



City of Kingston Planning Board
Meeting Agenda
Monday, April 20, 2020
6:00 PM
Common Council Chambers
420 Broadway
Kingston, NY 12401

VIDEO RECORDING OF MEETING: - <https://youtu.be/4BfeUbldlQo>

CITY OF KINGSTON PLANNING BOARD MEETING AGENDA - [GoToMeeting.com](https://www.gotomeeting.com) – 6:00 PM EST

BOARD MEMBERS: Wayne D. Platte, Jr., Chairman, Charles Polacco, Vice-Chair, Robert Jacobsen, MaryJo Wiltshire, and Matt Gillis.

ALTERNATES: Kevin M. Roach, Vincente Archer, Katie Bawarski

OTHERS: Suzanne Cahill, Planning Director, Kyla DeDea, Assistant Planner, Ald. Don Tallerman, Common Council Liaison, Daniel Gartenstein, Corporation Counsel.

GENERAL NOTES:

1. *Pledge of Allegiance*
2. *Introduction of all Board Members and Staff Present*
3. *READ Instructions for Meeting Protocol*
4. *Turn Meeting over to Chairman Platte*

REGULAR BUSINESS - *NOTE: There will be no open public speaking. All comments must be in writing and received by 2PM on Friday April 17, 2020. Comments may be emailed to Suzanne Cahill, Planning Director at scahill@kingston-ny.gov, mailed or placed in the drop box outside of City Hall. Written comments specific to any of the public hearings are strongly encouraged and will be read at the beginning of said hearing discussion. However, public is invited to speak via audio connection at the time the hearing is called.*

Item #1: Adoption of the February 18, 2020 Planning Board Meeting Minutes.
[Feb 2020 Minutes.pdf](#)

PUBLIC HEARINGS

Item #2: #101 Greenkill Avenue (111 Greenkill Avenue) SPECIAL PERMIT RENEWAL to operate a massage and float therapy business. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. Olga Schoonmaker/applicant; 101 Greenkill LLC./Owner.
[111 Greenkill Ave SP Renewal Application 4-2-20.pdf](#)

Item #3: #128 Tremper & 1 Ardsley LOT LINE DELETION of the Lands of Williams and Flores. SBL 48.334-7-19 & 48.334-7-18. SEQR Determination. Zone R-2. Ward 6. Kelli Williams & Christopher Flores; applicant/owner.
[128 Tremper - 1 Ardsley Application Lot Line 4-20-20.pdf](#)
[128 Tremper - 1 Ardsley Lot Line Map PBM 4-20-20.pdf](#)

Item #4: #89 & 91-95 German Street LOT LINE DELETION of the Lands of Nicholas Cassetta. SBL

56.42-14-23 & 56.42-14-24.100. SEQR Determination. Zone RT. Ward 8. Nicholas Cassetta; applicant/owner.

[89,91-95 German St Lot Line Deletion PBM042020.pdf](#)
[Casseta Lot Line Deletion PBM 042020.pdf](#)

Item #5: #23 Crown Street SPECIAL PERMIT to establish residential apartments in the Mixed Use Overlay District. SBL 48.330-3-18. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Megan Jinhi Baron/applicant; Tree2x Inc./owner.

[23 Crown Sheet A.pdf](#)
[23 Crown Sheet A1.pdf](#)
[23 Crown Sheet A2.pdf](#)
[23 Crown Sheet A3.pdf](#)
[23 Crown Sheet A4.pdf](#)

Item #6: #335 Wall Street (34 N. Front Street) SPECIAL PERMIT RENEWAL to operate a 2 room hotel. SBL 48.331-1-8. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. Giardi Associates; applicant/owner.

[335 Wall Street \(40 N Front St\) SP Renewal PBM 042020.pdf](#)

Item #7: #88-110 Rondout Landing SPECIAL PERMIT RENEWAL for outdoor event use/restaurant use. SBL 56.43-6-3 & 4. SEQR Determination. Zone RF-R, Heritage Area. Rondout Design Overlay. Ward 8. Dave Amato/applicant; JKJ Properties, LLC/owner.

[88-100 Rondout Landing Plan.pdf](#)
[88-100 Rondout Landing SP Renewal PBM 042020.pdf](#)

Item #8: #336-338 East Chester Street SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.

[336-338 E Chester SP Renewal PBM 042020.pdf](#)

Item #9: #131 Fair Street SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Zone R-2/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.

[131 Fair St - SP Renewal BB.pdf](#)

Item #10: #106 West Chestnut Street SPECIAL PERMIT RENEWAL to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone R-1. Ward 9. Chestnut Hill NY Inc.; applicant/owner.

[106 W Chestnut St - SP Renewal.pdf](#)

Item #11: #1 Boulevard SPECIAL PERMIT RENEWAL to install a cellular antenna on the rooftop of an existing Stewarts Shop. SBL 56.124-5-23. SEQR Determination. Zone C-2. Ward 5. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shops Corp./owner.

[1 Boulevard - Verizon SP Renewal.pdf](#)

Item #12: #420 Albany Avenue SPECIAL PERMIT RENEWAL to install a cellular antenna on the rooftop of an existing Stewarts Shop. SBL 48.302-3-8.100. SEQR Determination. Zone C-3. Ward 6. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shop Corp/owner.

[420 Albany Ave - Verizon SP Renewal.pdf](#)

Item #13: #449 Broadway SPECIAL PERMIT RENEWAL for 6 cellular antennas. SBL 56.26-10-61. SEQR Determination. Zone C-2. Ward 5. Verizon Wireless/applicant; Verizon New York/owner.

[449 Broadway - Verizon Wireless SP Renewal.pdf](#)

Item #14: #1-11 Summer Street SITE PLAN to construct a playground and outdoor seasonal kitchen. SBL 56.25-5-9. SEQR Determination. Zone M-1. Ward 5. YMCA of Kingston; applicant/owner.

[1-11 Summer Street - YMCA Play Area and Food Shed PBM 042020.pdf](#)
[YMCA Plan Set 042020.pdf](#)

Item #15: #508 Broadway (22 Dederick Street) SITE PLAN to install hanging signage over the public right of way. SBL 56.25-4-34. SEQR Determination. Zone C-2, C-3, BOD. David Hammer, Community Home Health Care/applicant; Saunders Holdings LLC/owner.

[22 Dederick St Signage PBM 042020.pdf](#)

DISCUSSION:

Item #16: Zoning Code Amendment Proposal to include 10% affordable housing citywide.

[DRAFT affordable housing.pdf](#)

INSTRUCTIONS FOR PUBLIC TO CALL IN TO PARTICIPATE: -

United States (Toll Free): 1 866 899 4679

- One-touch: tel:+18668994679,,209580437#

United States: +1 (312) 757-3117

- One-touch: tel:+13127573117,,209580437#

Access Code: 209-580-437

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #1: Adoption of the February 18, 2020 Planning Board Meeting Minutes.

Suggested Action:

Attachments:

[Feb 2020 Minutes.pdf](#)



**CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES
February 18, 2020
Common Council Chambers – 6:00 PM**

NOTES: (1) These meeting minutes are a summarization of notes and not an absolute transcript of dialogue. (2) All public hearings were conducted prior to the Planning Board discussions with the applicant(s) and any comment received is included within the written section of the minutes. (3) In the absence of full Planning Board Members, or in the case of a necessary recusal, the Planning Board Alternates will participate in the vote in order of seniority.

A meeting of the City of Kingston Planning Board was held on February 18, 2020 in the Common Council Chambers at Kingston City Hall, 420 Broadway, Kingston, New York. The meeting was called to order at 6:00 PM by Chairman Wayne D. Platte Jr.

BOARD MEMBERS/ALTERNATES PRESENT: Wayne D. Platte, Jr., Chairman, Charles Polacco, Robert Jacobsen, Mary Jo Wiltshire, Kevin M. Roach and Vicente Archer.

BOARD MEMBERS/ALTERNATES ABSENT: Matt Gillis.

OTHERS: Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Ald. Reynold Scott-Childress; Stand-In Common Council Liaison for Ald. Don Tallerman, Daniel Gartenstein; Assistant Corporation Counsel.

GENERAL NOTES:

1. Pledge of Allegiance
2. Introduction of Board Members and staff
3. Identify exits, bathrooms, no elevator in case of emergency
4. Silence cell phones, conversations should be taken out of room
5. Respect speakers

REGULAR BUSINESS:

Item #1: Open Public Speaking (15 Minutes Allotted- with each speaker limited to 2 minutes). When you come up to speak, please state your name clearly and your address along with the issue you wish to discuss. A sign-in sheet is on the podium for you. Please be advised that any statement or comment made during this portion of the meeting will be recorded, but not included in any official record of a project.

No one spoke during the open public speaking. The Board closed the public hearing.

Item #2: Adoption of the January 21, 2020 Planning Board Meeting Minutes.

Discussion: Chairman Platte confirmed that the Board had reviewed the minutes and asked if there were any proposed corrections. No one proposed any changes.

Decision: The Board voted unanimously to adopt the minutes from the January 21, 2020 Planning Board Meeting. (WP, MW, CP, RJ, KR – yes)

PUBLIC HEARINGS:

Item #2: **#65-67 & 71 Lindsley Avenue** LOT LINE DELETION of the Lands of Green Wallet LLC. SBL 56.36-7-3 & 2. SEQR Determination. Zone R-1. Green Wallet LLC; applicant/owner.

Discussion: No one spoke at the public hearing. William Brinnier, Green Wallet LLC, was present at the meeting. He explained that the application is to delete the lot line between two properties under the same ownership. One of the lots contains a house and the other contains a garage. This deletion will incorporate both structures on one lot.

A Map of Proposed Lot Line Deletion prepared by Christopher Zell, PLLS, dated January 3, 2020 was prepared for the Board's consideration. The resultant parcel will be 101' x 104'.

The Board raised no questions about the deletion. They confirmed that it met the size requirements for the R-1 zoning district. The applicant stated that he received a zoning variance for this location from the ZBA to allow for a 2 family. A condition of the use variance was to delete the lot line to create a large lot with the reasoning that this would not increase the density for the location. If the lots remained separate, the owner could build 2 single family homes, instead, he has renovated the existing one family to a 2 family.

The Board advised the applicant that the lot line revision does not become final until it is filed with the Ulster County Clerk. The Ulster County Real Property Tax Agency will not make changes to the City's assessment maps until the map and new deeds are filed.

A written descriptions will need to be submitted and reviewed by staff. 5 paper copies and 1 mylar copy will need to be submitted for signature by the Board chairman. These maps will need to be signed by the owner.

Board Policy #6 will need to be signed by the owner.

The lot line deletion is considered a Type II Action under SEQR Part 617.5(c)(16). Therefore no further review was required.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the lot line deletion with the condition that the applicant submit a minimum of 5 paper copies and 1 mylar copy signed by the owner for signature of the Board Chairman. Also, a written deed description for the resultant parcel is needed. Signed maps and a new deed will need to be filed with the Ulster County Clerk's Office. (WP, RJ, MW, CP, KR – yes)

Item #3: #271 Hurley Avenue & 293-301 R Hurley Avenue LOT LINE DELETION of the Lands of Adirondack Transit Lines. SBL 48.70-1-42 & 48.70-1-5.210. SEQR Determination. Zone C-3 & RRR. Adirondack Transit Lines; applicant/owner.

Discussion: No one spoke at the public hearing. Christopher Zell, surveyor, was present at the meeting. He explained that application is to delete the lot line between two properties under the same ownership. The parcels are owned by Adirondack Transit Lines Inc. Both properties are currently vacant.

The combined size of the properties are 5.094 acres. The parcel is accessed by a blacktop driveway shown on the plans. There is no use proposed for the site at this time. The owners obtained this parcel and wish to combine it into an existing parcel that they already own.

The applicant was aware that the lot line revision does not become final until it is filed with the Ulster County Clerk. The Ulster County Real Property Tax Agency will not make changes to the City's assessment maps until the map and new deeds are filed.

A written description will need to be submitted and reviewed by staff. 5 paper copies and 1 mylar copy will need to be submitted for signature by the Board chairman. These maps will need to be signed by the owner.

Board Policy #6 will need to be signed by the owner.

The lot line deletion is considered a Type II Action under SEQR Part 617.5(c)(16). Therefore no further review was required.

Decision: The Board voted unanimously to render the project a Type II under SEQR and to approve the lot line deletion with the condition that the applicant submit a minimum of 5 paper copies and 1 mylar copy signed by the owners for signature by the Board Chairman and that a written description be submitted for review. (WP, RJ, MW, CP, KR – yes)

Item #4: #301-303 Hasbrouck Avenue SUBDIVISION of the Lands of Daniel Lopez-Venture. SBL 56.26-11-37. Zone R-2. SEQR Determination. Ward 9. Daniel Lopez-Venture; applicant/owner.

Discussion: No one spoke at the public hearing. Daniel Lopez-Ventura and Charles Wesley, architect, were present at the meeting.

The applicant was proposing to subdivide the property into 2 lots for purposes of constructing a 2 family structure on the rear parcel. The rental requires landlord registration with the Building Department. The existing structure is a 2 family. Staff questions the dashed line on the plan. All utility connections and proposed connections must be shown approximately. The front parcel is proposed to be 51' x 98'10" with an area of 5,003sf. This dimension meets the area requirements of the lot and bulk table but is just shy of the 100' depth requirement. The ZEO will need to determine if an area variance is necessary. The rear lot is proposed to be a flag lot with an area of 9,052sf.

The Board discussed the layout of the lot and the parking area shown on the plans. There was concern about the drainage from new construction and a paved parking area particularly because the lot is on a slope. All parking for Lot A is shown with a note for an easement because backing out of the spaces will require the additional space. There were 6 spaces shown for the existing 2 family. Staff said that the parking requirement for the 2 family would require only 4 spaces. The Board asked that the front space, closest to Hasbrouck, be removed because it appeared to be in the front yard setback and that the amount of impervious surface and drainage was a concern.

A form of easement will need to be provided for ingress and egress, any and all encroachments, and should include language for maintenance with a metes and bounds and that the cross easement goes in perpetuity with the property owner since either parcel can be sold. Approval by the Corporation Counsel should be a requirement.

The current curb cut is proposed to be removed and relocated to allow for the parking area and access to the rear lot. The applicant was informed that the curb cut will need to be restored and the existing bluestone sidewalk preserved and protected.

Staff requested that the buildable area be added to the map and that proposed stormwater and erosion control be added to ensure inclusion during construction. An Erosion Control Plan should be provided, including at a minimum, silt fencing, tracking pad for in and out, stockpile of excavated materials and regular inspection logs.

Utility connection locations should be shown.

The applicant was made aware that the subdivision will not become final until it is filed with the Ulster County Clerk. The Ulster County Real Property Tax Agency will not make changes to the City's assessment maps until the map and new deeds are filed.

Written descriptions will need to be submitted and reviewed by staff. 5 paper copies and 1 mylar copy will need to be submitted for signature by the Board chairman. These maps will need to be signed by the owner. Signature blocks need to be placed on the plan, along with policy 6.

The application is considered an Unlisted Action under SEQR.

Decision: The Board voted unanimously to render a negative declaration of environmental significance and to approve the subdivision with the following conditions: buildable area shown on the maps for Lot B, easement shown with language as discussed and reviewed by the Corporation Counsel, proposed/existing locations of utilities, both stormwater and erosion control plans be submitted for review and approval by the City Engineer, elimination of current curb cut and creation of new curb cut for access, sidewalk material be preserved and protected during construction and restored where needed, and fencing/screening where necessary, as well as Board Policy #6 – signature on final plans. (WP, CP, MW, RJ, KR – yes)

Item #5: #9-17 North Front Street and 51 Schwenk Drive LOT LINE DELETION of the Lands of Herzog's Supply Company. SBL 48.80-1-25 & 24.120. SEQR Determination. Zone C-2,

Mixed Use Overlay District (Under Review for extension), Stockade District (Portion), Heritage Area . Herzog's Supply Co. Inc. applicant/owner.

Discussion: No one spoke at the public hearing. Christopher Zell, PLLS and Michael Moriello, attorney, were present at the meeting. C. Zell explained that the application is for a simple lot line deletion between two properties under the same ownership. The parcel located at the corner of North Front Street and Fair Street extension is occupied by the 4 story, Herzog's warehouse building and the other, located at the intersection of Fair Street Ext. and Clinton Avenue is occupied by a former diner which is currently vacant.

A map of Lot Line Deletion was prepared by Christopher Zell PLLS. The resultant lot will be .0801 acres.

Both lots are zoned C-2. The Common Council is presently considering a petition for rezoning the 51 Schwenk Drive property to be included in the Mixed Use Overlay District.

The Board should advise the applicant that the lot line revision does not become final until the maps and new deed is filed with the Ulster County Clerk. The Ulster County Real Property Tax Agency will not make changes to the City's assessment maps until the map and new deeds are filed.

A new written description of the resultant parcel will need to be submitted and reviewed by staff. 5 paper copies and 1 mylar copy will need to be submitted for signature by the Board chairman. These maps will also need to be signed by the owner.

Board Policy #6 will need to be signed by the owner.

As a Type I Action under SEQR, the Planning Board sought and was designated Lead Agency for the environmental review process. After extensive review and consideration along with hearings, community and group meetings and reports which resulted in changes being made to the plans satisfying the Board. In December 2019, the Planning Board issued a Negative Declaration of Environmental Significance. Therefore, no further review is required.

Decision: The Board voted unanimously to acknowledge the Negative Declaration adopted on December 16, 2019 and to approve the lot line deletion with the following conditions: a written description submitted for review by staff, Board Policy #6 – signature on final plans, and a minimum of 5 paper copies and 1 mylar submitted for signature of the Board Chairman. (WP, RJ, MW, CP, KR – yes)

Item #6: #88 Abeel Street (90 Abeel Street) SPECIAL PERMIT RENEWAL to operate a Bed & Breakfast. SBL 56.43-5-4. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Maria and Hendrik Dijk; applicant/owner.

Discussion: The application is to renew the special permit for a Bed & Breakfast/Inn. The B&B/Inn took the place of the owner's artist studio on the ground floor. The special permit was first approved on January 13, 2014 for a 1 year term. Bed & Breakfasts are only allowed by special

permit in the Rondout Historic District with annual renewals and the most recent renewal was in February 2019 for a period of 1 year.

The requirements of Bed & Breakfasts are listed in the Zoning Code under section 405-45. Compliance with this section is required for renewals and should be a continued forward with any approval.

The owner stated that there are no changes to the permit. She no longer operates the flower shop in the building.

The following Board Policies were applied to the original approval: #6 – signature on plans; #10 – banners and flags are prohibited; #11 – window signage limited to 20%; #23 – bluestone sidewalk maintained and protected. All policies should be continued forward.

A determination of environmental significance was discussed, however, because the project involves no changes and is purely an administrative act of renewal, it can be categorized as a Type II action under SEQR, NYCRR Part 617.5 (c) (20) and does not require a determination as such.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a period of 1 year, expiring on February 18, 2021, with all original conditions carried forward. (WP, MW, CP, RJ, KR – yes)

Item #7: **#111 Abeel Street** SPECIAL PERMIT RENEWAL for 8 residential apartments. SBL 56.43-2-28. Zone RT, Rondout Historic District, Heritage Area. Ward 8. Michael Piazza; applicant/owner.

Discussion: No one spoke at the public hearing. Christopher Piazza was present at the meeting. The application is to renew the special permit for an 8 unit residential building, originally issued on December 9, 2013. The most recent renewal was in December 2017 for a period of 2 years.

The building has been completely renovated and is occupied. There are no changes to the Special Permit.

There are no outstanding issues or complaints listed with the Building Department.

A term for the special permit was discussed. The most recent term was for 2 years. The Board agreed to increase the term to 3 years based on there being no issues during past terms.

A determination of environmental significance was discussed, however, because the project involves no changes and is purely an administrative act of renewal, it can be categorized as a Type II action under SEQR, NYCRR Part 617.5 (c) (20) and does not require a determination as such.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a period of 3 year, expiring on February 18, 2023, with all original conditions carried forward. (WP, MW, CP, RJ, KR – yes)

Item #8: #426 Hasbrouck Avenue SPECIAL PERMIT to operate a seven room Boarding House. SBL 56.26-6-21. SEQR Determination. Zone C-3. Ward 5. Martin Mills and Erin Cadigan/applicant; Imelda Vanek/owner.

Tanya Garment, 102 Wurts Street, spoke at the public hearing. She urged the Planning Board to approve the boarding house noting that the City needs a variety of different types of housing options and that this location is near a bus stop. She feels that this is a good location for higher density housing.

Discussion: Martin Mills and Erin Cadigan were present at the meeting. The application is to seek approval to utilize an existing house as a boarding house for individual room rental. At the November 2019 Planning Board meeting, the Board discussed the application with some members expressing concern with the number of rental rooms and the parking issues in the neighborhood. The applicant applied to the Zoning Board of Appeals for a variance from the parking requirement. The applicants received approval for the parking variance on February 13, 2020. A condition of approval was that the lease had to include a stipulation requiring the tenants to have parking passes for the municipal lot. M. Wiltshire stated that this stipulation does not guarantee that the tenants will use the lot and does not guarantee them a space if they do want to use the lot. The applicants said that they drive by regularly and the lot is never filled.

The applicants told the Board their plan for the Boarding house, to offer short term rentals of somewhere between 3 months to a year to allow young professionals or others a place to stay while they are finding a permanent location or in between housing. There will be an onsite manager that lives in the building and 6 rooms will be rented. There will be a 1 person limit per room. W. Platte asked that a copy of the house rules be submitted.

The applicants will be the property managers and will do necessary maintenance. Martin Mills has experience in both property management and general contracting. Staff asked about outdoor maintenance such as snow removal. M. Mills said that he would be responsible for those tasks or he will be hiring out. The house manager would be responsible for those issues.

The Board discussed parking in further detail. Staff asked if there were any spaces on the property, because it appeared that there was one small space next to the house. The applicants said that there is a shared grass area with a curb cut but that they would like to allow the neighbor to continue to use that space. They said that in response to the variance stipulation for the City Parking Pass, they had included language in the lease that will require all tenants to have a parking pass and to park in the municipal lot. They included that it would be a violation of the lease to park in the neighborhood. Board members reiterated that there is no guarantee that a parking pass would be there for tenants because the lot is public. M. Mills said that there are two in the area, one on Broadway and the other on Prince. The parking lots are further than the zoning code allows for a waiver. M. Wiltshire said that she is aware of the parking problem on this street, it is one of the worst and that she is not comfortable with this high density rental in an area with no parking. M. Mills said that they also located an area for bike storage on site. The applicants said that the current owner has roommates living in the house and they do not believe that any of them have cars.

W. Platte mentioned the section of the zoning code with requirements for Boarding Houses. The applicants were provided a copy. He said that the Building Department would have to verify the square footage in each room to ensure that the application complies with the requirement.

A term for the special permit was discussed. Chairman Platte said that he would proposed a term of 6 months to start. There is a 1 year term limit on boarding houses.

