16 MONTREPOSE ST, KINGSTON, NY 12401

REVISIONS:
1) NYSERDA SUBMITTAL
2) TO COMMON COUNCIL

SITE PLAN
FLOOR PLAN
LAYOUT

JOB # D-001
JOB DATE 05/27/2020

SDD SHEET NUMBER
A-100.00

DATE OF THIS DRAWING 5/3/2021

Exhibit "D"

June 10, 2020

OWNER OF RECORD:
BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

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Location:	2-16 Montrepose Street, City of Kingston NY 12401
SBL:	56.42-4-7
Current Zoning designation:	RRR
Proposed Zoning designation:	RT

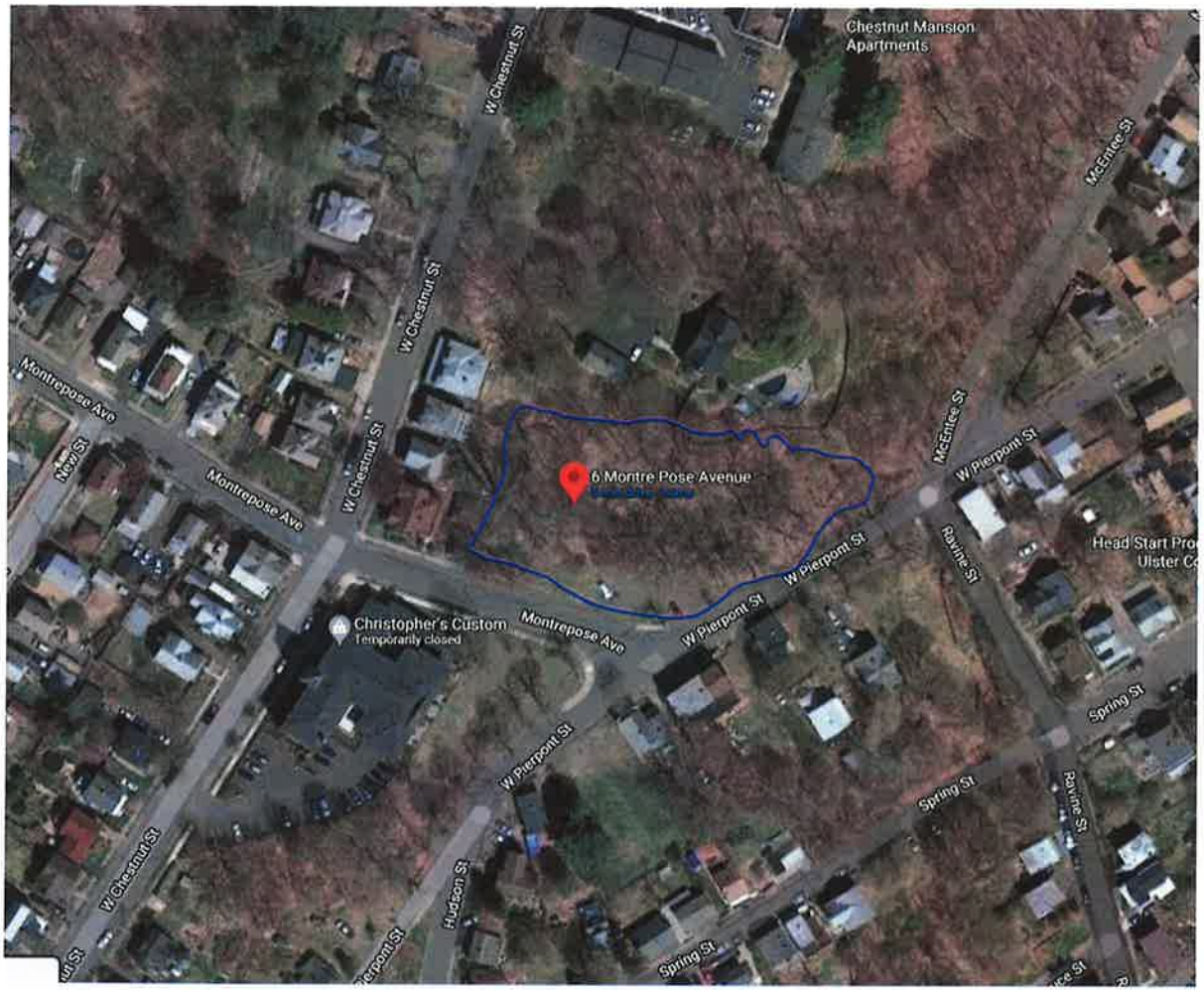
Lot Regulations:	Requirements	Proposed	Approved
Area RRR	12,000 sf	35,284 sf	
Area RT	14 sf		
Width RRR	100'	439.4'	
Width RT	40'		
Depth RRR	125	168.49'	
Depth RT	--		
Area/Dwelling Unit RRR	--	--	
Area/Dwelling Unit RT	2,000 sf	2,520	
Minimum Yard Requirements			
Front Yard RRR	30'		
Front Yard RT	--	1'	