Decision: Chairman Platte motioned to approve the boarding house with the following conditions: compliance with the ZBA parking variance requirement for City parking passes, submitting house rules to staff for the file, contact information for resident manager, signature on boarding house requirements, verification that the square footage meets the zoning code requirement, inclusion of bicycle storage area, and the limit of 1 person per room (6 rental rooms and 1 manager). K. Roach seconded the motion. M. Wiltshire, R. Jacobsen, and C. Polacco voted no. **Motion failed 3-2.** Members voting no gave the following reasoning: the 7 room proposal is too dense, there is no off street parking accommodations in an area with significant on street parking problems. **Application not approved.** (WP, KR – yes; MW, CP, RJ – no)

Item #9: **#31 Arlmont Street** SPECIAL PERMIT to establish an accessory apartment. SBL 56.39-4-5. SEQR Determination. Zone R-1. Ward 3. Akhtar Ali & Sardar Ali Khan; applicants/owner.

Tanya Garment, 102 Wurts Street, spoke at the public hearing. She asked that the Board consider approving the apartment. She referred to the apartment on Manor Avenue that was denied stating that the reason for denying was because the owner was not there full time. She said that this owner lives in the house.

Discussion: Akhtar Ali & Sardar Ali Khan were present at the meeting. A. Ali said that they renovated the house with the intension of his sister living in it. She is no longer interested in that. He said that his father lives in the home and that they plan to rent the other unit. His father is part owner of the house and he lives next door. The Board questioned the renovations. W. Platte said that the owner applied for a building permit and received it. After completion of the work, the owner was issued a Certificate of Occupancy.

Board members questioned what their role was in this application because the second unit was existing. There are a number of criteria listed in the code for an accessory apartment including the size of the unit, appearance of the structure, year the structure was built, utilities, etc.

D. Gartenstein requested that the Board meet with him under attorney-client privilege. R. Jacobsen motioned and W. Platte seconded.

The Board agreed to table the application and request that the applicant contact the Zoning Enforcement Officer to visit the site and determine what, if any, variances are needed.

Decision: The Board voted unanimously to table the application. The applicant was advised to contact the Zoning Enforcement Officer. (WP, CP, MW, RJ, KR – yes)

Item #10: #241-267 R Albany Avenue SPECIAL PERMIT to construct and operate a community solar project. SEQR Determination. SBL 48.317-1-2. Zone RRR. Ward 2. Radio Kingston; applicant/owner.

NOTE: Chairman Platte excused himself from the meeting. C. Polacco acted as Chair in his absence. V. Archer participated in the discussion and the vote in his absence.

Discussion: Jimmy Buff, Kingston Radio, and Kai Nybro, SunCommon, were present at the meeting. The special permit application is to construct a community solar project.

The project narrative states that “SunCommon proposes to construct a 409.5 kWp pv system on property owned by Radio Kingston Corp. The system will comply with the Public Service Commission’s CDG program to allow off site participants to receive electric bill credits through the generation of clean renewable energy. Radio Kingston intends to offer this valuable service to other local non-profit organizations in the City of Kingston and other community members, at their discretion, to promote the implementation of renewables and to help the local community.”

The Board asked if there were any changes being made to the antenna and if there were any trees that would need to be removed for this project. The applicants stated that neither of these things would change. The antenna will stay the same. The area around the antenna is vacant mowed area. There would be no removal of trees or brush.

This project will be comprised of 1,092, ground mounted panels at a 25 degree tilt on steel racking, 2 modules high in portrait. In addition to the community solar array, SunCommon will install a 22.5 kWp solar system with battery backup to directly serve the existing on site transmitter building.”

Construction is expected to begin in April and will take approximately 6 weeks after which time the facility will require no daily employees. Solar operation will continue during daylight hours.

SunCommon has built and operated 4 community solar arrays in the Hudson Valley, totaling over 3.5MW including another such project in the City of Kingston. In addition, SunCommon (formerly Hudson Solar) has installed nearly 2,000 solar pv systems over the last 17 years.

The area is accessed through an existing road over the property of the Congregation Emanuel. The utilities will remain in the same location but will be upgraded to allow for the additional power.

The Board discussed the fence. Staff advised that the applicants were requesting a 7' fence which would require approval by the Planning Board. The zoning code allows for 6.5ft. The applicants stated that there is no barbed wire proposed.

The project was considered an Unlisted Action under SEQR. A determination of Environmental Significance was discussed.

Decision: The Board voted unanimously to render a negative declaration under SEQR and to approve the site plan to install and operate a community solar system for 1 year, expiring on February 18, 2021 with a 7' fence, Board Policies #6 – signature on plans, and 25 – installation of a Knox Box. (CP, RJ, MW, KR, VA – yes)

OLD BUSINESS:

Item #11: #348-680, 682-798 North Street & 280-362 R Delaware Avenue & Devils Lake Road SITE PLAN AMENDMENT to construct a multiuse trail. SBL 48.16-6-4, 48.84-1-3, 48.16-6-3.100, 48.16-3-8.100. SEQR Determination. Zone RF-H, Coastal Consistency. The Scenic Hudson Land Trust LLC & City of Kingston/applicants; Quarry Waters LLC/owner.

Discussion: Heather Blaikie and Pamela Richardson was present at the meeting. The application is to modify the approved promenade along the property formerly owned by AVR. The current proposal includes a trail that runs north south along the property. It is a scaled back version of the original proposal and will include a paved trail for public access. The trail has been moved slightly from the original location to avoid impacts to wetlands and other environmental conditions.

The City Corporation Counsel and the attorneys for the Town and Scenic Hudson have been working on easements for the work and for maintenance of the trail.

The Board questioned parking. The applicants said that there are no parking lots proposed at this time. The site is very large and will require a master plan. At this time, the goal is to finalize the trail which will ultimately be part of the Empire State Trail. The Board expressed concern with the lack of parking. The applicants said that it was their understanding that the City was working with the Hutton Brickyards to create parking for the public.

D. Gartenstein stated that there has been discussion on easements and the possibility of abandoning the roadway with a new right of way created for the trail. This would be a consideration of the Common Council if it were to move forward, however, D. Gartenstein wanted to mention it to the Board in case it returned for discussion.

Although this project is considered an Unlisted Action it was treated as a coordinated review due to the number of approvals and funding sources involved as well as the crossing of the municipal boundary. The Board issued a Negative Declaration at the January 2020 Planning Board meeting.

The Board reviewed the comments from the Ulster County Planning Board.

Re: Hudson River Brickyard Trail – Site Plan Review

Summary

The City of Kingston and Town of Ulster are coordinating with Scenic Hudson to establish an easement that will result in the development of a portion of the Empire State Trail along the two municipalities Hudson River shoreline. The project is in the City of Kingston's RF-H zoning district and the Town of Ulster's OM zoning district.

The following materials were received for review:

- Referral form
- Site Plans
- Proposed easement plan
- Application
- Project review notes 1/13/2020
- Lead agency response form
- Full EAF
- Site photos
- Scenic Hudson Project Narrative

Recommendations

The Ulster County Planning Board (UCPB) would like to compliment both the Town of Ulster and the City of Kingston for their efforts in enabling the creation this critical link of the Empire State Trail.

Easement

As of the submission by both referring bodies, the proposed easements to do not appear to have been finalized.

Required Modification

Final, established, easements for the project will need to be completed as a condition of approval.

Parking

The proposal indicates a total of eight (8) parking spaces on the northern end/Town of Ulster side of the project and parking and/or a linkage to available parking is indicated on the southern side of the proposal. The County's recent experience with the Ashokan Rail Trail indicates that multi-modal trails are significant draws and require sufficient parking to accommodate that demand. Both entities should take steps to analyze whether the parking demand is being met or additional parking will be required.

Required Modification

It is recommended that the Town and City take steps to ensure that there is adequate availability of parking at both the southern and northern access points to this portion of the Empire State trail. Access to any nearby existing off-site parking should be noted if it is intended to serve the trail (Kingston Point Beach parking?) on the plans and steps to identify areas that could be utilized to expand the parking proposed will need to be indicated on the plans.

The Board concurred with the required modification that easements be established. The attorneys for all parties are working on this issue.

The Board expressed concern with the lack of parking but moved to override the UCPB required modification for parking. At this time, the applicants stated that they will be creating a master plan for the property but that the current plan is only to move the trail forward. It was also recognized that the Town of Ulster portion will be taken up on February 20th by the Town Board for final approval.

Decision: The Board adopted a Negative Declaration of Environmental Significance at the January Planning Board Meeting. The Board voted unanimously to approve the site plan amendment with the following conditions: working with the Town of Ulster, City of Kingston and Scenic Hudson Land Trust on easements and any maintenance agreements, allowing for use as part of the Empire State Trail, working with all agencies to develop future parking in the City of Kingston. The current plan does not include parking locations as specified in the UCPB required modification. The Board had moved under discussion to override the UCPB comment for parking. The required modification that easements be finalized is currently underway. (CP, MW, RJ, KR, VA – yes)

Item #12: #139 Cornell Street SITE PLAN to install an entryway canopy over the public right of way. SBL 48.334-5-13. SEQR Determination. Zone M-2 & R-2. UC NYS ARC; applicant/owner.

NOTE: W. Platte returned to the meeting as Chair.

Discussion: Andrew Scandariato was present at the meeting. The applicants are seeking approval for a canopy extending from their entry over the public right-of-way. Building over the public right-of-way requires approval from the Planning Board, DPW, and the Mayor. The application was tabled at the previous meeting because the Assistant Corporation Counsel wanted to discuss the location with the City Engineer. The Superintendent of Public Works had already weighed in on the application only questioning how the canopy would be secured. The information was also sent to the Mayor's Office.

J. Schultheis, City Engineer, said that he did not see an issue with the awning as long as it was understood that should there be an issue or improvements in the public right, that the awning may need to be removed. Staff expressed this concern to the applicant. The representative at the meeting acknowledged that this may need to be removed in the future.

The application was considered a Type II Action under SEQR and therefore is predetermined to have no significant adverse impact and no further review is required.

Decision: The Board voted unanimously to render the project a Type II under SEQR and to approve the site plan for installation of an entry canopy over the public right of way with the condition that if the City needs to do work to the public right of way at any time in the future, the canopy may need to be removed, and that insurance will need to be submitted naming the City as additionally insured in accordance with City Code and Board Policy 24.. (WP, MW, RJ, CP, KR – yes)

NEW BUSINESS:

Item #13: #501-507 & 515 Albany Avenue SITE PLAN to establish a plumbing and heating company in an existing building. SBL 48-270-5-7 & 48.270-5-6. SEQR Determination. Zone C-3. Ward 6. JSP Plumbing and Heating Co.; applicant/owner.

Discussion: John Parker and Paul Jankovitz were present at the meeting.

The application is to establish a plumbing and heating company, JSP Plumbing and Heating, in the building formerly occupied by Begnal Motors. The property is multiple parcels. The plans show 4 parcels but the tax maps show that the property is 2 parcels. The owner was advised that the lot lines should be deleted to create one parcel containing both the building and parking. This also would eliminate the need for cross-easements.

S. Cahill explained that she had met with the architect and had gone over some changes since the original submission including widening some parking areas for commercial vehicles, changing the location of dumpster enclosure, removal of a shed that will be taken by Begnal, and future signage for the site. The signage that was used for Begnal is not on the property.

The applicants were advised that the Engineering Office questioned the floor drains and if/how they are connected to the City system. This was discussed with the applicant's representative and this will be closed off and not used. It was also confirmed the site has environmental clearance. A study was commissioned prior to purchase by the owner and a copy was submitted to staff for the records.

The Board reviewed the circulation pattern. There will be changes to the circulation pattern to close some of the entrances along Albany Avenue. The entrance/exit to the site will be off of Harding Avenue with a secondary exit only onto Albany Avenue. The exit onto Albany Avenue will be a right turn only with signage and an angled exit to eliminate the ability to turn left. R. Jacobsen questioned the location of the curb cut on Harding Avenue being so close to the intersection and the ability of trucks to pull in and out without blocking the intersection. P. Jankovitz said that there were issues in choosing the best location for access because he was trying to keep the access away from Albany Avenue. The Board agreed but asked that the City Engineer confirm the location and advise the applicant if there are any recommendations.

There are no changes proposed to the Harding Avenue garage bays. This area will still be used by trucks and accessed by a wide curb cut running along the length of the property. The signage for "Parking Loading Zone" will be placed on the building wall.

There are no changes proposed to the lighting. There is existing building lighting and existing pole lighting. The architect is going to look at reducing the lighting levels and maintain down lighting.

The plans show a refuse enclosure proposed with chain link and privacy slats. A gate detail is provided. After discussing with the architect this enclosure may be moved eastward to allow for larger spaces for box trucks that the company owns.

Parking – there are 45 parking spaces proposed. The parking requirement based on 3,992sf of office spaces and 6,415 sf of warehouse space is 17 spaces. The parking plan exceeds the requirement under the zoning code. 2 handicap parking spaces shown on the plans as well, with appropriate signage for each and an open access aisle between. Sign details are ADA standard. On the west side there is a row of 16 vehicles. Under zoning you must have a maximum of 12 unless a waiver is granted by the Planning Board.

Sidewalks will remain the same with the exception of installing ADA Curb ramps. There needs to be one at the corner of Harding and Albany Avenues, and one at each side of the exit lane to Albany Avenue and the last ones end of the paver walkway nearest Harding Avenue and the opposite side of the ingress lane. The front entrance is on grade to the doorway into the building as are all the others. Staff discussed have a mechanism for an automatic door opener when approaching the front entry. The applicant said that there would really not be much need for the public to visit the site. They will have a doorbell and will open the door for customers if needed. In addition curb cuts that will no longer be used along Albany Avenue will be closed off with new curbing to match the current materials and the sidewalks will be leveled along this stretch of roadway.

The following Board Policies should be considered: #6 signature on final plans, #4 – Lighting and #4a – adjustment after activated if necessary. #10 – banners and flags are prohibited except during grand opening, #11 – window signage limited to 20%, #12 – emptying of dumpsters during normal business hours, #25 – Knox Box, #26 – obtain building permit in accordance with permit \$405-30

Signage – The plans show no business identification signage. The Board requested that any signage return before them for review and approval. The applicants said that they would like to add a freestanding sign and wall signage on the building.

Screening – There is a residential property to the north section of the property on the Harding Avenue side. Stockade fencing will be connected the existing fence to carry through to the front of the commercial building.

Landscaping – Landscaping will also be added along Albany Avenue. Landscaping types were discussed. A final landscaping plan will be submitted to staff for review and approval. The applicants will work to find low maintenance plantings and trees that can be added to the site. The current plans include 3 types of grasses: Tall Fescue or Kentucky Bluegrass, Perennial Ryegrass, 2 sugar maples, and yews. Since there is more parking than required under code, the Board encouraged more bump ins to provide for additional tree This includes some interior bump-ins that will have a sugar maple along both sides of the exit lane to Albany Avenue.

This is considered and Unlisted Action under SEQR. A determination of Environmental Significance was discussed.

Decision: The Board voted unanimously to render a negative declaration of environmental significance and to approve site plan with the following conditions: 1 – the applicant will file for a lot line deletion to combine the lots into one, 2- confirmation on the entrance with the City Engineer, 3 - ADA tactile ramps along the exterior sidewalks as discussed, 4- addition of screening between property lines, 5- agreement and approval for work in the right of way, 6- final landscaping plan with trees provided to staff, 7- signage plan will return to the Board for approval and Board policies #6,#4,#4a,#10,#11,#12, #25,and #26. (RJ, KR, WP, MW, CP – yes)

Item #14: #264 Lucas Avenue SITE PLAN to construct a 47 unit apartment complex. SBL 56.88-4-7. SEQR Determination. Zone R-4. Ward 1. SSLI Holdings Inc.; applicant/owner.

Discussion: The applicants requested that the discussion be tabled until further notice.

Decision: The Board voted unanimously to table the application. (RJ, CP, WP, MW, KR – yes)

February 18, 2020 MINUTES

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by:

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #2: #101 Greenkill Avenue (111 Greenkill Avenue) SPECIAL PERMIT RENEWAL to operate a massage and float therapy business. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. Olga Schoonmaker/applicant; 101 Greenkill LLC./Owner.

Suggested Action:

Attachments:

[111 Greenkill Ave SP Renewal Application 4-2-20.pdf](#)

KINGSTON PLANNING BOARD
 City Hall
 420 Broadway
 Kingston, New York 12401
 845-334-3955
APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 111 Greentkill Avenue, Kingston, NY 12421

Property Tax map ID# (SBL): _____

Name of Applicant: Olga Schoonmaker

Applicant Address 65 Perrines Bridge Rd, Tillson, NY 12486

Applicant Phone #: 203 727 4408 Fax #: _____ E-Mail: olga@zephyrfloat.com

Applicant Website zephyrfloat.com

Name & mailing address of owner (if different from applicant): _____

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description): float +
massage facility

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): 101 Greentkill Avenue LLC

Address of property owner: 77 Canell Street, suite 101

Phone #: (917) 686 2664 Fax #: _____ E-mail: libartev@dunarealestate.com

Signature of Owner: [Signature]

OFFICE USE

1. Date received: 2/24/20
2. Application fee received: \$75.00 #1145
3. Zoning district: 0-2 56.109-2-41 N4
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: 4/20/20
7. Planning Board Action and Date: _____

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: <u>Provide floatation therapy and massage therapy to the public</u>			
Project Location (describe, and attach a location map): <u>111 Greenkill Avenue, Kingston NY 12401</u>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <u>Olga Schoonmaker</u>		Telephone: <u>263 727 4408</u>	
		E-Mail: <u>olga@zephyrfloat.com</u>	
Address: <u>65 Perrines Bridge Rd, Tillson, NY 12486</u>			
City/PO: <u>Tillson</u>		State: <u>NY</u>	Zip Code: <u>12486</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<u>X</u>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<u>X</u>
3.a. Total acreage of the site of the proposed action?		<u>0</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u>	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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☒	YES ☐	N/A ☐
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: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	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: _____	NO X	YES
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: _____	NO X	YES
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: _____	NO X	YES

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

Applicant/sponsor name: Olga Schoonmaker Date: 2/22/20

Signature: [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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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)

PROJECT NARRATIVE FORM

Property Address: 111 Greenkill Avenue, Kingston NY 12401

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

This massage and floatation therapy
business currently ~~to~~ employs 2 people
full time (and is run by one owner, full time)
We also employ massage therapy contractors
5-7.

We have been operating for three years
without incident. Open 6 days/week 9am-
8pm most days.

By (Please Print):

Date:

Olga Schoonmaker

2/22/20

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize Olga Schoonmaker to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of _____ in the matter of Zephyr Float
special permit

Print Property Owner's Name

Olga
Owner's Signature

65 Perrines Bridge Rd, Tillson
Owner's Mailing Address

203 727 4408
Owner's Phone Number

2/20/20
Date

Olga
Representative's Signature & Date

65 Perrines Bridge Rd, Tillson
Representative's Address

203 727 4408
Representative's Phone Number

olga@zephyrfloat.com zephyrfloat.com
Representative's E-mail/ Website Address

Office of Planning, City Hall, 420 Broadway, Kingston, NY 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

A complete submission is considered to be:

☒ Application **MUST** be signed by the owner of the property. The application must have **original signature**. (Electronic Signatures will be accepted)

☒ **ALL QUESTIONS** should be answered and all parts of the application complete.

☒ The **SEQR** form must be completed and the applicant acknowledges that they may need to complete additional forms or provide supplemental information.

☐ **NON – REFUNDABLE FEE** – Make check payable to City Comptroller (See attached Fee Schedule). All applicants are advised that the fee submitted with a Planning Board application is non- – refundable. A statement as to how the amount of fee was calculated should be included with submission.

☒ A **COMPLETE PROJECT NARRATIVE** is required with every application. This should have detail on employment, benefit to the community, hours and days of operation, experience with the same type of business, etc... A form is provided in application paperwork.

☐ There are a minimum of **three (3) photos** required for the project. Please make these definitive to the specific project that is being reviewed by the Board. In addition, they should be identified with date, time, keyed to a map to identify location of taking and direction of photo.

☐ There must be **two (2)** original copies (one paper, one digital) of all **site development plans** and **other** supporting documents submitted in original.

☐ Documents that are submitted to review must be legible, of normal size and professionally prepared.

☐ Submission of full application is no guarantee of being approved by the Planning Board and the Planning Board has the authority to require applicants to submit additional information to allow full assessment of the proposed project and will also request additional expert technical assistance as required. This cost may be required to be born by the developer.

☐ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e. - easements, ROW agreements etc...

☐ The applicant should provide a statement from the City Comptroller that all taxes on the property are current.

☐ A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted.

☐ Completed and signed Application Checklist Form.

The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.


Applicant Signature

2/22/20
Date

Olga Schoonmaker
Applicant Name (Please Print)

why float?

Health & Wellness

People float to relieve stress, recover from injuries, fight addiction, eliminate chronic pain, and much more.

Studies indicate that floating increases your dopamine and endorphin levels, boosting your mood and leaving you with a pleasant afterglow that lasts for days afterwards.

Without the need to fight gravity or take-in external information, you'll likely experience the most complete relaxation you've ever felt.

Meditation

Everything you experience while floating comes from within yourself. It's the perfect time to reflect on your life, and reports of creative and personal insights abound.

Float tanks can also be thought of as training wheels for meditation. After about 30-45 minutes of floating, your mind starts producing theta brainwaves, which are responsible for that between waking & sleeping' state.

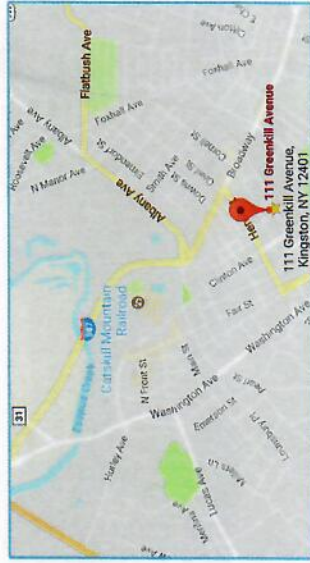
After years of practice, people can enter theta state through deep meditation. Float tanks get you there effortlessly.

Self Improvement

People have cut strokes off their golf game, developed complex scientific theories, and drafted whole portions of books while floating.

With nothing to distract you, your level of concentration and knowledge absorption is astonishing.

Come float with us!



111 Greenkill Avenue

60 Minute Floats \$65
Massage also available

Schedule online or give us a call!

Z E P H Y R
F L O A T

111 Greenkill Avenue
Kingston, NY 12401

845.853.2400

zephyrfloat.com



"Being in a float tank is like
relaxing in outer space."

loating is about everything
that you won't be doing.

you won't be fighting gravity.
ie 1000 pounds of epsom salt in the water
akes care of that while you lie on your back.

ie water is kept at 93.5 degrees. This is
in-receptor neutral, which means **you lose**
ack of where your body ends and the
ater begins.

our ears stay just below the water, and
ie tanks are insulated against sound.
oise from the outside doesn't reach you.

fter you shut the door and turn off the
ght, **you float in total darkness.**

or an hour **the outside world**
gone, and amazing things happen.

turns out that when you're not
ghting gravity or constantly taking
information **your body has a lot of**
ltra resources at its disposal.

our mind is free to mull things over
ithout distraction, your brain pumps
it dopamine and endorphins, and your
ody gets to rest, de-stress, and heal.

's likely to be the most
laxing thing you've
ver e xperienced.

GOING INTO YOUR FLOAT

Don't drink caffeine before. Eat a small meal 1½ hours prior
Remove your contacts. Don't shave or wax before

Arrive and check in.

You don't need to bring anything but yourself.

We'll cover the basics together and answer your questions.

Then
you
shower



put in
earplugs



and
step
into
the
float
tank



Close the door behind you,

turn off the lights when you're ready



and float.



After an hour

*music fades in, easing
you out of your float.*



Turn on the lights and

Step out when you're ready

get dressed, and back

in your post-float glow.

Have some complimentary tea with us if you'd like,

and float on.



*rinse off
the salt water*

Is this like Altered States?

Yes, but you're not submerged in water, you don't eat ritualistic mushrooms, and only a small percentage of floaters turn into proto-human monkeys.

Do I need to bring anything?

Nope, just yourself. Towels, robes, earplugs, and everything else you need are provided.

What if I'm claustrophobic?

People with claustrophobia consistently report no problems with floating, and two of our float tanks are, in fact, gigantic open rooms.

Can I drown if I fall asleep?

Nope. Some people fall asleep, but the water is so buoyant you stay afloat. The worst that can happen is getting woken up by a bit of salt water in your eyes.

How are the tanks kept clean?

The highly sterile salt water is fully filtered three times between each float and is sanitized with Hydrogen peroxide and Ozone.

Can I bring a friend?

Absolutely. We do have 2 float tanks. Just be sure to call and schedule ahead.

Is this new-agey mumbo jumbo?

Floating has been around for over 60 years, and has oodles of published research to back it up. No mumbo or jumbo here.

FLOATS

60 Minute Float | \$65

90 Minute Float | \$80

New In Town (*three 60-minute floats*) | \$130

Cannot be shared with anyone else. New clients only.

One Year Unlimited | \$1560

Bring a friend to float at the same time and their float is \$50.

MASSAGE

Swedish, Firm Swedish, Deep Tissue, Prenatal

60 Minute Massage | \$100

90 Minute Massage | \$150

Add CBD oil to any massage | \$25

THE COMBO

60 Minute Float + 60 Minute Massage | \$155

MEMBERSHIP

Float Club (*floats never expire*) | \$49 monthly

- One 60 minute float per month (additional floats \$50)
- Bring a friend to float at the same time for member price
- Complimentary CBD tea or kombucha at time of appointment
- 20% off massages
- Free Birthday float
- 5th float in one month is free

Take time for yourself.
We'll take care of everything else.

ZEPHYR FLOAT

845-853-2400 | ZEPHYRFLOAT.COM

ZEPHYR FLOAT



WHAT IS FLOTATION?

Otherwise known as sensory deprivation, floatation therapy is a state of total relaxation in an environment free from outside stimulation. 1000 pounds of Epsom salt dissolved in 10 inches of water cradle you as you float effortlessly in a comfortable space void of light or sound to distract you. This practice soothes tired, sore muscles and allows you to find peace away from the hectic world outside. Some describe it as floating in outer space, while others compare it to going back to the womb.

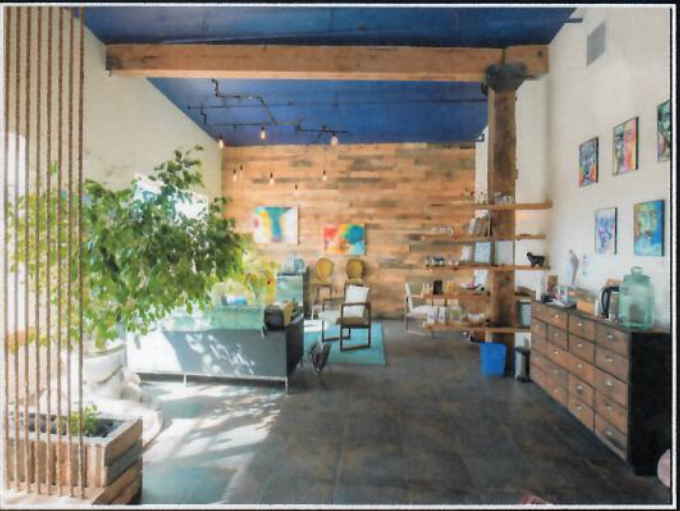
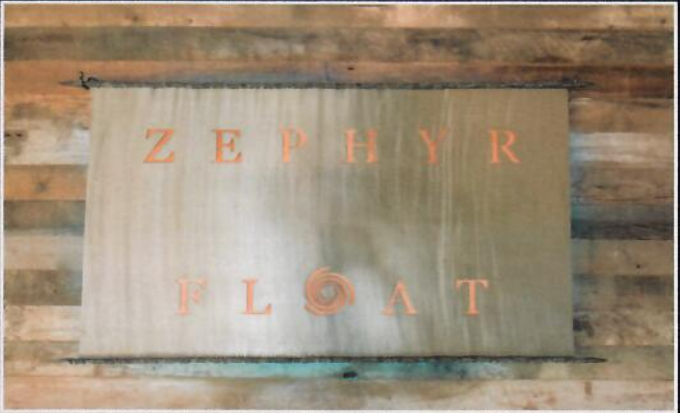
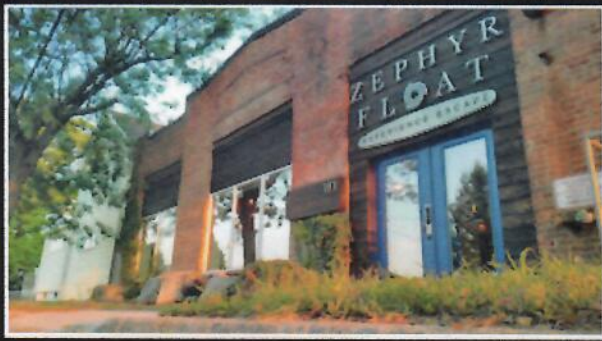
WHY FLOAT?

Mind - Floatation therapy relaxes your brain and stimulates the Theta brain wave. This state allows for deep relaxation and boundless creativity. Relieve stress, reduce anxiety, and enhance meditation practice.

Body - Your body is cocooned in a supersaturated solution of Epsom salts which soothes sore muscles to relieve chronic pain, ease pregnancy discomfort and improve sleep.



111 GREENKILL AVENUE KINGSTON, NY | 845-853-2400



Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #3: #128 Tremper & 1 Ardsley LOT LINE DELETION of the Lands of Williams and Flores. SBL 48.334-7-19 & 48.334-7-18. SEQR Determination. Zone R-2. Ward 6. Kelli Williams & Christopher Flores; applicant/owner.

Suggested Action:

Attachments:

[128 Tremper - 1 Ardsley Application Lot Line 4-20-20.pdf](#)

[128 Tremper - 1 Ardsley Lot Line Map PBM 4-20-20.pdf](#)

2020

City of Kingston
NEW YORK
OFFICE OF PLANNING
APPLICATION FOR SUBDIVISION

LOT LINE DELETION, LOT LINE
REVISION



To be completed by applicant

1. Project name: LOT LINE DELETION
2. Location: 128 TEMPER Property Tax map ID# (SBL) 1 ADDSLEY
3. Size (acres) of land to be modified: 1.57
4. Number of lots to be created: 1
5. Name & mailing address of owner: Kelli Williams 239 SPRINGTOWN RD
NEW PALTZ NY 12561
6. Name & mailing address of applicant: "
E-mail/Website: kellikelli@gmail.com
7. Construction plans submitted? NO
8. Waiver (s) to improvements requested? NO
9. Improvements checklist:

☐ streets	☐ stormwater drainage	☐ street signs
☐ curbs	☐ sanitary sewers	☐ street lights
☐ sidewalks	☐ water mains	☐ street trees
☐ fire alarms	☐ hydrants	☐ park & playgrounds
10. Signature of owner: Kelli Williams
Date: 2/26/20 Phone: (H) 314.479.4943 (W) E-mail

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

OFFICE USE

1. Date received: 2-27-20
2. Application fee received: \$200.00
3. Zoning district: R-2 Ward: 6
4. UCHD approval? ☐ Fire Dept. approval? ☐ Water Dept. approval? ☐
5. Date of hearing notice publication:
6. Date of public hearing: 4-20-20
7. Planning Board Action and Date:

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: COMBINE LOT			
1 HEDSLEY E 128 TREMPER			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Rejoin buildings into a multifamily.			
Name of Applicant or Sponsor: Kelli Williams		Telephone: 314.479.4943	
		E-Mail: kelli:kelli@gmail.com	
Address: 239 SPRINGTOWN RD NEW FAIRFAX			
City/PO: NEW FAIRFAX		State: NY	Zip Code: 12561
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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?			NO YES
If Yes, list agency(s) name and permit or approval:			☒ ☐
3.a. Total acreage of the site of the proposed action?		57 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
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: _____	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		

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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Kelli Williams</u> Date: <u>2/26/20</u> Signature: <u>[Signature]</u>		

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

PROJECT NARRATIVE FORM

Property Address: 1 ARDSLEY

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc...

WE WOULD LIKE TO CHANGE
1 ARDSLEY & 128 TREMPER INTO A
DUPLEX AS ORIGINALLY BUILT

Prepared By (Please Print): KEVIN WILLIAMS
Date: 2/26/10
Rev. 10/02

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

Policy #1: Storm Water Management Plans shall be prepared using a 20-25 year storm. (Adopted 6/13/96). **1a:** To determine if a SPDES General Permit for Construction Activity is necessary, each project before the Planning Board will have to include a calculation of the land area to be disturbed as a result of the project, and the name and contact information of the individual making the statement. (Adopted 3/10/03)

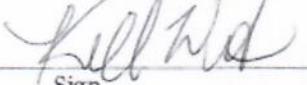
Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans. (Adopted 6/13/96)

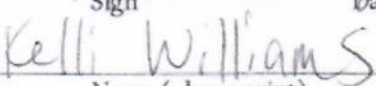
Policy #3: As-built plans, certified by a licensed professional engineer and/or architect, must be submitted to Planning to be reviewed and approved demonstrating that the site work complies with Planning Board approval, before the City issues a Final Certificate of Occupancy, and when applicable, before the final release of a performance bond being held on the project. (Adopted 7/11/96, Amended 1/13/03, Amended 2/13/06). **3a:** If a performance bond or other satisfactory instrument is not provided to the City within 1 year of the date of the Planning Board authorization of amount, the applicant/developer must re-certify the detailed cost estimate, with approval from the City Engineer and the Planning Board. If a project is flipped to another developer, the cost breakdown numbers must be re-affirmed by the new project owner and in the case of the 1 year time frame lapsing is re-submitted to the City Engineer for approval and to the Planning Board. (Adopted 2/13/06). **3b:** If the Planning Board determines that a performance bond is required for the project, a building permit cannot be issued until a suitable bond is provided to the City of Kingston, in a form acceptable to Corporation Counsel, in an amount approved by the City Engineer, with a 10% contingency. (Adopted 10/10/06)

Policy #4: Lighting levels between 1-5 footcandles be used as the standard for site lighting. (Adopted 7/11/96). **4a:** Once lighting is installed per approved plans, if there is a problem of glare across property lines, the owner will be required to adjust or modify the fixture, correcting the situation, to the satisfaction of the City. (Adopted 8/12/99).

Policy #5: The gravel parking area shall be maintained as originally developed. Removal of vegetation and replacing lost stone shall be considered as part of regular maintenance. (Adopted 7/11/96, Amended 10/9/97).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on _____, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01, Amended 5/14/07)



Sign Date


Name (please print)

Sign Date

Name (please print)

Note: Policy #6 is to be placed on the site plan and signed by the applicant/owner.

Policy #7: The Board adopted a policy limiting the length of time that a site plan application may remain "active". After this time period, if no further action has been taken by the applicant, a new application and fee would be required. The Board approved the maximum time period as one year. (Adopted 2/14/97) 7a: If the Planning Board approved an application with contingencies, those conditions must be addressed within one (1) year of the Board's decision, otherwise the approval is null and void and a new application fee would be required to carry out the project. (Adopted 10/9/01)

Policy #8: The Board may require that the applicant to designate a Clerk of the Works, preferably a qualified professional, who will be available and responsible for the daily activity on the project site. (Adopted 11/13/97). 8a: The project applicant must submit a project directory listing the name, address, phone number, e-mail and a description of responsibility of all persons who are contacts for the project, to the Planning Office. (Adopted 5/13/02)

Policy #9: The Board may require the applicant to have a licensed land surveyor mark out the actual building corners if new construction will be within 10' of an adjacent property line, and/or if the setback is greater than 10' and a variance is granted for the setback of the new construction. (Adopted 8/10/98)

Policy #10: The use of banners, flags or string devices, such as lights, flags etc... are expressly prohibited, with the exception of a grand opening, where they shall be allowed to be in place for a maximum of 30 days. (Adopted 1/21/99)

Policy #11: Signage, whether temporary or permanent, placed within the windows of a business, shall be limited to twenty percent (20%) of the total window area. (Adopted 1/21/99)

Policy #12: The emptying of dumpsters and deliveries/pick-ups are to be conducted during normal business hours, Monday - Friday, 9AM to 5PM. (Adopted 11/4/99)

Policy #13: When there are changes to the contact individual's name, mailing address or phone number, the applicant is responsible for notifying the Kingston Planning Office within thirty (30) calendar days. (Adopted 3/12/01)

Policy #14: A site plan submittal to the Planning Board must contain the following underground statement: (Adopted 9/9/02)

Before undertaking any digging, drilling,
Blasting or disturbance to the ground in
Any way, for any reason, all individuals
must contact
DIG SAFELY NEW YORK
at
811 or www.call811.com

#14a: Central Hudson requests those seeking approval for subdivision, site plan or other development which may be subject to utility easements to contact the Real Property Services Representative at 845-486-5290 to identify transmission utility easements, provide information, and answer any questions. For all new service connections with Central Hudson Energy Group, applicants or their representatives must contact the utility at their web site <http://www.centralhudson.com/servicerequests>

Policy #15: Applicants presenting plans to the Kingston Planning Board will provide an analysis of zoning data (requirements and proposed) including, but not limited to all aspects of the lot and bulk schedules, off-street parking, identifying zoning and use breakdown in terms of square footage etc... (Adopted 10/15/02). 15a: "Applicants presenting plans to the Kingston Planning Board will provide a legend to define abbreviations and acronyms used in plan sets and submitted documents". (Adopted 10/14/08).

Policy #16: As the property owner of # 1 ARDSLEY, I, Kelli Williams, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements that the special permit shall be subject to revocation. (Adopted 11/10/03)

Policy #17: Any applicant under review by the Planning Board for residential development of 10 units or more, must contact the Kingston City School District to provide a written statement identifying any potential impacts on the school system and whether these impacts can be accommodated or if mitigating measures are necessary. (Adopted 7/12/04) **17a:** Applicants proposing non owner occupied residential housing, must complete and submit proof that the landlord Registration Application has been filed with the Building Safety Division also identifying managing agent and contact information pursuant to Local Law #3 of 2004 as amended by Local Law #3 of 2005. (Adopted 7/12/04; Amended 10/11/05).

Policy #18: Applicants submitting proposals to the Kingston Planning Board for residential development and/or subdivision may be required to reserve parkland, or remit a fee in lieu of parkland, or provide a combination thereof, pursuant to Local Law #6 of 2004. (Adopted 2/14/05)

Policy # 18a: I/we, the owner/applicant, understand that I/we must remit a fee in lieu of parkland as assessed by the Planning Board pursuant to Local Law #6 of 2004, in the amount of NA, at a meeting held on _____ prior to the issuance of a building permit or any site related work taking place. I/we understand that this fee is non-refundable once remitted to the City of Kingston, whether or not the project is undertaken. (Adopted 4-14-14)

Sign Kelli Williams Date 2/26/20
Name (Please Print) Kelli Williams

Sign _____ Date _____
Name (Please Print) _____

Policy #19: NOISE ORDINANCE COMPLIANCE \$300 "The City of Kingston Noise Ordinance, I.L. No. 1-1992, limits Noise Disturbance. Project sponsors must comply with all requirements of the law and should inspect the City Code to determine what measures need to be complied with or if a separate permit will be required both during and after construction". (Adopted 12/11/06).

Policy #20: CONSULTING FEES, §347-4: "The City Planning Board, in accordance with the Kingston City Code, Section 347-4, may require an escrow account for consultant services necessary to review an application, at their discretion". (Adopted 2/9/09)

Policy #21: As the property owner of # 1 ARDSLEY, I, _____, agree to follow all of the requirements for the establishment of an Artist Loft listed above referenced in the City of Kingston Zoning Ordinance Section 405-46, and also understand that if these requirements are not fully complied with the special permit shall be subject to immediate revocation. Property Owners signature: Kelli Williams Date: 2/26/20
(Adopted 11/9/09)

Policy #22: All residential units with appliances, with devices or systems that may emit carbon monoxide or has an attached garage, including individual rental units within an apartment complex, condominiums, boarding houses, etc. are required to have at least one carbon monoxide detector. (Adopted 3/8/10)

Policy #23: Bluestone sidewalk and curbing will be maintained where existing, and will be protected during construction activity. If damaged or removed, it will be replaced at the expense of the developer/owner. Project owners/sponsors are required to submit a written plan for the preservation and protection of the bluestone in a controlled program. Information on acceptable methods may be obtained by contacting the Historic Landmarks Preservation Commission. (Adopted 4/12/10)

Policy #24: Sidewalk Standards as prescribed under §358-9 of the City Code will be applied to all projects where obstructions/projections are proposed to and over City sidewalk/ROW areas. (Adopted March 19, 2018)

Policy #25: Where a project involves a mixed-use, commercial or multifamily and is subject to Planning Board approval, a Knox Box that is compatible with the City of Kingston will be purchased and installed for public safety precaution. (Adopted March 19, 2018)

Policy #26: That any and all Board decisions made for site development plan/special permit shall acquire a building permit in accordance with §405-30, unless otherwise extended through a Board decision as recognized under the existing Code.

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



CITY HALL, 420 Broadway
KINGSTON, N.Y. 12401
845-331-0080

TO THE CITY PLANNING BOARD:

This will authorize

NA

To represent me/us and make statements on my/our behalf at the Kingston City

Planning Board meeting of _____ in the matter of _____

1 ARDSEY KINGSTON NY

KEVIN WILLIAMS

print property owner's name

Kevin Williams

owner's signature

239 SPRINGTOWN RD

owner's mailing address

314.479.4943

owner's phone number

2/26/2020

date

NA

representative's signature & date

representative's address

representative's phone #

ADDITIONAL NOTIFICATIONS

If there are other individuals who are involved and/or desire notification of the meeting and decision, please list below:

Please print name, address and phone number:

1.

KEVIN WILLIAMS
239 SPRINGTOWN RD
NEW PALTE NY 12561

2.

3.

4.

If additional names are necessary, please use lower section or back side of form.

Thank you.

ULSTER COUNTY REAL PROPERTY
TAX SERVICE AGENCY
244 FAIR STREET
KINGSTON, NEW YORK
12401
331-9300 EXT. 314

ULSTER COUNTY STREET NAME APPROVAL REQUEST

Please print all information

TOWN: Kingston SUBDIVISION NAME: _____
VILLAGE: _____
CITY: KINGSTON

NAME REQUESTED SAME
(Street, Road, Avenue, Lane, Place and/or Way)
1) 1 ARDSLEY 4) _____
2) 128 TREMPER 5) _____
3) _____ 6) _____

LOCATION INFORMATION

Please sketch on reverse side or attach a copy of a map.

Nearest intersection street or road:

NORTH of: _____

SOUTH of: _____

EAST of: _____

WEST of: _____

Tax Map Identification

Section	Block	Lot
<u>48-334</u>	<u>7</u>	<u>19</u>
<u>48.334</u>	<u>7</u>	<u>18</u>

Comments supporting this request.

Applicant Information

NAME: Kelli Williams
ADDRESS: 239 SPRINGTOWN RD
PHONE #: 314.479.4943

FOR R.P.T.S.A.
APPROVAL

Signature _____
Date _____

Return to above address for approval

PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

A complete submission is considered to be:

- _____ Application **MUST** be signed by the owner of the property. The application must have original signature.
- _____ **ALL QUESTIONS** should be answered and all parts of the application complete.
- _____ The **SEQR** form must be completed and the applicant acknowledges that they may need to complete additional forms or provide supplemental information.
- _____ **NON - REFUNDABLE FEE** - Make check payable to City Comptroller (See attached Fee Schedule). All applicants are advised that the fee submitted with a Planning Board application is non- -- refundable. A statement as to how the amount of fee was calculated should be included with submission.
- _____ A **COMPLETE PROJECT NARRATIVE** is required with every application. This should have detail on employment, benefit to the community, hours and days of operation, experience with the same type of business, etc... A form is provided in application paperwork.
- _____ There are a minimum of **three (3) photos** required for the project. Please make these definitive to the specific project that is being reviewed by the Board. In addition, they should be identified with date, time, keyed to a map to identify location of taking and direction of photo.
- _____ There must be **three (3) original copies** of all site development plans and other supporting documents submitted in original.
- _____ Documents that are submitted to review must be legible, of normal size and professionally prepared.
- _____ Submission of full application is no guarantee of being approved by the Planning Board and the Planning Board has the authority to require applicants to submit additional information to allow full assessment of the proposed project and will also request additional expert technical assistance as required. This cost may be required to be born by the developer.
- _____ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e., - easements, ROW agreements etc...
- _____ The applicant should provide a statement from the City Comptroller that all taxes on the property are current.
- _____ A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted.
- _____ Completed and signed Application Checklist Form.

The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.

Applicant Signature

Date

Applicant Name (Please Print)

Water Availability Form
(To be used for minor residential developments)



Return to Kingston Water Dept.:

Phone: 845 331-0175
Fax: 845 340-9209
Email: water@ci.kingston.ny.us
111 Jansen Ave
Kingston, NY 12401

Property Information

Location: 128 TREMPER & 1 ARDSLEY

Nearest Cross Streets: 128 TREMPER and 1 ARDSLEY
(If cross streets are not provided, a map showing the location of the property must be submitted)

S/B/L: 48-334/7/19 & 48-334/7/18

Contact Information

Name: KELLI WILLIAMS Phone: 314.479.4943

Address: 239 SPRINGTOWN RD Fax: _____

Email: kellikelli@gmail.com Date: 2/26/2020

Water Availability

Tap: Yes ☒ No ☐ Date of Tap: _____ Size: _____

Nearest Water Main: _____ Size: _____

Comments:

Date: 2/26/20 Initials: kw

This is provided for information purposes. All rules and regulations of the Kingston Water Department must be complied with before water service can be obtained.

CITY OF KINGSTON
Office of the Comptroller
comptroller@kingston-ny.gov

John Tuey, Comptroller



Steven T. Noble, Mayor

DATE: February 27, 2020

PROPERTY OWNER: Willis White

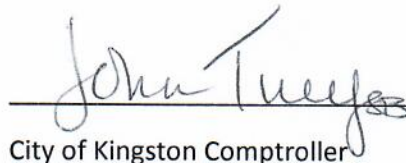
PROPERTY ADDRESS: 1 Ardsley St

SBL# 48.334-7-18

To Whom It May Concern:

This is to certify that there are no taxes due on the above referenced account to the City of Kingston through the 2020 General Tax and the 2019-20 School Tax. This tax search covers the payment of taxes for the last five years.

If you have any questions, please feel free to give our office a call at (845)334-3935.