Side Yards RRR	15'	
Side Yards RT	11'	42'
Rear Yards RRR	30'	
Rear Yards RT	11'	32'
Maximum Bldg. Hgt. RRR	35'/ 2 1/2	
Maximum Bldg. Hgt. RT	35'/ 2 1/2	35' at tallest point
Maximum Lot Coverage RRR	30%	
Maximum Lot Coverage RT	80%	23%
Minimum Usable Open Space RRR	--	
Minimum Usable Open Space RT	400 sf	1,943 sf
Floor Area Ratio RRR	--	
Floor Area Ratio RT	1.0	.46

Park Slope

Kingston (2-6 Montrepose Street, Kingston NY 12401)

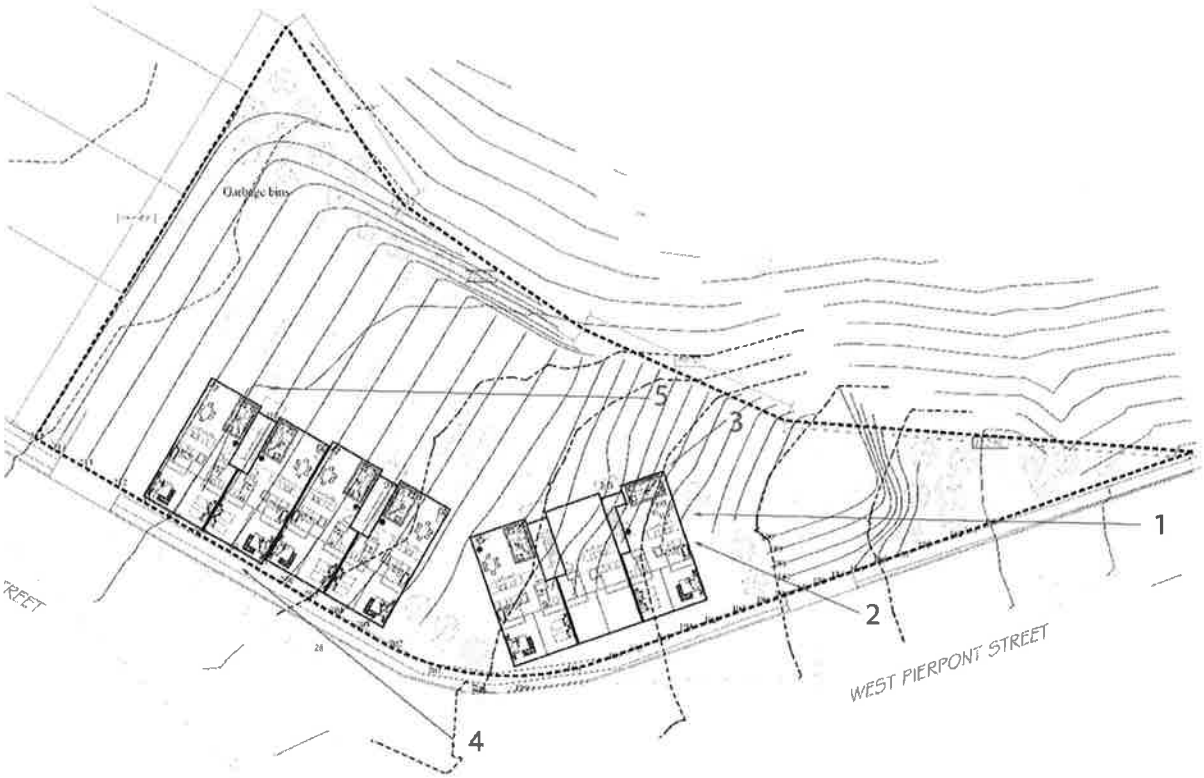
Site location



From Uphill

From Downhill

SITE PLAN KEY FOR 3D PRELIMINARY DESIGN VIEWS



View 1 – Down from W Pierpont St

View 2 – From W Pierpont St

View 3 – From Parking with Ulster Academy Lofts in background

View 4 – From downhill Montrepose

View 5 – From downhill parking