City of Kingston Comptroller

John Tuey

SEAL:

CITY OF KINGSTON
Office of the Comptroller
comptroller@kingston-ny.gov

John Tuey, Comptroller



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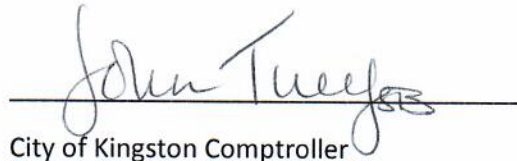
PROPERTY ADDRESS: 128 Tremper Ave

SBL# 48.334-7-19

To Whom It May Concern:

This is to certify that there are no taxes due on the above referenced account to the City of Kingston through the 2020 General Tax and the 2019-20 School Tax. This tax search covers the payment of taxes for the last five years.

If you have any questions, please feel free to give our office a call at (845)334-3935.


City of Kingston Comptroller

John Tuey

SEAL: 



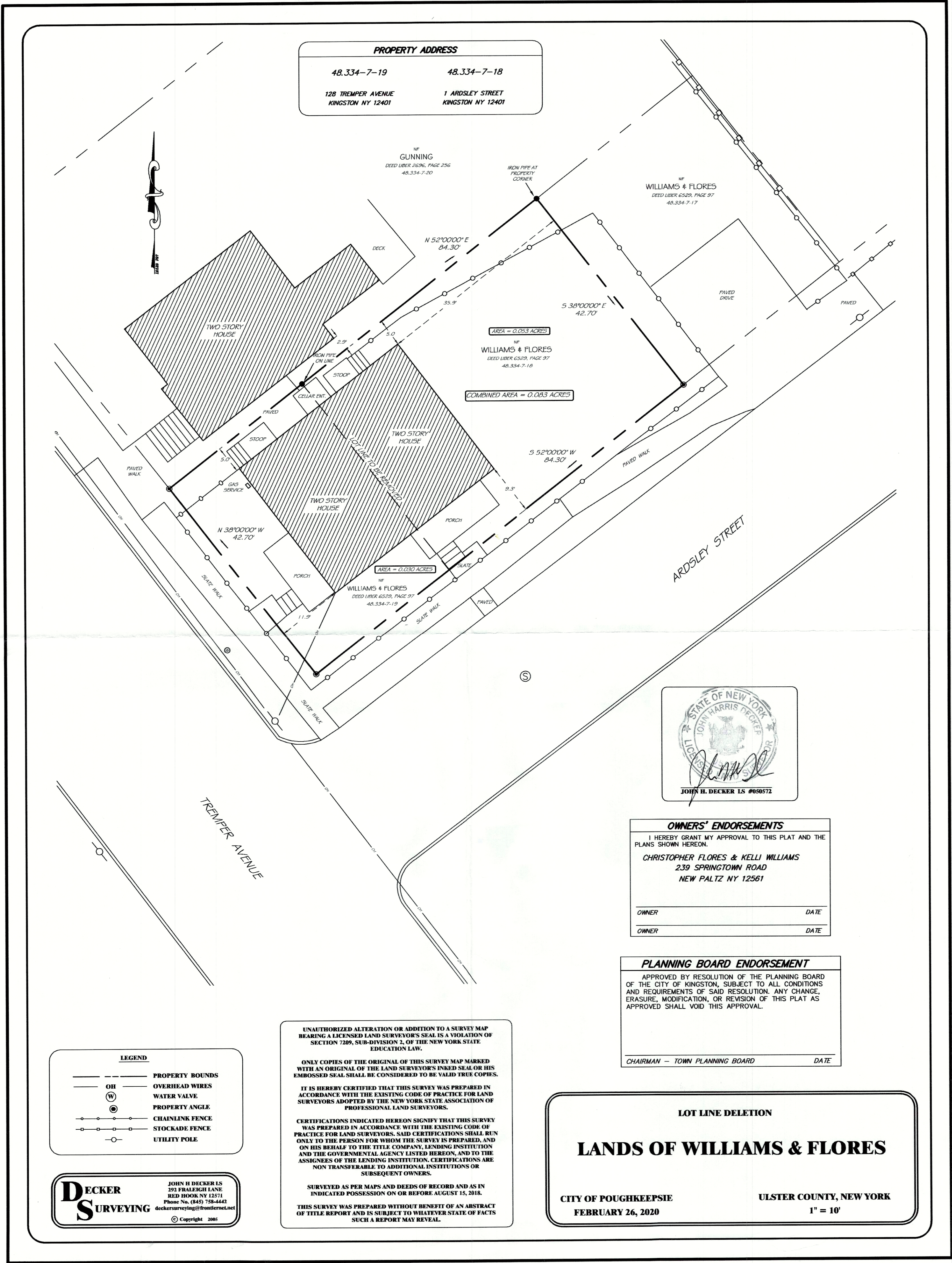
48.334-7-19		510800 KINGSTON		Active	R/S: 1	School: KINGSTON CO																				
White, Willis		Roll Year: 2019 Curr Yr		1 Family Res		Land AV: 5,000																				
128 Tremper Ave		Land Size: 43.00 x 30.00		Homestead		Total AV: 110,500																				
Owner Total: 1 Name: Willis White Addl Addr: Street: 40 Summer Street PO Box: City: Kingston, NY Zip: 12401-				Site Total: 1 Prpcls: Nbhd Cd: Sewer: Water: Utilities: 1 Family R 8300 Comm/pul Comm/pulGas & ele																						
Taxable Value County: 110,500 Muni: 110,500 School: 110,500 Schl after Star: 110,500		Miscellaneous Book: 6529 Page: 97 Mortg: Bank: Acct No: 034210.000		Land Total: 1 Type: FF: Depth: Acres: Sqft: Primary 43.00 30.00 0 0																						
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Double click to open a window



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White, Willis		Roll Year: 2019 Curr Yr		1 Family Res		Land AV: 9,000																							
1 Ardsley St		Land Size: 53.00 x 45.00		Homestead		Total AV: 123,000																							
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Double click to open a window



Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #4: #89 & 91-95 German Street LOT LINE DELETION of the Lands of Nicholas Cassetta. SBL 56.42-14-23 & 56.42-14-24.100. SEQR Determination. Zone RT. Ward 8. Nicholas Cassetta; applicant/owner.

Suggested Action:

Attachments:

[89,91-95 German St Lot Line Deletion PBM042020.pdf](#)

[Cassetta Lot Line Deletion PBM 042020.pdf](#)

City of Kingston
NEW YORK
OFFICE OF PLANNING
APPLICATION FOR SUBDIVISION
LOT LINE DELETION, LOT LINE
REVISION



2020

To be completed by applicant

1. Project name: 89 GERMAN ST AND 91-95 GERMAN ST
2. Location: 89 GERMAN ST
91-95 GERMAN ST Property Tax map ID# (SBL) _____
3. Size (acres) of land to be modified: 0.2' X 100 22 X 79
4. Number of lots to be created: ONE
5. Name & mailing address of owner: NICK CASSETTA
54 SPRUCE ST KINGSTON NY 12401
6. Name & mailing address of applicant: NAME AS ABOVE
E-mail/Website: NCASSETTA@POLEK.COM
7. Construction plans submitted? _____
8. Waiver (s) to improvements requested? _____
9. Improvements checklist:

☐ streets	☐ stormwater drainage	☐ street signs
☐ curbs	☐ sanitary sewers	☐ street lights
☐ sidewalks	☐ water mains	☐ street trees
☐ fire alarms	☐ hydrants	☐ park & playgrounds
10. Signature of owner: [Signature]
Date: 2/19/20 Phone: (H) 973-880-220 (W) 736-5260 E-mail: NCASSETTA@POLEK.COM

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

OFFICE USE

1. Date received: 2/28/20
2. Application fee received: \$200.00 #318
3. Zoning district: RT Ward: 8 56.42-14.23 & 24.1
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: 4-20-20
7. Planning Board Action and Date: _____

X

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			
89 GERMAN ST AND 91-95 GERMAN ST			
Name of Action or Project: SAME AS ABOVE			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: CONVERT 89 GERMAN ST AND 91-95 GERMAN ST INTO ONE ADDRESS			
Name of Applicant or Sponsor: NICH CASSETTA		Telephone: 973-220-3419	
Address: 54 SPRUCE ST		E-Mail: NCASSETTA@POLEK.COM	
City/PO: KINGSTON		State: NY	Zip Code: 12401
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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?		NO	YES
If Yes, list agency(s) name and permit or approval:		✓	
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
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: _____	NO	YES	
	✓		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☒ NO ☒ YES] If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	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: _____	NO	YES
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: _____	NO	YES
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: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Nick CASSETTA</u> Date: <u>2/19/20</u> Signature: <u>[Signature]</u>		

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)

PROJECT NARRATIVE FORM

Property Address: 89 GERMAN ST + 91-95 GERMAN ST

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

CONVERT THESE TWO PROPERTIES
INTO ONE ADDRESS.

By (Please Print): _____
Date: _____

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2018 00000888

Volm-6257 Pg-30

Instrument Number: 2018- 00000888

As

D01 - Deed

Recorded On: January 17, 2018

Parties: CASSETTA LOUIS

To

CASSETTA NICHOLAS

Billable Pages: 3

Recorded By: BARTECH TITLE

Num Of Pages: 3

Comment:

**** Examined and Charged as Follows: ****

D01 - Deed	55.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	310.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	2961	Basic	0.00
KINGSTON CITY				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	0.00
Tax Charge:	0.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Document Number: 2018- 00000888

Receipt Number: 1618271

Recorded Date/Time: January 17, 2018 02:12:04P

Book-Vol/Pg: Bk-D VI-6257 Pg-30

Cashier / Station: r rsec / Cashier Station 2

Record and Return To:

NICHOLAS CASSETTA

165 QUINCY AVE APT #9

KEARNEY NJ 07032



Nina Postupack

Nina Postupack Ulster County Clerk

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 25th day of October in the year Two Thousand Seventeen

BETWEEN LOUIS CASSETTA, residing at 26 Pondfield Road West, Apt. 1B, Bronxville, New York 10708, PAULA ROACH, residing at 52 Glen View, Wilton, Connecticut 06897, and NICHOLAS CASSETTA, residing at 165 Quincy Avenue, Apt. #9, Kearny, New Jersey 07032, all as the sole heirs-at-law of FRANK CASSETTA (deceased 10/6/2017)

party of the first part, and NICHOLAS CASSETTA, residing at 154 Quincy Avenue, Apt. #9, Kearny, New Jersey 07032

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Kingston, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of German Street, said point being 100 feet distant southwesterly from the intersection formed by the westerly line of Ridge Street and the northerly line of German Street, and is also the Southwest corner of the property now or formerly of Mrs. Schatzle; RUNNING THENCE along the westerly bounds of Mrs. Schatzle on a course of North 13 degrees 49 minutes West for a distance of 79.20 feet to a stone wall; THENCE along the said stone wall in a southwesterly direction for a distance of 42.90 feet to the bounds of property now or formerly of Thomas Hillis; THENCE along the easterly bounds of said Thomas Hillis on a course of South 28 degrees 10 minutes West for a distance of 68.00 feet to the northerly line of the aforesaid German Street; THENCE along the northerly line of the said German Street on a course of North 68 degrees 16 minutes East for a distance of 22.00 feet to the point or place of BEGINNING.

PARCEL II:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the northerly side of German Street in the City of Kingston, County of Ulster and State of New York, bounded and described as follows:

BEGINNING at the Northeast corner of said lot and running thence westerly along the bounds of lands now or formerly of Patrick McMahon, 50.00 feet to the lot of land now or formerly of Samuel Hillis; THENCE southerly along the bounds of said Hillis, 114.00 feet to German Street; THENCE easterly along said German Street about 52.00 feet to a picket fence as it stood in August 1873; THENCE northerly along the bounds of a lot now or formerly of Elizabeth Fitzpatrick, widow of Daniel Fitzpatrick, 85.00 feet to the point or place of BEGINNING.

BEING the same premises as conveyed and described in Deed recorded in Liber 2406 Page 269.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

CHECKED

ENTERED

MARK/OFF

[Signature]

[Signature]

[Signature]

Barbara Little

Louis Cassetta
Louis Cassetta
Paula Roach
Nicholas Cassetta
Nicholas Cassetta

STATE OF NEW YORK, COUNTY OF
WESTCHESTER

On the ^{25th} day of October in the year 2017, before me, the undersigned, personally appeared **LOUIS CASSETTA, PAULA ROACH and NICHOLAS CASSETTA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.



MICHAEL AVALLONE
Notary Public, State of New York
No. 02AV6349362
Qualified in New York County
Commission Expires October 17, 2020

STATE OF _____, COUNTY OF _____

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____,

the _____, subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) _____

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto _____

[add the following if the acknowledgment is taken outside NY State] and that said subscribing witness made such appearance before the undersigned in the _____ (insert the city or other political subdivision and the State or country or other place the proof was taken).

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. CRBT-16076

**LOUIS CASSETTA, PAULA ROACH &
NICHOLAS CASSETTA**

TO

NICHOLAS CASSETTA

STATE OF _____, COUNTY OF _____

On the _____ day of _____ in the year _____, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument and that said individual made such appearance before the undersigned in the Town of _____, County of _____ and State of _____

STATE OF _____, COUNTY OF _____

On the _____ day of _____ in the year _____, before me personally came _____

to me known, who, being by me duly sworn, did depose and say that he resides at that _____ he is the of _____

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SECTION 56.42

BLOCK 14

LOTS 23 & 24.100

COUNTY/CITY **ULSTER/KINGSTON**

RETURN BY MAIL TO:

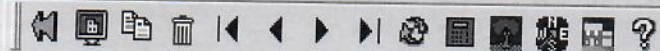
Distributed By
Chicago Title Insurance Company

NICHOLAS CASSETTA
165 QUINCY AVENUE, APT. #9
KEARNY, NEW JERSEY 07032



56.42-14-23		510800 KINGSTON		Reactivated R/S:1		School: KINGSTON CO	
Cassetta, Nicholas		Roll Year: 2019 Curr Yr		Res vac land		Land AV: 11,000	
89 German St		Land Size: 22.00 x 79.00		Homestead		Total AV: 11,000	
Owner Total: 1 Name: Nicholas Cassetta Addl Addr: Street: 54 Spruce St PO Box: City: Kingston, NY Zip: 12401-				Site Total: 1 Prpcls: Nbhd Cd: Sewer: Water: Utilities: Res vac lai 8800 Comm/pul Comm/pul Gas & ele			
Taxable Value County: 11,000 Muni: 11,000 School: 11,000 Schl after Star: 11,000		Miscellaneous Book: 6257 Page: 30 Mortg: Bank: Acct No:		Land Total: 1 Type: FF: Depth: Acres: Sqft: Primary 22.00 79.00 0 0			
Sale Total: 1 Book Page Sale Date Sale Price Owner 6257 30 10/25/17 10 Cassetta, Nichol				Building Total: 0			
Exemption Total: 0 Code Amount Term Year Own Pct				Improvement Total: 0 Type Name Dim1 Dim2 SQFT Yr Built			
Special District Total: 2 Code Units Pct Type Value / Move Tax LB008 Kingston libra .00 .00 .00 LB009 Kingston Libry .00 .00 .00							

Double click to open a window

**56.42-14-24.100****510800 KINGSTON****Active**

R/S: 1

School: **KINGSTON CO****Cassetta, Nicholas**Roll Year: **2019** Curr Yr**Res vac land**Land AV: **17,000****91-95 German St**Land Size: **62.00 x 100.00****Homestead**Total AV: **17,000****Owner** Total: **1**
Name: **Nicholas Cassetta**

Addl Addr:

Street: **54 SPRUCE St**

PO Box:

City: **kingston, NY**Zip: **12401-****Site** Total: **1**

Prpcls:

Nbhd Cd:

Sewer:

Water:

Utilities:

Res vac la**8800****Comm/pu****Comm/pu****Gas & ele****Taxable Value**County: **17,000**Muni: **17,000**School: **17,000**Schl after Star: **17,000****Miscellaneous**Book: **6257**Page: **30**

Mortg:

Bank:

Acct No:

LandTotal: **1**

Type:

FF:

Depth:

Acres:

Sqft:

Primary**62.00****100.00****0****0****Sale**Total: **1**

Book

Page

Sale Date

Sale Price

Owner

6257**30****10/25/17****10 Cassetta, Nichol****Building**Total: **0****Exemption**Total: **0**

Code

Amount

Term

Year

Own

Pct

ImprovementTotal: **0**

Type Name

Dim1

Dim2

SQFT Yr Built

Special DistrictTotal: **2**

Code

Units

Pct

Type

Value /

LB008 Kingston libra**.00****.00****.00****LB009 Kingston Libry****.00****.00****.00**

Double click to open a window

Unauthorized alteration or duplication to this survey map is a violation of section 7209 (2) of the New York State education law.
 subject to any grants, easements or rights-of-way as the same may appear of record.

Note: The bounds of Spruce St & German St. were established per Liber 2406, p. 270. Also included with this survey are any rights which may exist between the street bounds shown hereon and the center of the adjoining streets.
 Now or formerly lands of U.S. Bank National Assoc. Liber 3177, page 002

Now or formerly lands of Eduardo Porra. Liber 3103, page 204

Now or formerly lands of Harold & Katherine Longendyck Liber 2081, page 039

Note: To remain as one Tax parcel 56.042-14-03

0.221 Acres total

Parcel II Liber 2406, p. 270

Parcel I Liber 2406, p. 270

Map

of survey of lands of

Frank Cassetta

situate on

SPRUCE STREET & GERMAN STREET

Now or formerly lands of Andrew Griffin Living Trust
 Andrew Griffin Trustee
 Liber 2615, page 125

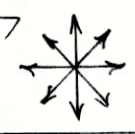
CITY of KINGSTON ÷ COUNTY of ULSTER ÷ STATE of NEW YORK

Ulster County Tax Map No. 8 56.042-14-03

Deeds of record: Liber 2406, page 270 + Liber 1573, page 081

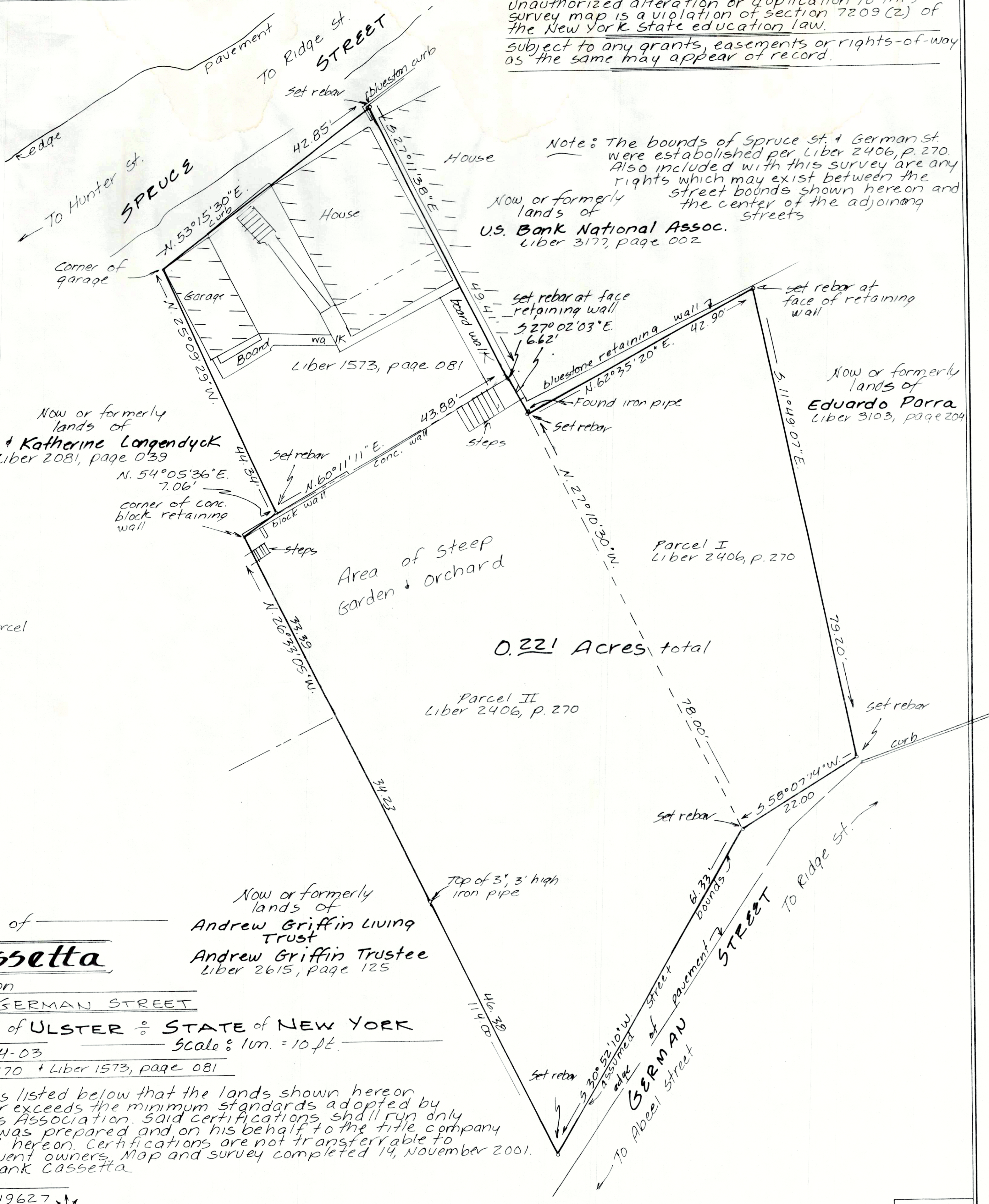
I hereby certify to the parties listed below that the lands shown hereon were surveyed by me and meets or exceeds the minimum standards adopted by Mid-Hudson Valley Land Surveyors Association. Said certifications shall run only to the person for whom the survey was prepared and on his behalf to the title company or lending institution, if any, listed hereon. Certifications are not transferrable to additional institutions or subsequent owners. Map and survey completed 14, November 2001.
 1) Frank Cassetta

Bert C. Winne III, L.L.S. Reg. No. 49627
 P.O. Box 15 Shokoh, NY 12481
 Tele: 845-657-8335



Filed with U.C.G. as map no. 12116

I-6A



Magnetic North May 2001

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #5: #23 Crown Street SPECIAL PERMIT to establish residential apartments in the Mixed Use Overlay District. SBL 48.330-3-18. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Megan Jinhi Baron/applicant; Tree2x Inc./owner.

Suggested Action:

Attachments:

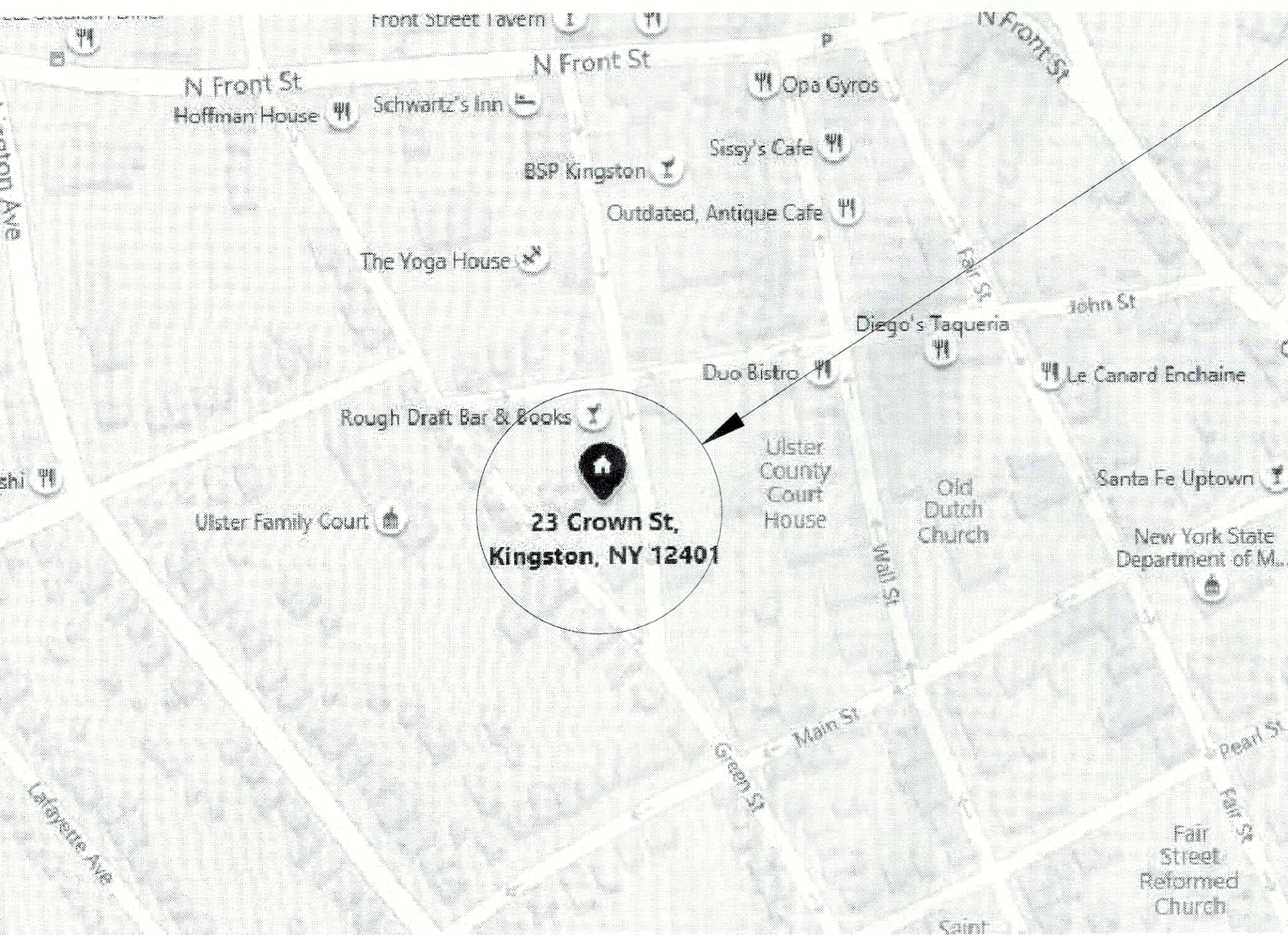
[23 Crown Sheet A.pdf](#)

[23 Crown Sheet A1.pdf](#)

[23 Crown Sheet A2.pdf](#)

[23 Crown Sheet A3.pdf](#)

[23 Crown Sheet A4.pdf](#)



23 Crown St,
Kingston, NY 12401

PROJECT PROPERTY:
23 CROWNS TREET
KINGSTON, NY 12401
OWNER:
PARCEL GRID IDENTIFICATION:
48.330-3-18
MUNICIPALITY: CITY OF KINGSTON
PARCEL LOCATION:
23 CROWN STREET
PARCEL INFORMATION:
SIZE (ACRES): 50 x 68 AC(D)
LAND USE CLASS: 483 - CONVERTED RES
DEED BOOK: 5976
DEED PAGE: 319
SCHOOL DISTRICT: KINGSTON CSD
ZONING DIST: C-2
OVERLAY DISTRICT: STOCKADE MIXED USE
OVERLAY & HISTORIC DISTRICT

DRAWING INDEX:

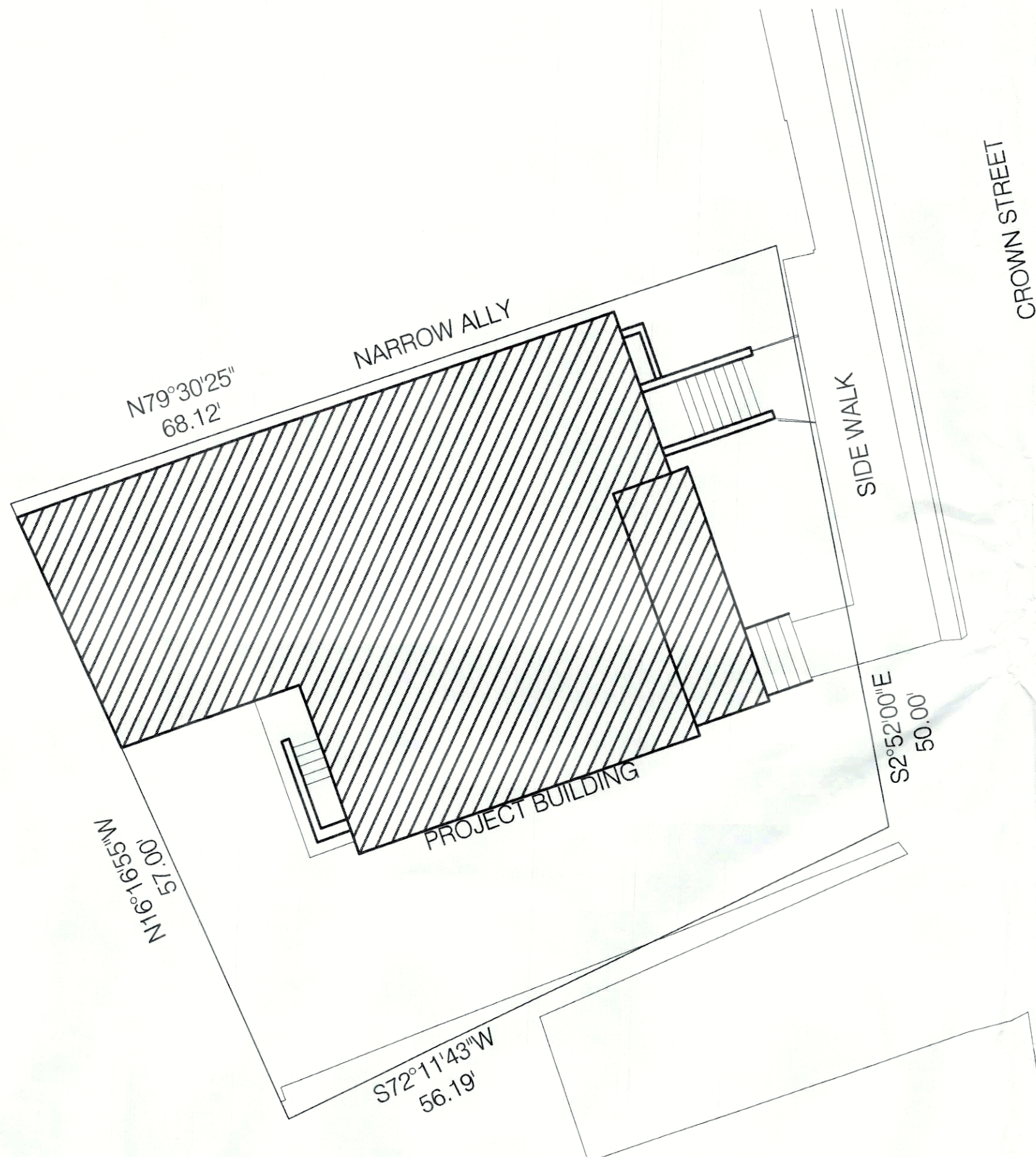
A COVER SHEET
A-1 PROPOSED FRONT & REAR ELEVATIONS
A-2 PROPOSED SIDE ELEVATIONS
A-3 PROPOSED FLOOR PLANS
A-4 EXISTING PLANS & ELEVATIONS

ARCHITECTURE & ENGINEERING PLLC



PO BOX 6220
KINGSTON NY 12401
845 546 2338
info@synergydesign.org

1 LOCATION MAP
A N.T.S.



2 PROPERTY PLAN
A 1' = 10'



TABLE OF AREA AND BULK REGULATIONS

MIN LOT REQUIREMENTS				MIN YARD REQUIREMENTS			MAX BLDG HEIGHT (FT/STORIES)	MAX LOT COVERAGE (%)	MIN USABLE OPEN SPACE (SF/ DWELLING)	FLOOR TO AREA RATIO	MAX LENGTH OF BLDG	MIN DISTANCE BETWEEN BLDGS
WIDTH (FT)	DEPTH (FT)	DEPTH (FT)	AREA/ DWELLING UNIT (SF)	FRONT YARD (SF)	SIDE YARD (SF)	REAR YARD (SF)						
--	--	--	--	--	--	--	--	--	--	2.8	--	--
EXISTING										0.9		
PROPOSED										0.9		

GRAPHIC DESIGN CRITERIA

WIND DESIGN				SEISMIC DESIGN CATAGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE	TERMITE					
115	NO	YES	--	B	SEVERE	48"	MODERATE TO HEAVY	2°F	YES	FIRM MAP: 36111C0470F 11/18/2016	--	--°F

KINGSTON PLANNING BOARD

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF KINGSTON, NEW YORK, ON THE ____ DAY OF ____, 20____, GRANTING SITE PLAN APPROVAL, WILL REQUIRE FORMAL AMENDMENT BY ME/US TO THE PLANING BOARD. I/WE, THE APPLICANT, FURHTER AGREE TO PROVIDE FOR CONTINUED UPKEEP NECESSARY TO MAINTAIN THE LANDSCAPING IN PROPER CONDITION. (ADOPTED 11/14/96, AMENDED 2/12/01; AMENDED 5/14/17)

____ DAY OF ____, 20____

PLANNING BOARD OF KINGSTON, NEW YORK

I/WE, THE APPLICANT, UNDERSTAND THAT I/WE MUST CONFORM EXACTLY TO THESE PLANS AS APPROVED BY THE PLANNING BOARD, AT THE MEETING HELD ON ____, EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL. ANY AND ALL CHANGES, EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL, WILL REQUIRE FORMAL AMENDMENT BY ME/US TO THE PLANING BOARD. I/WE, THE APPLICANT, FURHTER AGREE TO PROVIDE FOR CONTINUED UPKEEP NECESSARY TO MAINTAIN THE LANDSCAPING IN PROPER CONDITION. (ADOPTED 11/14/96, AMENDED 2/12/01; AMENDED 5/14/17)

SIGN Jilhi Baron DATE 2/20/2020

JINHI BARON, PRESIDENT OF TREE2X INC.

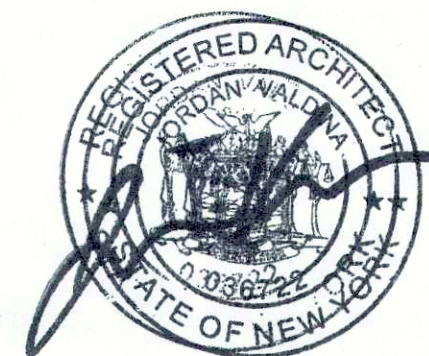
BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT
DIG SAFELY NEW YORK
AT 811 OR WWW.CALL811.COM

CERTIFICATION DISCLAIMER:
PLOT PLAN INFORMATION HERE PRESENTED FROM ONLINE PARCEL ACCESS AND PREVIOUS SURVEY BY JOHN GERD HEIDECKER NYS LAND SURVEYOR LS#: 050719, DATED OCTOBER 22, 2019, TITLED "TREE2X INCORPORATED PROPERTY SURVEY".

NO CERTIFICATION IS HERE GIVEN NOR IMPLIED FOR SAID EXISTING BOUNDARY LOCATIONS, SITE FEATURES, OR STRUCTURES, ONLY FOR THEIR FAITHFUL REPRESENTATION TO SERVE PURPOSES OF PRESENTING PROPOSED ALTERATIONS AND RENOVATIONS TO THIS EXISTING COMMERCIAL BUILDING.

NOTE:
DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE.
IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY DESIGN PROFESSIONAL.

IT IS UNLAWFUL TO MODIFY A DOCUMENT BEARING THE SEAL AND SIGNATURE OF A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.



REV. DATE

DATE
20 FEB 2020
PROJECT NO.
19-154
DRAWN BY
SH
SHEET NO.

A

COVER SHEET

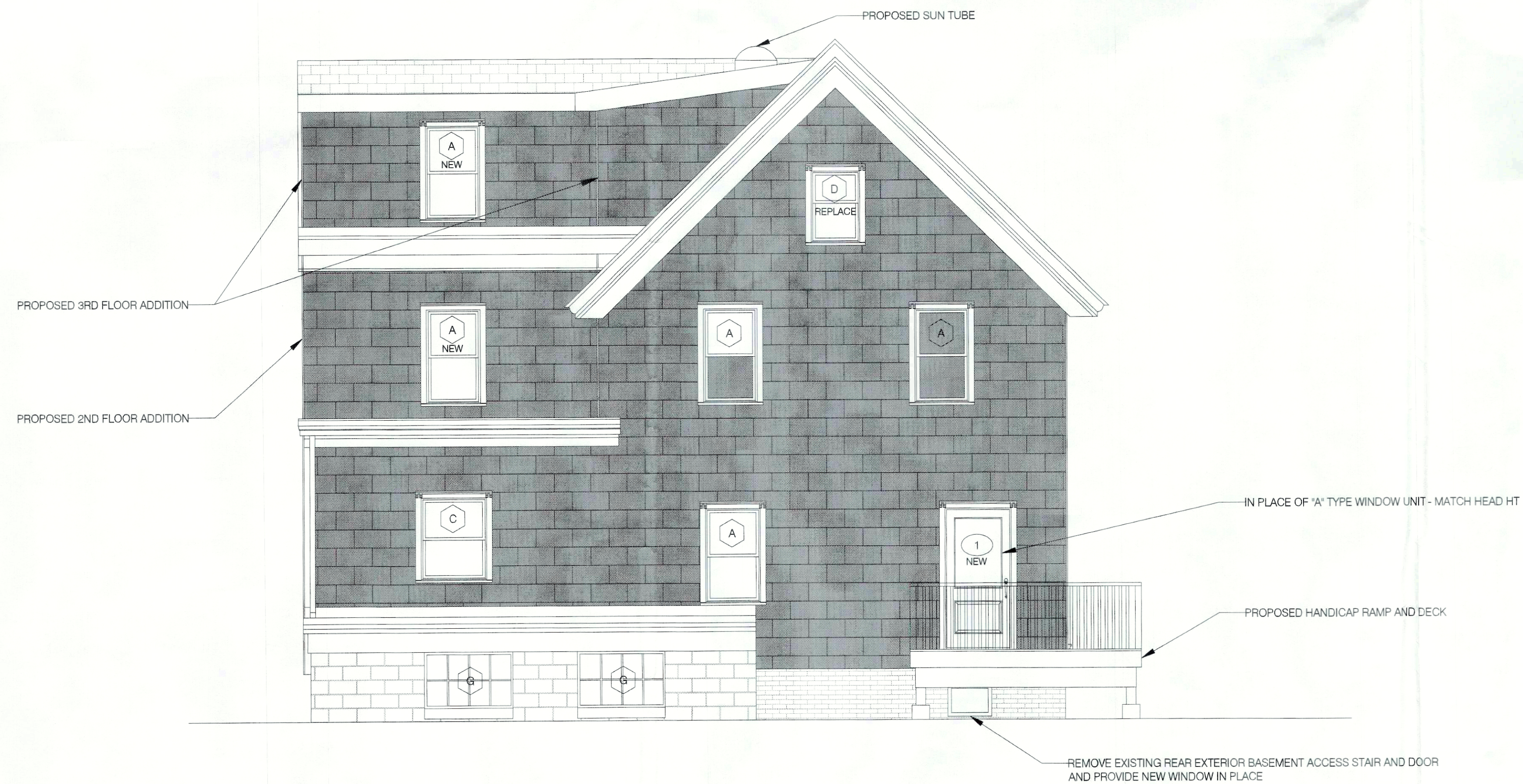
SITE PLAN DRAWINGS FOR:

TREE2X

23 CROWN STREET KINGSTON, NY 12401



1
A-1 FRONT / EAST ELEVATION
1/4" = 1'-0"

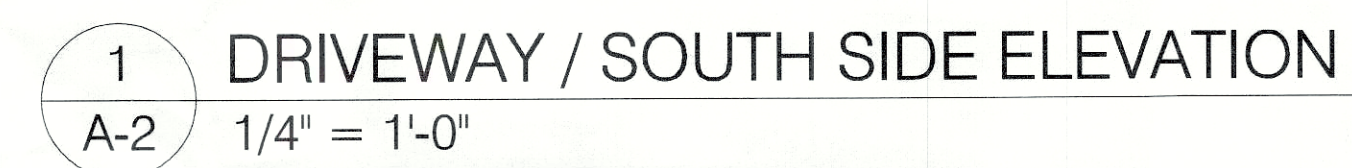


2
A-1 REAR / WEST ELEVATION
1/4" = 1'-0"

NOTE:
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IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY DESIGN PROFESSIONAL.

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SIGNATURE OF A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.





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9



PO BOX 6220
KINGSTON NY 12401
845 546 2338
info@synergydesign.com

PROPOSED SIDE ELEVATIONS

SITE PLAN DRAWINGS FOR:

TREE2X

23 CROWN STREET
KINGSTON, NY 12401

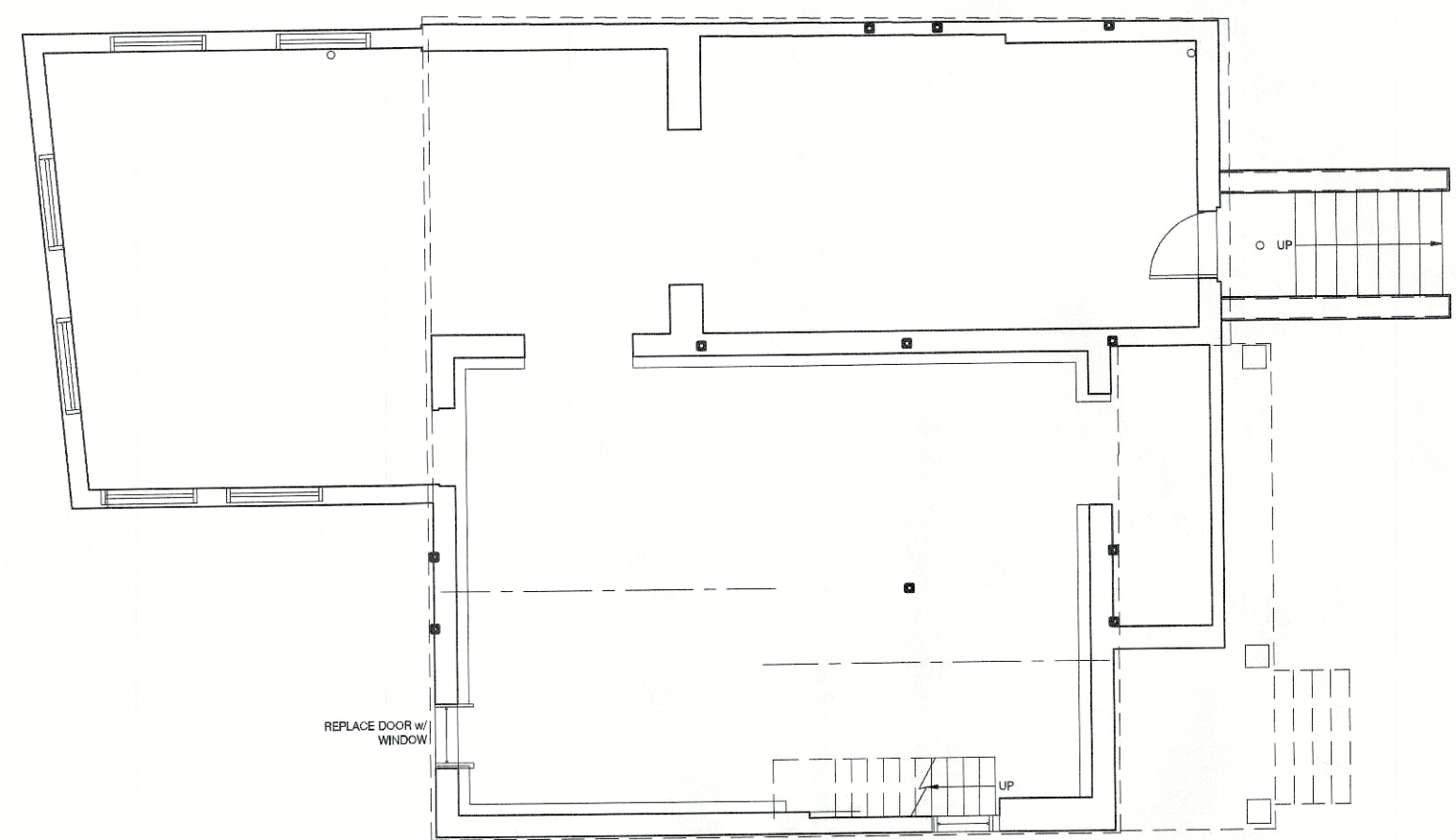
REV.	DATE

DATE
20 FEB 2020
PROJECT NO.
19-154

DRAWN BY
SH

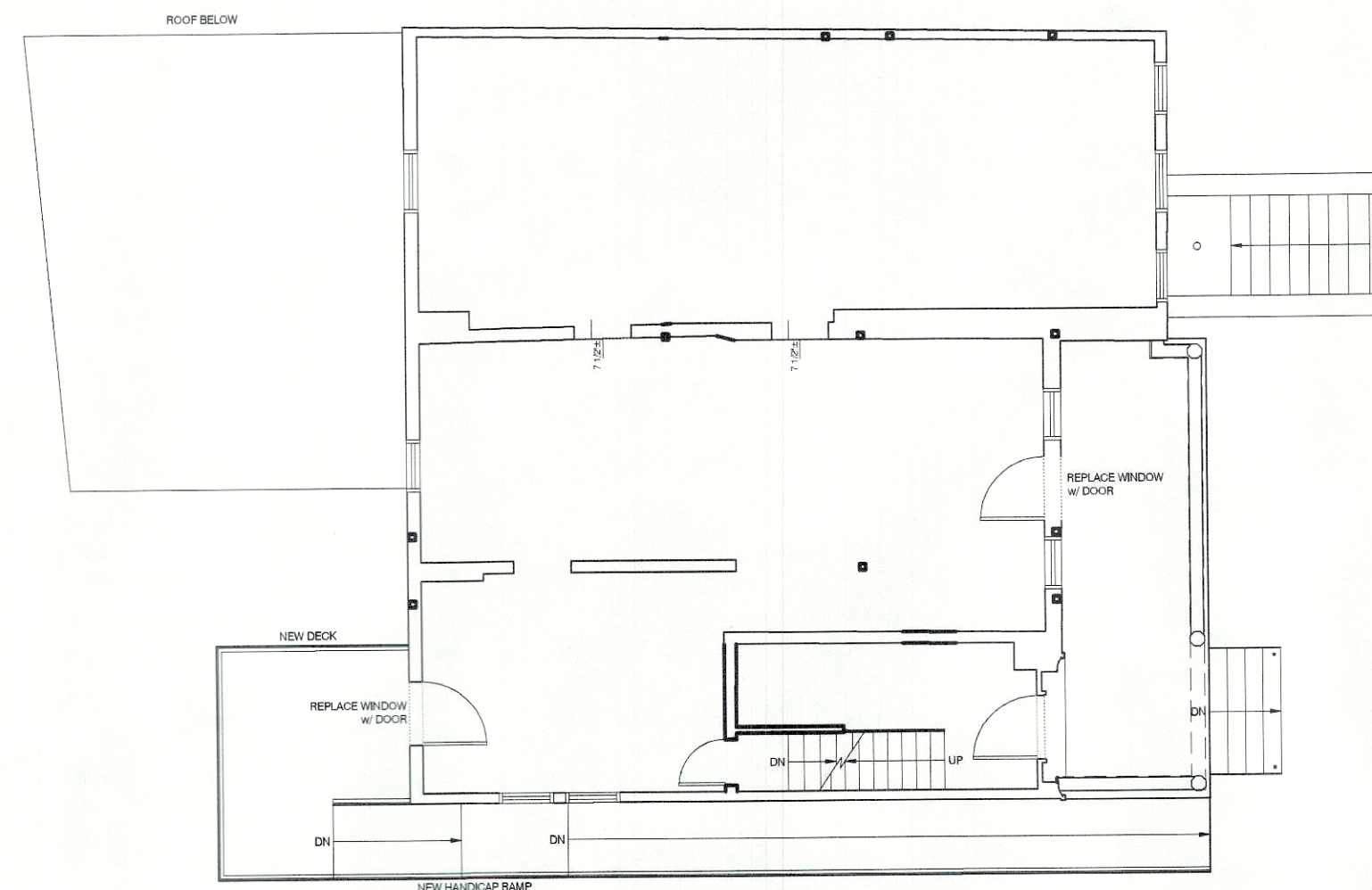
SHEET NO.

A-2



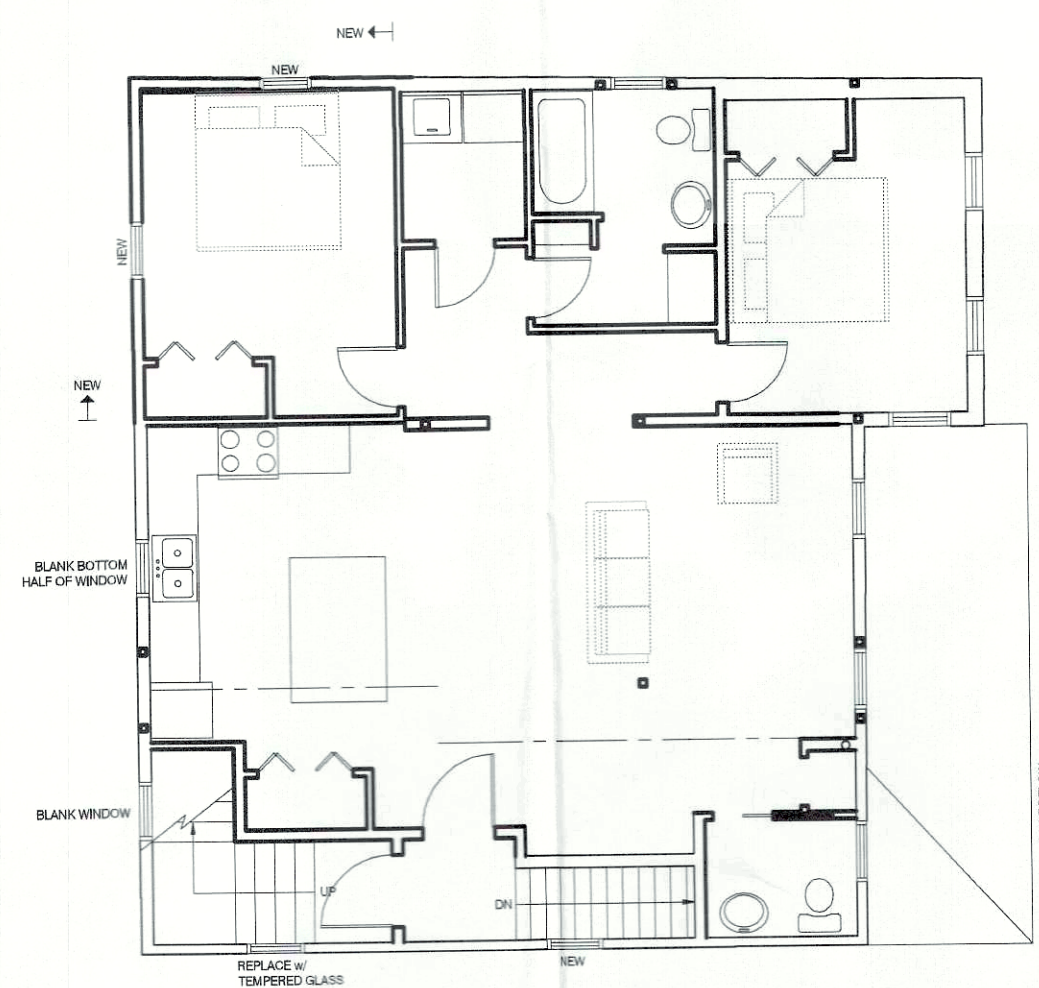
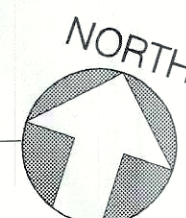
1 PROPOSED BASEMENT PLAN
A-3 1/8" = 1'-0"

0' 1' 2' 5' 10'
SCALE: 1/8" = 1'-0"



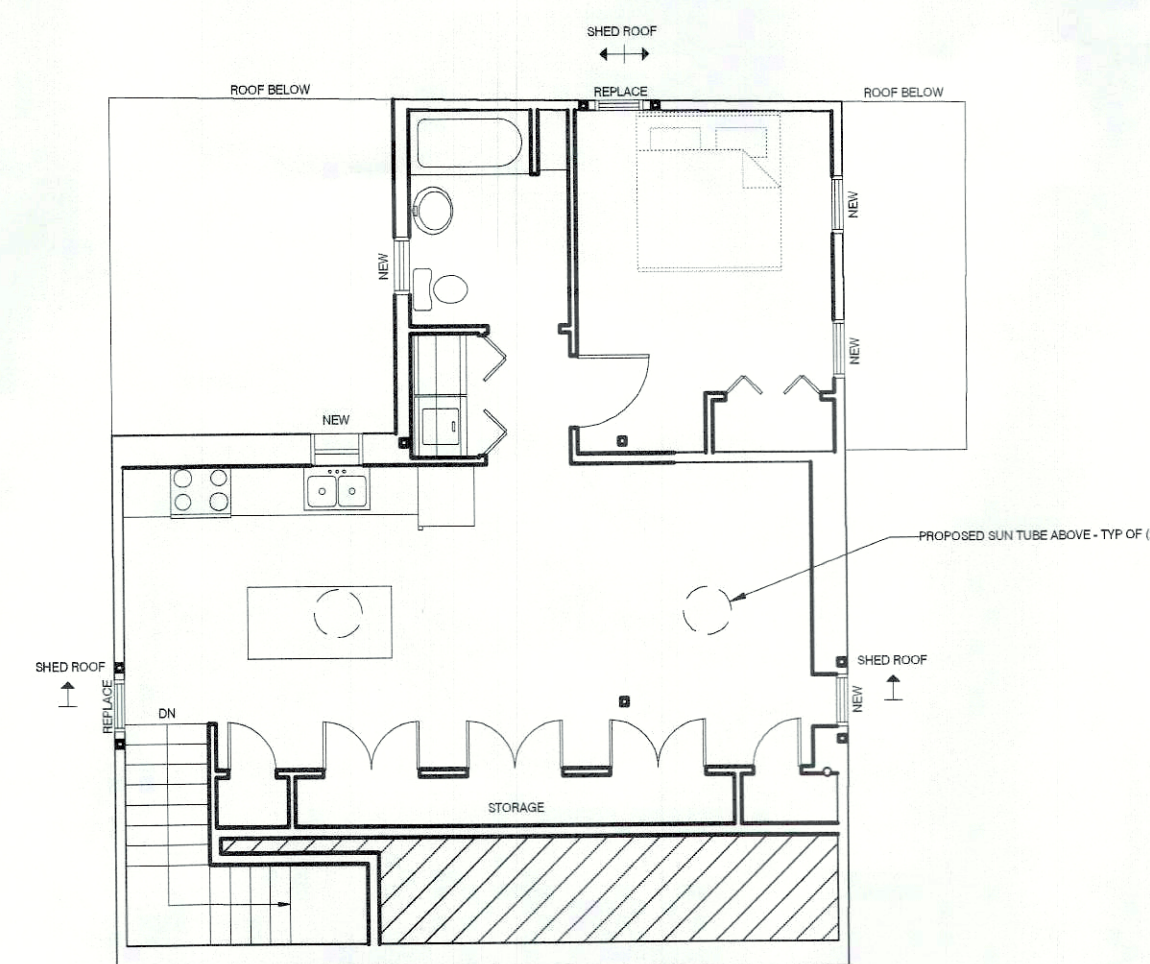
2 PROPOSED FIRST FLOOR PLAN
A-3 1/8" = 1'-0"

0' 1' 2' 5' 10'
SCALE: 1/8" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
A-3 1/8" = 1'-0"

0' 1' 2' 5' 10'
SCALE: 1/8" = 1'-0"

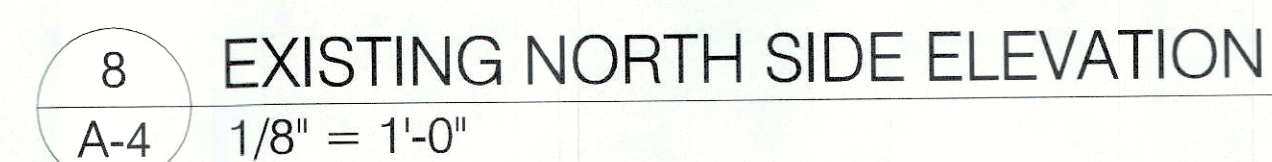
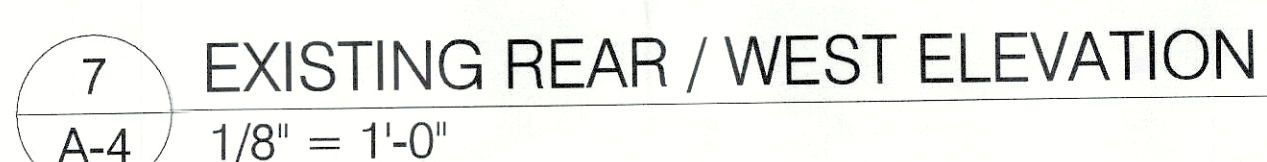
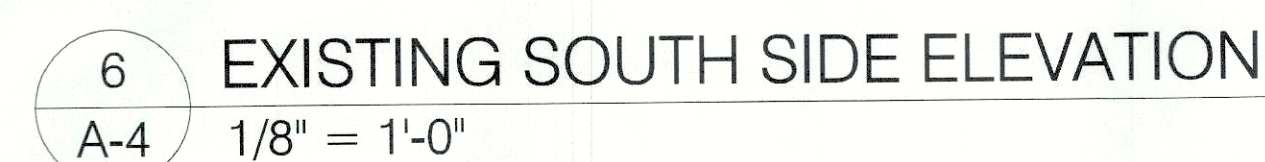
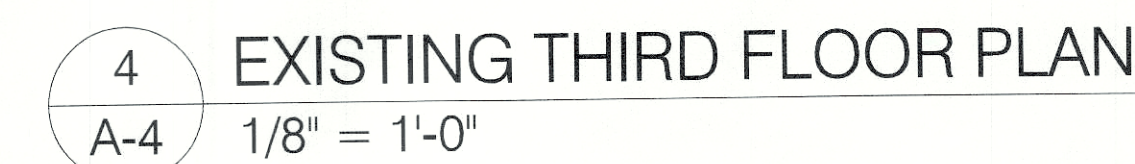
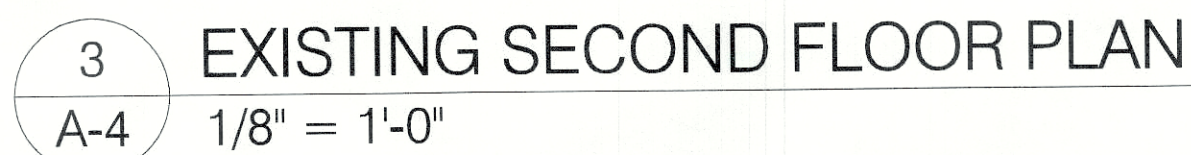
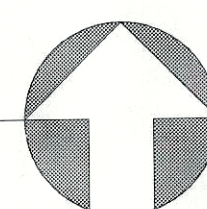
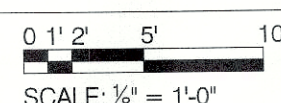


4 PROPOSED THIRD FLOOR PLAN
A-3 1/8" = 1'-0"

0' 1' 2' 5' 10'
SCALE: 1/8" = 1'-0"



NOTE:
DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE.
IN CASE OF DISCREPANCIES OR CONFLICTS, NOTIFY DESIGN PROFESSIONAL.
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Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #6: #335 Wall Street (34 N. Front Street) SPECIAL PERMIT RENEWAL to operate a 2 room hotel. SBL 48.331-1-8. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. Giardi Associates; applicant/owner.

Suggested Action:

Attachments:

[335 Wall Street \(40 N Front St\) SP Renewal PBM 042020.pdf](#)

2020

KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955
APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 335 Wall St. Mailing 34 N. Front
Property Tax map ID# (SBL): 48.331-1-8. MUOD
Name of Applicant: Giardi, Ass. Dominick Vanacore Jr
Applicant Address 34 North Front St.
Applicant Phone #: 338 4552 Fax #: 338 1628 E-Mail: dreamweavessalon@gmail.com
Applicant Website SorteddreamsKingstonny.com
Name & mailing address of owner (if different from applicant): Same

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description):

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): Giardi, Ass. Dominick Vanacore Jr
Address of property owner: 34 North Front St.
Phone #: 338 4552 Fax #: 338 1628 E-mail: dreamweavessalon@gmail.com
Signature of Owner: [Signature]

OFFICE USE

1. Date received: 2/19/2020
2. Application fee received \$ 95- Ch. # 14398
3. Zoning district: C-2, MUODD, HA, Stockade W-2 SBL - 48.331-1-8
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: 4-20-20
7. Planning Board Action and Date: _____

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR: <i>Giardi, Inc</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>Kingston</i> County <i>Ulster</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>34 N. Front St. Kingston NY. 12401</i>	
5. IS PROPOSED ACTION: ☐ New ☐ Expansion ☒ Modification/alteration <i>Redeconstructing</i>	
6. DESCRIBE PROJECT BRIEFLY: <i>Redeconstructed existing office space into bedroom suites for nighty rental.</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately <i>NONE</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? ☒ Yes ☐ No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? ☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? ☐ Yes ☒ No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? ☐ Yes ☒ No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? ☐ Yes ☒ No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>[Signature]</i>	Date: <i>7/1</i>
Signature: <i>Dominick L. Vanacore Jr</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR PART 617.4? If yes, coordinate the review process and use the FULL EAF. ☐ Yes ☐ No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. ☐ Yes ☐ No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA? ☐ Yes ☐ No	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? ☐ Yes ☐ No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
☐ 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 AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ 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)
_____ Date	

PROJECT NARRATIVE FORM

Property Address: 335 Wall St. / 34 N. Front St

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc...

- ~~Office~~ ^{Existing} Space was decorated
- as bedroom suites -
- That would be rented nightly -
- Providing a service much needed in our Neighborhood Rd "Community"

Space in question is on second floor of existing 3 story building which has a salon and cafe on 1st floor and apartment on 3rd floor.

Prepared By (Please Print):

Date:

Rev.10/02

Dominick Vanacore

WALC ST

BATHROOM

Bedroom

Closet

Shower

Kitchen

Living Room
Dining

1400 sq ft
Apt.
3rd Floor

HALL

up

13 + 13
Roof

Roof

Roof

NORTH FRONT ST

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize _____ to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of _____ in the matter of _____

Print Property Owner's Name

Owner's Signature

Owner's Mailing Address

Owner's Phone Number

Date

As per Dominic 1/9/13 MB

Representative's Signature & Date

Representative's Address

Representative's Phone Number

Representative's E-mail/ Website Address

Office of Planning, City Hall, 420 Broadway, Kingston, NY 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

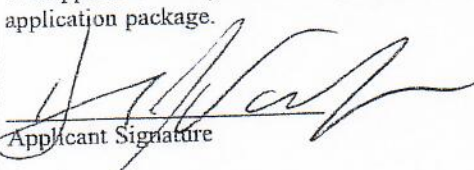
PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

A complete submission is considered to be:

- ☒ Application **MUST** be signed by the owner of the property. The application must have original signature.
- ☒ **ALL QUESTIONS** should be answered and all parts of the application complete.
- ☒ The **SEQR** form must be completed and the applicant acknowledges that they may need to complete additional forms or provide supplemental information.
- ☒ **NON - REFUNDABLE FEE** - Make check payable to City Comptroller (See attached Fee Schedule). All applicants are advised that the fee submitted with a Planning Board application is non- - refundable. A statement as to how the amount of fee was calculated should be included with submission.
- ☒ A **COMPLETE PROJECT NARRATIVE** is required with every application. This should have detail on employment, benefit to the community, hours and days of operation, experience with the same type of business, etc... A form is provided in application paperwork.
- ☒ There are a minimum of **three (3) photos** required for the project. Please make these definitive to the specific project that is being reviewed by the Board. In addition, they should be identified with date, time, keyed to a map to identify location of taking and direction of photo.
- ☒ There must be **three (3)** original copies of all **site development plans** and **other supporting documents** submitted in original.
- ☒ Documents that are submitted to review must be legible, of normal size and professionally prepared.
- ☒ Submission of full application is no guarantee of being approved by the Planning Board and the Planning Board has the authority to require applicants to submit additional information to allow full assessment of the proposed project and will also request additional expert technical assistance as required. This cost may be required to be born by the developer.
- ☐ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e. - easements, ROW agreements etc...
- ☐ The applicant should provide a statement from the City Comptroller that all taxes on the property are current.
- ☐ A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted.
- ☒ Completed and signed Application Checklist Form.

The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.


Applicant Signature

Date 11/1

Dominick J. Vanacone Jr
Applicant Name (Please Print)

(Last Updated 12/01/09)

Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans.
(Adopted 6/13/96)

Policy #4: Lighting levels between 1-5 footcandles be used as the standard for site lighting. (Adopted 7/11/96). 4a: Once lighting is installed per approved plans, if there is a problem of glare across property lines, the owner will be required to adjust or modify the fixture, correcting the situation, to the satisfaction of the City. (Adopted 8/12/99).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on _____, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)"

Sign _____ Date _____

Name (please print) _____

81

Policy #7: The Board adopted a policy limiting the length of time that a site plan application may remain "active". After this time period, if no further action has been taken by the applicant, a new application and fee would be required. The Board approved the maximum time period as one year. (Adopted 2/14/97) 7a: If the Planning Board approved an application with contingencies, those conditions must be addressed within one (1) year of the Board's decision, otherwise the approval is null and void and a new application fee would be required to carry out the project. (Adopted 10/9/01)

Policy #8: The Board may required that the applicant to designate a Clerk of the Works, preferably a qualified professional, who will be available and responsible for the daily activity on the project site. (Adopted 11/13/97). 8a: The project applicant must submit a project directory listing the name, address, phone number, e-mail and a description of responsibility of all persons who are contacts for the project, to the Planning Office. (Adopted 5/13/02)

Policy #9: The Board may require the applicant to have a licensed land surveyor mark out the actual building corners if new construction will be within 10' of an adjacent property line, and/or if the setback is greater than 10' and a variance is granted for the setback of the new construction. (Adopted 8/10/98)

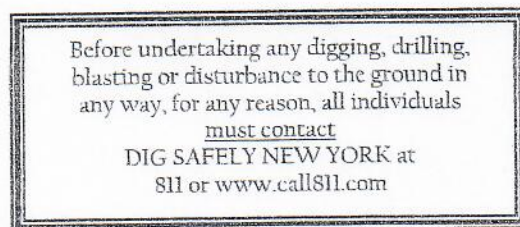
Policy #10: The use of banners, flags or string devices, such as lights, flags etc... are expressly prohibited, with the exception of a grand opening, where they shall be allowed to be in place for a maximum of 30 days. (Adopted 1/21/99)

Policy #11: Signage, whether temporary or permanent, placed within the windows of a business, shall be limited to twenty percent (20%) of the total window area. (Adopted 1/21/99)

Policy #12: The emptying of dumpsters and deliveries/pick-ups are to be conducted during normal business hours, Monday – Friday, 9AM to 5PM. (Adopted 11/4/99)

Policy #13: When there are changes to the contact individual's name, mailing address or phone number, the applicant is responsible for notifying the Kingston Planning Office within thirty (30) calendar days. (Adopted 3/12/01)

Policy #14: A site plan submittal to the Planning Board must contain the following underground statement: (Adopted 9/9/02)



#14a: Central Hudson requests those seeking approval for subdivision, site plan or other development which may be subject to utility easements to contact Central Hudson Special Services Division at 845-486-5258 to identify transmission utility easements, provide information, and answer any questions. For all new service connections with Central Hudson Energy Group, applicants or their representatives must contact the utility at their web site www.chenergygroup.com/NewServiceSpecs.html or 845-334-3530, or for residential subdivisions over 4 lots, 845-486-5599. (Adopted 9/14/09).

Policy #15: Applicants presenting plans to the Kingston Planning Board will provide an analysis of zoning data (requirements and proposed) including, but not limited to all aspects of the lot and bulk schedules, off-street parking, identifying zoning and use breakdown in terms of square footage etc... (Adopted 10/15/02). 15a: "Applicants presenting plans to the Kingston Planning Board will provide a legend to define abbreviations and acronyms used in plan sets and submitted documents". (Adopted 10/14/08).

Policy #16: As the property owner of # _____ I, _____, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements that the special permit shall be subject to revocation. (Adopted 11/10/03)

Policy #17: Any applicant under review by the Planning Board for residential development of 10 units or more, must contact the Kingston City School District to provide a written statement identifying any potential impacts on the school system and whether these impacts can be accommodated or if mitigating measures are necessary. (Adopted 7/12/04) 17a: Applicants proposing non owner occupied residential housing, must complete and submit proof that the landlord Registration Application has been filed with the Building Safety Division also identifying managing agent and contact information pursuant to Local Law #3 of 2004 as amended by Local Law #3 of 2005. (Adopted 7/12/04; Amended 10/11/05).

Policy #18: Applicants submitting proposals to the Kingston Planning Board for residential development and/or subdivision may be required to reserve parkland, or remit a fee in lieu of parkland, or provide a combination thereof, pursuant to Local Law #6 of 2004. (Adopted 2/14/05)

Policy #19: NOISE ORDINANCE COMPLIANCE \$300 "The City of Kingston Noise Ordinance, L.L. No. 1-1992, limits Noise Disturbance. Project sponsors must comply with all requirements of the law and should inspect the City Code to determine what measures need to be complied with or if a separate permit will be required both during and after construction". (Adopted 12/11/06).

Policy #20: CONSULTING FEES, \$347-4: "The City Planning Board, in accordance with the Kingston City Code, Section 347-4, may require an escrow account for consultant services necessary to review an application, at their discretion". (Adopted 2/9/09)

Policy #21: As the property owner of # 335 Wall St., I, Dominic Vanacore agree to follow all of the requirements for the establishment of an Artist Loft listed above referenced in the City of Kingston Zoning Ordinance Section 405-46, and also understand that if these requirements are not fully complied with the special permit shall be subject to immediate revocation
Property Owners signature: _____ Date: _____
(Adopted 11/9/09)

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #7: #88-110 Rondout Landing SPECIAL PERMIT RENEWAL for outdoor event use/restaurant use. SBL 56.43-6-3 & 4. SEQR Determination. Zone RF-R, Heritage Area. Rondout Design Overlay. Ward 8. Dave Amato/applicant; JKJ Properties, LLC/owner.

Suggested Action:

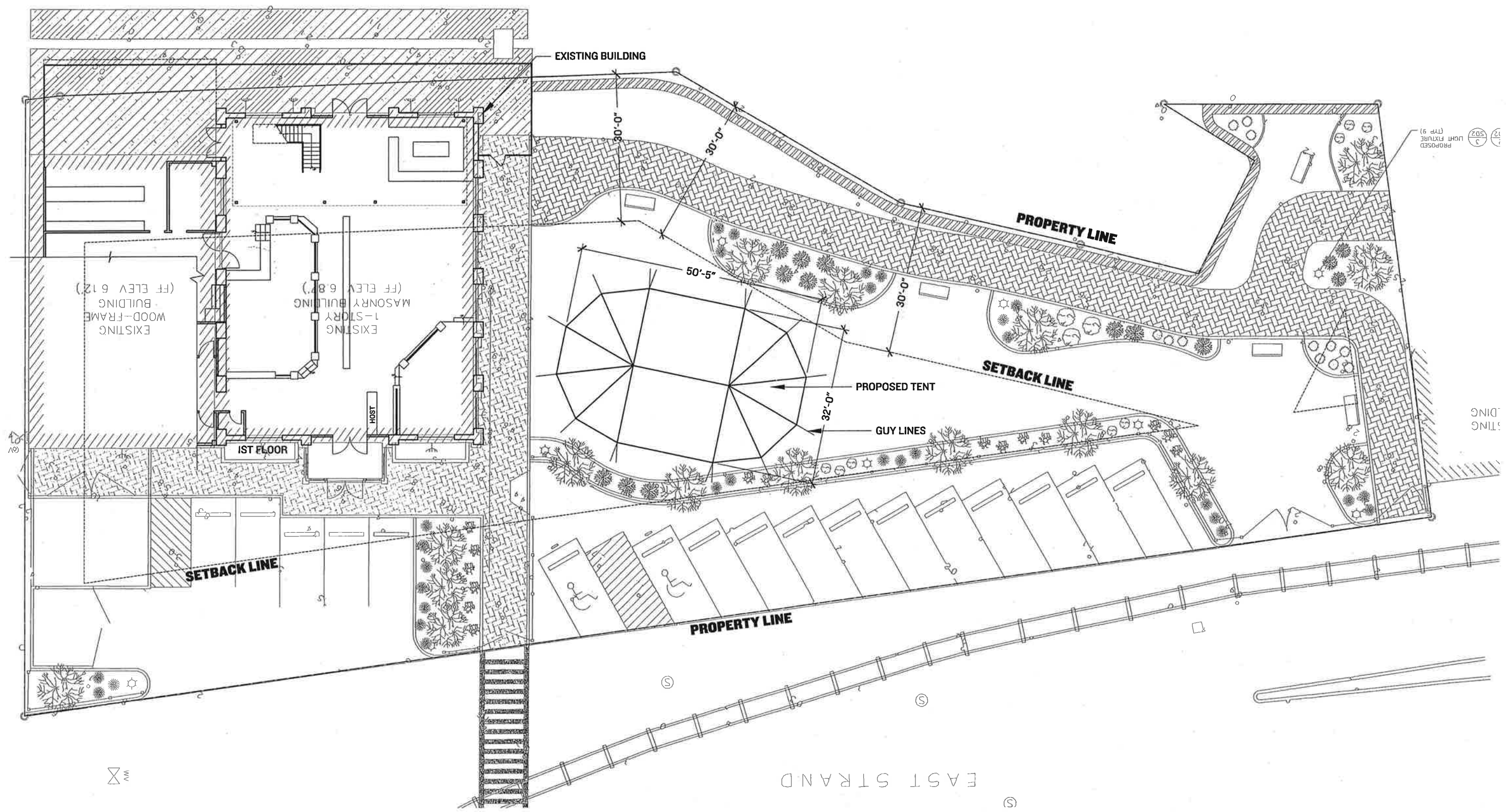
Attachments:

[88-100 Rondout Landing Plan.pdf](#)

[88-100 Rondout Landing SP Renewal PBM 042020.pdf](#)

REV #	DATE	DESCRIPTION	DRAWN BY: ILAB	REVIEWED BY: SD
1	02/11/2023	PROPOSED TENT		

OLE SAVANNAH
100 BONDQUIT LANDING



1 PROPOSED SITE SKETCH
SCALE: 1"=10'-0"

LOT & BUILDING INFO			
TOTAL SITE AREA: 58,833 SF			
LOT & BULK REQUIREMENTS			
ZONE	REQUIRED	EXISTING	PROPOSED
MIN. AREA	5000 SF	0.832 AC	0.832 AC
WIDTH	40'-0"	288'-0"	288'-0"
DEPTH	N/A	N/A	N/A
AREA/DWELLING UNIT	N/A	N/A	N/A
FRONT YARD	25'-0"	30'-0"	30'-0"
SIDE YARD	12'-0"	< 1'-0"	< 1'-0"
REAR YARD	30'-0"	3'-8 1/2" +/-	3'-8 1/2" +/-
MAX. HEIGHT	35'-0"	50'-0" +/-	50'-0" +/-
MAX. LOT COVERAGE	80%	65.1%	65.1%
MIN. USABLE OPEN SPACE	N/A	N/A	N/A
FLOOR TO AREA RATIO	N/A	N/A	N/A
MAX. LENGTH OF BLDG	N/A	N/A	N/A
MIN. SPACE BETWEEN BLDG	N/A	N/A	N/A

2020

KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955
APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 88 - 100 Rondout Landing

Property Tax map ID# (SBL): 56-43-63 AND 56-43-64

Name of Applicant: DAVID AMATO

Applicant Address 100 Rondout Landing

Applicant Phone #: 845-750-3235 Fax #: 845-331-4287 E-Mail: DAMATO34@AOL.COM

Applicant Website OLSAVANA.COM

Name & mailing address of owner (if different from applicant): Keith Slifstein JLT Properties
5268 Route 9W Newburgh, NY 12550

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description):
OUTDOOR EVENT USE/RENEWAL SPECIAL EVENTS, SEASONAL

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): Keith Slifstein JLT Properties

Address of property owner: 5268 Route 9W Newburgh NY 12550

Phone #: 845-338-7847 Fax #: Wmig E-mail _____

Signature of Owner: X Keith Slifstein

OFFICE USE

1. Date received: 2/26/20
2. Application fee received \$75.00 #3195
3. Zoning district: RFR, HA, Rondout Design Overlay
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

W-8
SBL-56-43-6-324

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize David Amato to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of _____ in the matter of seasonal, special events
at existing restaurant for outdoor use.

X Keith Slifstein

Print Property Owner's Name

X Keith Slifstein

Owner's Signature

5268 route 9 w Newburgh NY 12550

or

X 9 Quail Ridge Road Hyde Park NY 12538

Owner's Mailing Address

X 845 597 6390

Owner's Phone Number

X 2/25/2020

Date

DLG 2/25/20

Representative's Signature & Date

698 Lucas Ave Hurby NY 12443

Representative's Address

845-756-3235

Representative's Phone Number

damato34@aol.com

Representative's E-mail/ Website Address

PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

A complete submission is considered to be:

- _____ Application **MUST** be signed by the owner of the property. The application must have original signature. (Electronic Signatures will be accepted)
- _____ **ALL QUESTIONS** should be answered and all parts of the application complete.
- _____ The **SEQR** form must be completed and the applicant acknowledges that they may need to complete additional forms or provide supplemental information.
- _____ **NON – REFUNDABLE FEE** – Make check payable to City Comptroller (See attached Fee Schedule). All applicants are advised that the fee submitted with a Planning Board application is non- – refundable. A statement as to how the amount of fee was calculated should be included with submission.
- _____ A **COMPLETE PROJECT NARRATIVE** is required with every application. This should have detail on employment, benefit to the community, hours and days of operation, experience with the same type of business, etc... A form is provided in application paperwork.
- _____ There are a minimum of **three (3) photos** required for the project. Please make these definitive to the specific project that is being reviewed by the Board. In addition, they should be identified with date, time, keyed to a map to identify location of taking and direction of photo.
- _____ There must be **two (2)** original copies (one paper, one digital) of all **site development plans and other** supporting documents submitted in original.
- _____ Documents that are submitted to review must be legible, of normal size and professionally prepared.
- _____ Submission of full application is no guarantee of being approved by the Planning Board and the Planning Board has the authority to require applicants to submit additional information to allow full assessment of the proposed project and will also request additional expert technical assistance as required. This cost may be required to be born by the developer.
- _____ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e. - easements, ROW agreements etc...
- _____ The applicant should provide a statement from the City Comptroller that all taxes on the property are current.
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- _____ Completed and signed Application Checklist Form.

The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.



Applicant Signature

2/25/20

Date

David Amato

Applicant Name (Please Print)

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: <i>Outdoor Event Special Permit Renewal</i>			
Project Location (describe, and attach a location map): <i>Heritage Area, Ward 8 See Attached MAPS</i>			
Brief Description of Proposed Action: <i>SEASONAL, Special events at existing Restaurant for outdoor events</i>			
Name of Applicant or Sponsor: <i>DAVID AMATO</i>		Telephone: <i>845-750-3235</i>	
		E-Mail:	
Address: <i>100 Ponduit Landing</i>			
City/PO: <i>Kingston</i>		State: <i>NY</i>	Zip Code: <i>12401</i>
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.			NO <i>X</i> YES
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:			NO <i>X</i> YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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?		X	
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: _____		X	
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?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] 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? b. Is the proposed action located in an archeological sensitive area?	X		
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? 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: _____	X		
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	NO	YES	
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?	X		
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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☒ YES If Yes, briefly describe: _____	X		

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: _____	NO X	YES
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: <u>Kingston Water Treatment</u>	NO	YES X
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: _____	NO X	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>David Amato</u> Date: <u>2/20/2020</u> 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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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)

PROJECT NARRATIVE FORM

Property Address: 1W PONDWATER LANDING

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

MONDAY - SUNDAY: 11:30AM - 12:00AM
Full Time Employees: 10
PART TIME Employees: 25

Existing Full Service Restaurant
Special Events Seasonal

By (Please Print): _____
Date: _____

ADDITIONAL NOTIFICATIONS

If there are other individuals who are involved and/or desire notification of the meeting and decision, please list below: i.e. Attorney, Architect....

Please print name, address, telephone number and e-mail address:

1. _____ 2. _____

_____	_____
_____	_____
_____	_____
_____	_____

3. _____ 4. _____

_____	_____
_____	_____
_____	_____
_____	_____

If additional names are necessary, please use lower section or backside of form.

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

Policy #1: Storm Water Management Plans shall be prepared using a 20-25 year storm. (Adopted 6/13/96). 1a: To determine if a SPDES General Permit for Construction Activity is necessary, each project before the Planning Board will have to include a calculation of the land area to be disturbed as a result of the project, and the name and contact information of the individual making the statement. (Adopted 3/10/03)

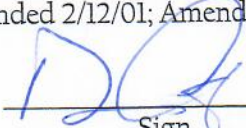
Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans. (Adopted 6/13/96)

Policy #3: As-built plans, certified by a licensed professional engineer and/or architect, must be submitted to Planning to be reviewed and approved demonstrating that the site work complies with Planning Board approval, before the City issues a Final Certificate of Occupancy, and when applicable, before the final release of a performance bond being held on the project. (Adopted 7/11/96, Amended 1/13/03, Amended 2/13/06). 3a: If a performance bond or other satisfactory instrument is not provided to the City within 1 year of the date of the Planning Board authorization of amount, the applicant/developer must re-certify the detailed cost estimate, with approval from the City Engineer and the Planning Board. If a project is flipped to another developer, the cost breakdown numbers must be re-affirmed by the new project owner and in the case of the 1 year time frame lapsing is re-submitted to the City Engineer for approval and to the Planning Board. (Adopted 2/13/06). 3b: If the Planning Board determines that a performance bond is required for the project, a building permit cannot be issued until a suitable bond is provided to the City of Kingston, in a form acceptable to Corporation Counsel, in an amount approved by the City Engineer, with a 10% contingency. (Adopted 10/10/06)

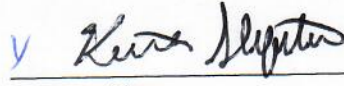
Policy #4: Lighting levels between 1-5 footcandles be used as the standard for site lighting. (Adopted 7/11/96). 4a: Once lighting is installed per approved plans, if there is a problem of glare across property lines, the owner will be required to adjust or modify the fixture, correcting the situation, to the satisfaction of the City. (Adopted 8/12/99).

Policy #5: The gravel parking area shall be maintained as originally developed. Removal of vegetation and replacing lost stone shall be considered as part of regular maintenance. (Adopted 7/11/96, Amended 10/9/97).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on 3/16/20, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)



Sign
2/25/20
Date
David Amato
Name (please print)



Sign
2/25/2020
Date
Kerth Sifsten
Name (please print)

Note: Policy #6 is to be placed on the site plan and signed by the applicant/owner.

Policy #16: As the property owner of # _____ I, _____, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements that the special permit shall be subject to revocation. (Adopted 11/10/03)

Policy #17: Any applicant under review by the Planning Board for residential development of 10 units or more, must contact the Kingston City School District to provide a written statement identifying any potential impacts on the school system and whether these impacts can be accommodated or if mitigating measures are necessary. (Adopted 7/12/04) 17a: Applicants proposing non owner occupied residential housing, must complete and submit proof that the landlord Registration Application has been filed with the Building Safety Division also identifying managing agent and contact information pursuant to Local Law #3 of 2004 as amended by Local Law #3 of 2005. (Adopted 7/12/04; Amended 10/11/05).

Policy #18: Applicants submitting proposals to the Kingston Planning Board for residential development and/or subdivision may be required to reserve parkland, or remit a fee in lieu of parkland, or provide a combination thereof, pursuant to Local Law #6 of 2004. (Adopted 2/14/05)

Policy # 18a: I/we, the owner/applicant, understand that I/we must remit a fee in lieu of parkland as assessed by the Planning Board pursuant to Local Law #6 of 2004, in the amount of _____, at a meeting held on _____ prior to the issuance of a building permit or any site related work taking place. I/we understand that this fee is non-refundable once remitted to the City of Kingston, whether or not the project is undertaken. (Adopted 4-14-14)

David Amato 2/25/20
Sign Date
Name (Please Print)

X Kerth Spifsten 2/25/2020
Sign Date
Name (Please Print)

Policy #19: NOISE ORDINANCE COMPLIANCE \$300 "The City of Kingston Noise Ordinance, L.L. No. 1-1992, limits Noise Disturbance. Project sponsors must comply with all requirements of the law and should inspect the City Code to determine what measures need to be complied with or if a separate permit will be required both during and after construction". (Adopted 12/11/06).

Policy #20: CONSULTING FEES, \$347-4: "The City Planning Board, in accordance with the Kingston City Code, Section 347-4, may require an escrow account for consultant services necessary to review an application, at their discretion". (Adopted 2/9/09)

88-110 Rindout Landing

Policy #21: As the property owner of # _____ I, X Kerth Spifsten agree to follow all of the requirements for the establishment of an Artist Loft listed above referenced in the City of Kingston Zoning Ordinance Section 405-46, and also understand that if these requirements are not fully complied with the special permit shall be subject to immediate revocation.
Property Owners signature: X Kerth Spifsten Date: 2/25/2021
(Adopted 11/9/09)

Policy #22: All residential units with appliances, with devices or systems that may emit carbon monoxide or has an attached garage, including individual rental units within an apartment complex, condominiums, boarding houses, etc. are required to have at least one carbon monoxide detector. (Adopted 3/8/10)

Policy #23: Bluestone sidewalk and curbing will be maintained where existing, and will be protected during construction activity. If damaged or removed, it will be replaced at the expense of the developer/owner. Project owners/sponsors are required to submit a written plan for the preservation and protection of the bluestone in a controlled program. Information on acceptable methods may be obtained by contacting the Historic Landmarks Preservation Commission. (Adopted 4/12/10)

Policy #24: Sidewalk Standards as prescribed under §358-9 of the City Code will be applied to all projects where obstructions/projections are proposed to and over City sidewalk/ROW areas. (Adopted March 19, 2018)

Policy #25: Where a project involves a mixed-use, commercial or multifamily and is subject to Planning Board approval, a Knox Box that is compatible with the City of Kingston will be purchased and installed for public safety precaution. (Adopted March 19, 2018)

Policy #26: That any and all Board decisions made for site development plan/special permit shall acquire a building permit in accordance with §405-30, unless otherwise extended through a Board decision as recognized under the existing Code.

Policy #7: The Board adopted a policy limiting the length of time that a site plan application may remain "active". After this time period, if no further action has been taken by the applicant, a new application and fee would be required. The Board approved the maximum time period as **one** year. (Adopted 2/14/97) 7a: If the Planning Board approved an application with contingencies, those conditions must be addressed within **one** (1) year of the Board's decision, otherwise the approval is null and void and a new application fee would be required to carry out the project. (Adopted 10/9/01)

Policy #8: The Board may required that the applicant to designate a Clerk of the Works, preferably a qualified professional, who will be available and responsible for the daily activity on the project site. (Adopted 11/13/97). 8a: The project applicant must submit a project directory listing the name, address, phone number, e-mail and a description of responsibility of all persons who are contacts for the project, to the Planning Office. (Adopted 5/13/02)

Policy #9: The Board may require the applicant to have a licensed land surveyor mark out the actual building corners if new construction will be within 10' of an adjacent property line, and/or if the setback is greater than 10' and a variance is granted for the setback of the new construction. (Adopted 8/10/98)

Policy #10: The use of banners, flags or string devices, such as lights, flags etc... are expressly prohibited, with the exception of a grand opening, where they shall be allowed to be in place for a maximum of 30 days. (Adopted 1/21/99)

Policy #11: Signage, whether temporary or permanent, placed within the windows of a business, shall be limited to twenty percent (20%) of the total window area. (Adopted 1/21/99)

Policy #12: The emptying of dumpsters and deliveries/pick-ups are to be conducted during normal business hours, Monday – Friday, 9AM to 5PM. (Adopted 11/4/99)

Policy #13: When there are changes to the contact individual's name, mailing address or phone number, the applicant is responsible for notifying the Kingston Planning Office within thirty (30) calendar days. (Adopted 3/12/01)

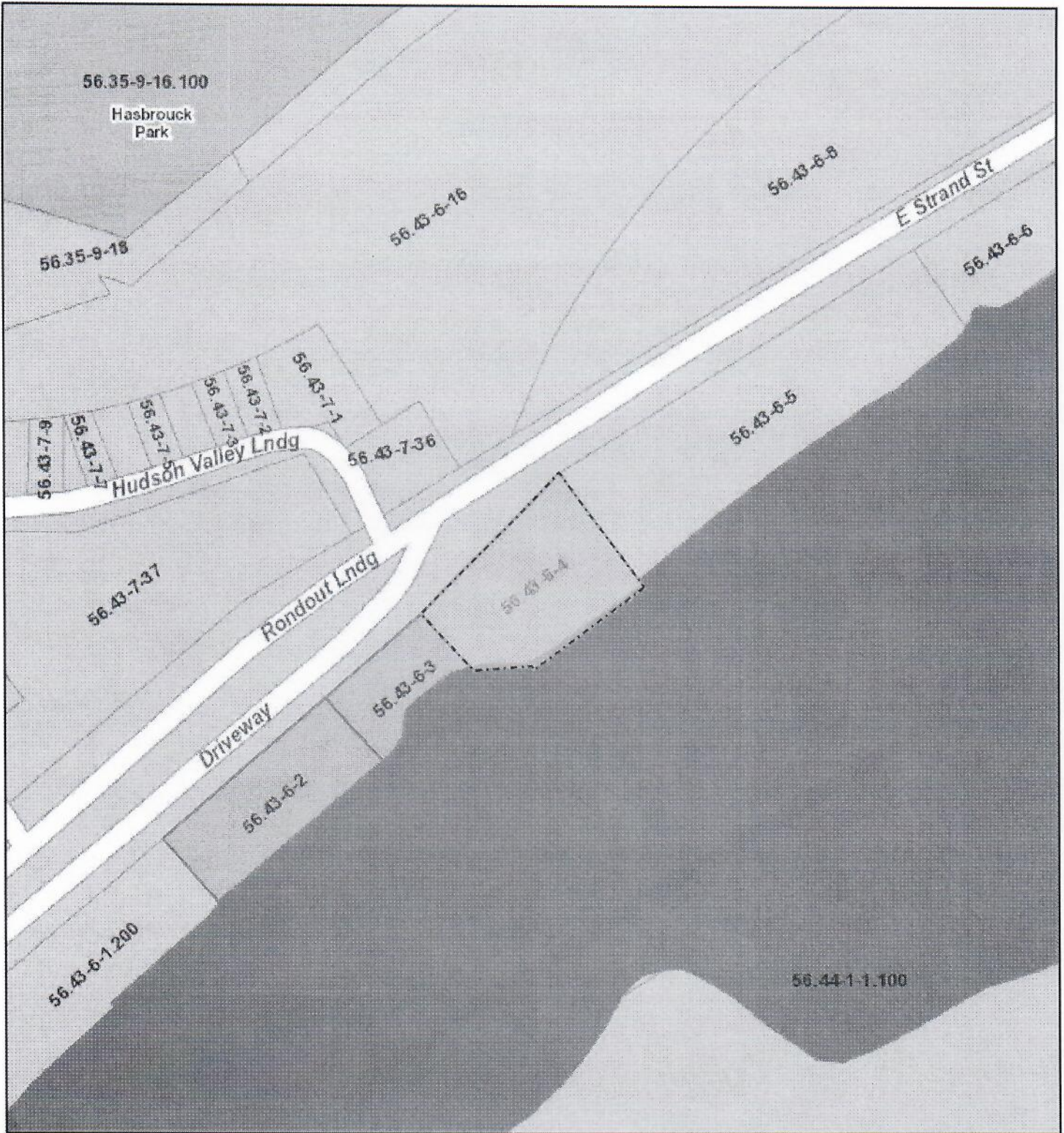
Policy #14: A site plan submittal to the Planning Board must contain the following underground statement: (Adopted 9/9/02)

Before undertaking any digging, drilling,
Blasting or disturbance to the ground in
Any way, for any reason, all individuals
must contact
DIG SAFELY NEW YORK
at
811 or www.call811.com

#14a: Central Hudson requests those seeking approval for subdivision, site plan or other development which may be subject to utility easements to contact the Real Property Services Representative at 845-486-5290 to identify transmission utility easements, provide information, and answer any questions. For all new service connections with Central Hudson Energy Group, applicants or their representatives must contact the utility at their web site <http://www.centralhudson.com/servicerequests>

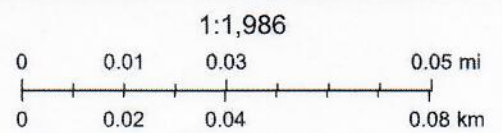
Policy #15: Applicants presenting plans to the Kingston Planning Board will provide an analysis of zoning data (requirements and proposed) including, but not limited to all aspects of the lot and bulk schedules, off-street parking, identifying zoning and use breakdown in terms of square footage etc... (Adopted 10/15/02). 15a: "Applicants presenting plans to the Kingston Planning Board will provide a legend to define abbreviations and acronyms used in plan sets and submitted documents". (Adopted 10/14/08).

Ulster County Parcel Viewer

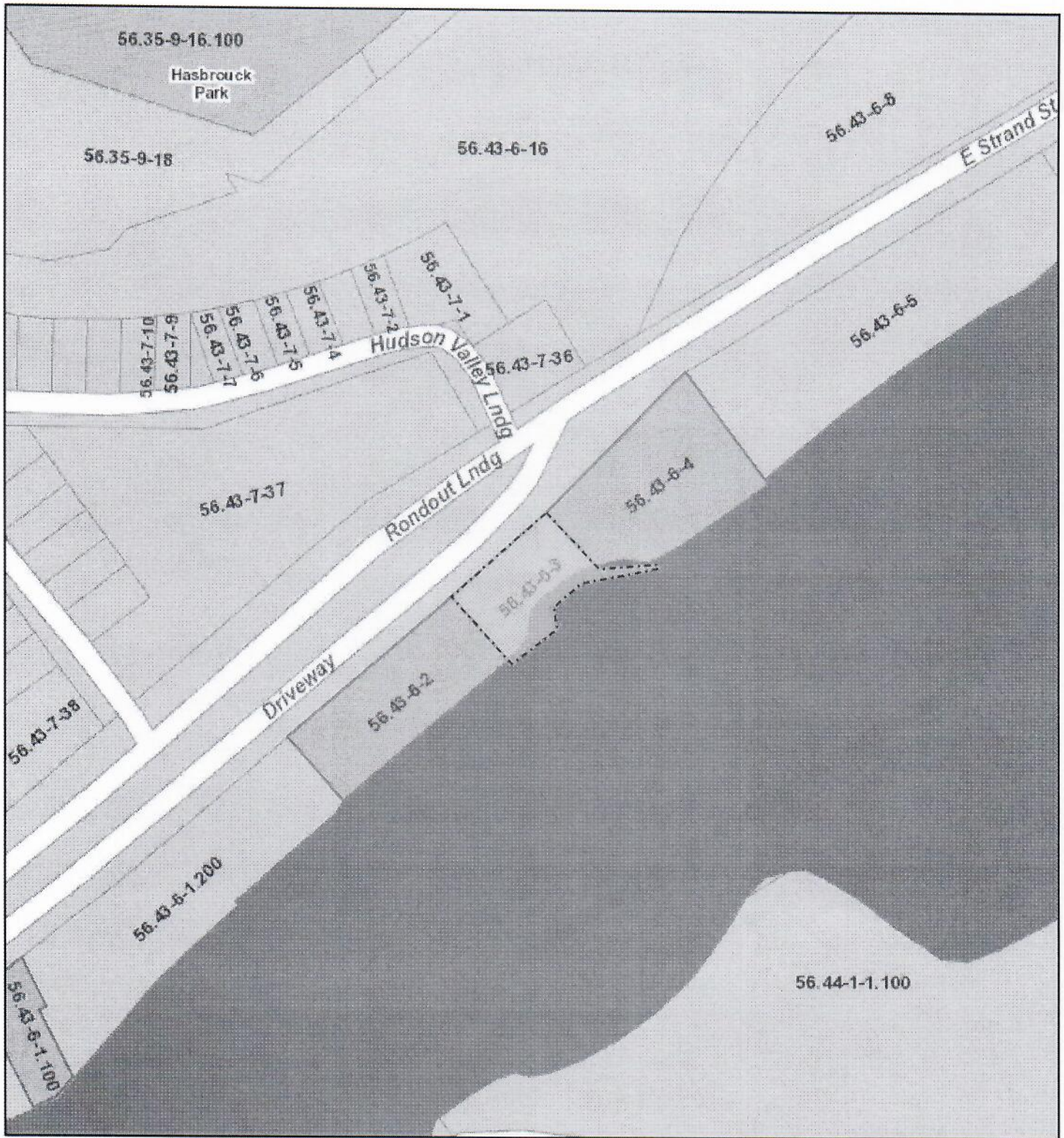


February 19, 2020

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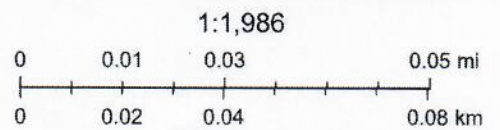


Ulster County Parcel Viewer



February 19, 2020

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CITY OF KINGSTON

Office of Planning

planning@kingston-ny.gov



Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

February 05, 2020

Dave Amato
100 Rondout Landing
Kingston, NY 12401

Re: #88-110 Rondout Landing SPECIAL PERMIT for outdoor event use /renewal for restaurant use. SBL 56.43-6-3 & 4. SEQR Determination. Zone RF-R, Heritage Area. Ward 8. Dave Amato/applicant; JKJ Properties, LLC/owner.

Dear Applicant:

This letter is to advise you that the above referenced special permit is due to expire on March 19, 2020. The next filing date is February 26, 2020 for the March 16, 2020 Planning Board meeting. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office. Applications that are not complete WILL NOT be accepted for placement on the next Planning Board meeting agenda. To complete your application, please refer to the "Planning Board Application Checklist" form on the back of the attached application.

"You are hereby advised that you are responsible to file a complete application to renew the special permit, with the Planning Office, prior to the noted expiration date. If you do not do this, the permit will be deemed to be expired, the use must cease operation, and you will be required to re-submit as if it were an original application to the Board, including all supporting documentation and fees."

Any changes in the circumstances of the permit should be so noted in the renewal application. The Building Safety Division will need to inspect your property as part of the renewal process. Please contact their office at (845) 331-1217 to arrange for an inspection. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office.

If there are any questions, please contact this office at (845) 334-3955. Thank you for your attention to this matter.

Sincerely,

Donna Brady
Sr. Clerk, Planning

cc: Stephen Knox, Dir. of BS & Z
JKJ Properties, LLC, owner

56.43-6-4

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JKJ Properties LLC

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Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #8: #336-338 East Chester Street SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.

Suggested Action:

Attachments:

[336-338 E Chester SP Renewal PBM 042020.pdf](#)

KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955
APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



2020

To be completed by applicant

Project location (street address) 336-338 E. Chester St Kingston, NY 12401

Property Tax map ID# (SBL): 48.83-2-1.100

Name of Applicant: MNZ Reality Holdings INC

Applicant Address 45 Birch St Apt 7A Kingston, NY 12401

Applicant Phone #: 718-864-0747 Fax #: 718-864-0745 E-Mail: asha1876@hotmail.com

Applicant Website N/A

Name & mailing address of owner (if different from applicant): _____

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description): _____

Gas Station / Con. Store / Garage / Diner

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): Jasprit Kaur

Address of property owner: 45 Birch St Apt 7A Kingston, NY 12401

Phone #: 718-864-0747 Fax #: 718-864-0745 E-mail asha1876@hotmail.com

Signature of Owner: Jasprit Kaur

OFFICE USE

1. Date received: 02/28/20 2-1-20
2. Application fee received \$75.00
3. Zoning district: C-2 Ward 7 SBL 48.83-2-1.100
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: 4-20-20
7. Planning Board Action and Date: _____

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: Special Permit Renewal							
Project Location (describe, and attach a location map): 336-338 E. Chester St. Kingston NY, 12401							
Brief Description of Proposed Action: Special Permit Renewal							
Name of Applicant or Sponsor: Jaspriit Kaur		Telephone: 718-864-0747 E-Mail: ashv1876@hotmail.com					
Address: 45 Birch St Apt 7A Kingston, NY 12401							
City/PO: Kingston		State: NY	Zip Code: 12401				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action?		1 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 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							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
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: _____	NO	YES	
		✓	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	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: _____	NO	YES
_____	✓	
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: _____	NO	YES
_____	✓	
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: _____	NO	YES
_____	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jaspri Kaur</u>		Date: <u>02/28/20</u>
Signature: <u>Jaspri Kaur</u>		

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)

PROJECT NARRATIVE FORM

Property Address: 336-338 E. Chester St. Kingston, NY 12401

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

Diner 6AM - 3PM

Con. Store 6AM - ~~12~~ 1PM

Garage 4PM - 8PM

By (Please Print): Jasprit Kaur

Date: _____

ADDITIONAL NOTIFICATIONS

If there are other individuals who are involved and/or desire notification of the meeting and decision, please list below: i.e. Attorney, Architect....

Please print name, address, telephone number and e-mail address:

1. N/A
2. Andrea Hameed
7 Holiday Drive
Woodstock NY
12498
- 3.
- 4.

If additional names are necessary, please use lower section or backside of form.

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize N/A to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of _____ in the matter of _____

Jasprit Kaur
Print Property Owner's Name

Jasprit Kaur
Owner's Signature

45 Birch St Apt 7A Kingston, NY 12401
Owner's Mailing Address

718-864-0745
Owner's Phone Number

02/28/20
Date

Representative's Signature & Date

Representative's Address

Representative's Phone Number

Representative's E-mail/ Website Address

Office of Planning, City Hall, 420 Broadway, Kingston, NY 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

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- _____ Application **MUST** be signed by the owner of the property. The application must have original signature.
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The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.

Jasprit Kaur
Applicant Signature

02/28/20
Date

Jasprit Kaur
Applicant Name (Please Print)

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

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Policy #5: The gravel parking area shall be maintained as originally developed. Removal of vegetation and replacing lost stone shall be considered as part of regular maintenance. (Adopted 7/11/96, Amended 10/9/97).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on _____, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)

Jasprit Kaur 02/28/20
Sign Date

Jasprit Kaur
Name (please print)

Sign Date

Name (please print)

Note: Policy #6 is to be placed on the site plan and signed by the applicant/owner.

Policy #7: The Board adopted a policy limiting the length of time that a site plan application may remain "active". After this time period, if no further action has been taken by the applicant, a new application and fee would be required. The Board approved the maximum time period as one year. (Adopted 2/14/97) 7a: If the Planning Board approved an application with contingencies, those conditions must be addressed within one (1) year of the Board's decision, otherwise the approval is null and void and a new application fee would be required to carry out the project. (Adopted 10/9/01)

Policy #8: The Board may required that the applicant to designate a Clerk of the Works, preferably a qualified professional, who will be available and responsible for the daily activity on the project site. (Adopted 11/13/97). 8a: The project applicant must submit a project directory listing the name, address, phone number, e-mail and a description of responsibility of all persons who are contacts for the project, to the Planning Office. (Adopted 5/13/02)

Policy #9: The Board may require the applicant to have a licensed land surveyor mark out the actual building corners if new construction will be within 10' of an adjacent property line, and/or if the setback is greater than 10' and a variance is granted for the setback of the new construction. (Adopted 8/10/98)

Policy #10: The use of banners, flags or string devices, such as lights, flags etc... are expressly prohibited, with the exception of a grand opening, where they shall be allowed to be in place for a maximum of 30 days. (Adopted 1/21/99)

Policy #11: Signage, whether temporary or permanent, placed within the windows of a business, shall be limited to twenty percent (20%) of the total window area. (Adopted 1/21/99)

Policy #12: The emptying of dumpsters and deliveries/pick-ups are to be conducted during normal business hours, Monday – Friday, 9AM to 5PM. (Adopted 11/4/99)

Policy #13: When there are changes to the contact individual's name, mailing address or phone number, the applicant is responsible for notifying the Kingston Planning Office within thirty (30) calendar days. (Adopted 3/12/01)

Policy #14: A site plan submittal to the Planning Board must contain the following underground statement: (Adopted 9/9/02)

Before undertaking any digging, drilling,
Blasting or disturbance to the ground in
Any way, for any reason, all individuals
must contact
DIG SAFELY NEW YORK
at
811 or www.call811.com

#14a: Central Hudson requests those seeking approval for subdivision, site plan or other development which may be subject to utility easements to contact the Real Property Services Representative at 845-486-5290 to identify transmission utility easements, provide information, and answer any questions. For all new service connections with Central Hudson Energy Group, applicants or their representatives must contact the utility at their web site <http://www.centralhudson.com/servicerequests>

Policy #15: Applicants presenting plans to the Kingston Planning Board will provide an analysis of zoning data (requirements and proposed) including, but not limited to all aspects of the lot and bulk schedules, off-street parking, identifying zoning and use breakdown in terms of square footage etc... (Adopted 10/15/02). 15a: "Applicants presenting plans to the Kingston Planning Board will provide a legend to define abbreviations and acronyms used in plan sets and submitted documents". (Adopted 10/14/08).

Policy #16: As the property owner of # _____, I, _____, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements that the special permit shall be subject to revocation. (Adopted 11/10/03)

Policy #17: Any applicant under review by the Planning Board for residential development of 10 units or more, must contact the Kingston City School District to provide a written statement identifying any potential impacts on the school system and whether these impacts can be accommodated or if mitigating measures are necessary. (Adopted 7/12/04) 17a: Applicants proposing non owner occupied residential housing, must complete and submit proof that the landlord Registration Application has been filed with the Building Safety Division also identifying managing agent and contact information pursuant to Local Law #3 of 2004 as amended by Local Law #3 of 2005. (Adopted 7/12/04; Amended 10/11/05).

Policy #18: Applicants submitting proposals to the Kingston Planning Board for residential development and/or subdivision may be required to reserve parkland, or remit a fee in lieu of parkland, or provide a combination thereof, pursuant to Local Law #6 of 2004. (Adopted 2/14/05)

Policy # 18a: I/we, the owner/applicant, understand that I/we must remit a fee in lieu of parkland as assessed by the Planning Board pursuant to Local Law #6 of 2004, in the amount of _____, at a meeting held on _____ prior to the issuance of a building permit or any site related work taking place. I/we understand that this fee is non-refundable once remitted to the City of Kingston, whether or not the project is undertaken. (Adopted 4-14-14)

Jasprit Kaur 02/28/20
Sign _____ Date _____

Jasprit Kaur
Name (Please Print)

Sign _____ Date _____

Name (Please Print)

Policy #19: NOISE ORDINANCE COMPLIANCE \$300 "The City of Kingston Noise Ordinance, L.L. No. 1-1992, limits Noise Disturbance. Project sponsors must comply with all requirements of the law and should inspect the City Code to determine what measures need to be complied with or if a separate permit will be required both during and after construction". (Adopted 12/11/06).

Policy #20: CONSULTING FEES, \$347-4: "The City Planning Board, in accordance with the Kingston City Code, Section 347-4, may require an escrow account for consultant services necessary to review an application, at their discretion". (Adopted 2/9/09)

Policy #21: As the property owner of # _____, I, _____ agree to follow all of the requirements for the establishment of an Artist Loft listed above referenced in the City of Kingston Zoning Ordinance Section 405-46, and also understand that if these requirements are not fully complied with the special permit shall be subject to immediate revocation.
Property Owners signature: _____ Date: _____
(Adopted 11/9/09)

Policy #22: All residential units with appliances, with devices or systems that may emit carbon monoxide or has an attached garage, including individual rental units within an apartment complex, condominiums, boarding houses, etc. are required to have at least one carbon monoxide detector. (Adopted 3/8/10)

Policy #23: Bluestone sidewalk and curbing will be maintained where existing, and will be protected during construction activity. If damaged or removed, it will be replaced at the expense of the developer/owner. Project owners/sponsors are required to submit a written plan for the preservation and protection of the bluestone in a controlled program. Information on acceptable methods may be obtained by contacting the Historic Landmarks Preservation Commission. (Adopted 4/12/10)

Policy #24: Sidewalk Standards as prescribed under §358-9 of the City Code will be applied to all projects where obstructions/projections are proposed to and over City sidewalk/ROW areas. (Adopted March 19, 2018)

Policy #25: Where a project involves a mixed-use, commercial or multifamily and is subject to Planning Board approval, a Knox Box that is compatible with the City of Kingston will be purchased and installed for public safety precaution. (Adopted March 19, 2018)

Policy #26: That any and all Board decisions made for site development plan/special permit shall acquire a building permit in accordance with §405-30, unless otherwise extended through a Board decision as recognized under the existing Code.

Brady, Donna

From: Andrea Hameed <andeahameed@gmail.com>
Sent: Friday, December 13, 2019 10:36 AM
To: Brady, Donna
Subject: Emporium Realty Holding Corp

Hi Donna,

As per our telephone conversation I sold Emporium Realty Holding Corp. on May 9, 2019.

I sold it to:

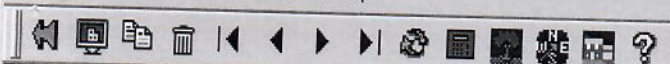
MNZ Realty Holdings Inc.
45 Birch Street
Apt 7A
Kingston, NY 12401

I will come with Jasjit to the first meeting as she is new to the business.

Hope you have a wonderful holding season,

Can you please let me know that you have received this. Thanks you for all the kindness over the years.

Andrea Hameed



48 83-2-1.100		510800 KINGSTON		Active	R/S: 1	School: KINGSTON CO																																																																		
MNZ Realty Holdings Inc		Roll Year: 2019	Curr Yr	Diner/lunch	Land AV: 86,000																																																																			
336 E Chester St		Land Size: 190.00 x 192.00		Non-Homestead	Total AV: 330,000																																																																			
Owner Total: 1 Name: MNZ Realty Holdings Inc Addl Addr: Street: 45 Birch St Apt 7A PO Box: City: Kingston, NY Zip: 12401-				Site Total: 2 Prpcls: Nbhd Cd: Sewer: Water: Utilities: Mini-mart 8005 Comm/pul Comm/pul Gas & ele Diner/lunch 8005 Comm/pul Comm/pul Gas & ele																																																																				
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Double click to open a window

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #9: #131 Fair Street SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Zone R-2/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.

Suggested Action:

Attachments:

[131 Fair St - SP Renewal BB.pdf](#)

KINGSTON PLANNING BOARD

City Hall

420 Broadway

Kingston, New York 12401

845-334-3955

APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 131 Fair Street Kingston N.Y.

Property Tax map ID# (SBL): _____

Name of Applicant: Alija Kowalska

Applicant Address 131 Fair Street Kingston N.Y.

Applicant Phone #: 845 514 2361

Fax #: _____

E-Mail: Alija.Kowalska@yahoo.com

Applicant Website _____

Name & mailing address of owner (if different from applicant): _____

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description): 5 Rooms B & B

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): Same

Address of property owner: _____

Phone #: _____

Fax #: _____

E-mail: _____

Signature of Owner: Alija Kowalska

OFFICE USE

1. Date received: 3/12/19

2. Application fee received \$ 75.00

Check #

1344 Receipt # 018904

3. Zoning district: R-2/Fair St. Hist. District

4. UCHD approval? _____

Fire Dept. approval? _____

Water Dept. approval? _____

Ward 5

5. Date of hearing notice publication: _____

6. Date of public hearing: _____

7. Planning Board Action and Date: _____

PROJECT NARRATIVE FORM

Property Address: _____

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

Use Old

By (Please Print): _____

Date: _____

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Date

Applicant Name (Please Print)

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(Last Updated (11/20/18))

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Policy #5: The gravel parking area shall be maintained as originally developed. Removal of vegetation and replacing lost stone shall be considered as part of regular maintenance. (Adopted 7/11/96, Amended 10/9/97).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on _____, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)

Sign Date

Name (please print)

Sign Date

Name (please print)

Note: Policy #6 is to be placed on the site plan and signed by the applicant/owner.

Use old

CITY OF KINGSTON

Office of Planning

planning@kingston-ny.gov



Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

February 28, 2020

Alicja Kowalska
131 Fair Street
Kingston, NY 12401

Re: #131 Fair Street SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Zone R-2/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.
Dear Applicant:

This letter is to advise you that the above referenced special permit is due to expire on April 15, 2020. The next filing date is March 25, 2020 for the April 20, 2020 Planning Board meeting. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office. Applications that are not complete WILL NOT be accepted for placement on the next Planning Board meeting agenda. To complete your application, please refer to the "Planning Board Application Checklist" form on the back of the attached application.

"You are hereby advised that you are responsible to file a complete application to renew the special permit, with the Planning Office, prior to the noted expiration date. If you do not do this, the permit will be deemed to be expired, the use must cease operation, and you will be required to re-submit as if it were an original application to the Board, including all supporting documentation and fees."

Any changes in the circumstances of the permit should be so noted in the renewal application. The Building Safety Division will need to inspect your property as part of the renewal process. Please contact their office at (845) 331-1217 to arrange for an inspection. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office.

If there are any questions, please contact this office at (845) 334-3955. Thank you for your attention to this matter.

Sincerely,

Donna Brady
Sr. Clerk, Planning

cc: Stephen Knox, Dir. Of BS & Z

NOTE TO FILE

Re: 131 Fair Street

Date: 9/6/19

Alicja called to say that Eric Kitchen, ZEO of the City of Kingston stopped at her residence/Business at 131 Fair Street because painting was being done to the exterior of her home by means of a lift. Eric inquired if she had approval from the City of Kingston Landmarks Commission due to the fact that her home was located in the Fair Street Historic District. She did not. He told her to call Planning which she did. I spoke to Dan Gartenstein, Corp. Counsel of the City of Kingston and he said to continue the painting since she already paid for the lift for the day, but Alicja is to file an application with Landmarks on Monday 9/9/16. She agreed to this.

Donna Brady
Planning

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #10: #106 West Chestnut Street SPECIAL PERMIT RENEWAL to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone R-1. Ward 9. Chestnut Hill NY Inc.; applicant/owner.

Suggested Action:

Attachments:

[106 W Chestnut St - SP Renewal.pdf](#)

KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955
APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 106 West Chestnut Street, Kingston, NY 12401

Property Tax map ID# (SBL): 56-34-11-22

Name of Applicant: Chestnut Hill NY Inc.

Applicant Address 106 West Chestnut Street, Kingston, NY, 12401

Applicant Phone #: 845-532-3137 Fax #: 845-802-0016 E-Mail: JosephSangi@aol.com

Applicant Website To Be Announced

Name & mailing address of owner (if different from applicant): 106 West Chestnut,
Kingston, NY, 12401

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description):

Boarding Home

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): Chestnut Hill NY Inc.

Address of property owner: 106 West Chestnut Street, Kingston, NY, 12401

Phone #: 845-532-3137 Fax #: 845-802-0016 E-mail JosephSangi@aol.com

Signature of Owner: Joseph Sangi, Sr

OFFICE USE

1. Date received: 3/25/20
2. Application fee received \$75.00 Chuck F 1264
3. Zoning district: R-1
4. UCHD approval? Fire Dept. approval? Water Dept. approval?
5. Date of hearing notice publication:
6. Date of public hearing:
7. Planning Board Action and Date:

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: Chestnut Hill.							
Project Location (describe, and attach a location map): 106 West Chestnut Street, Kingston, NY, 12401							
Brief Description of Proposed Action: Operation of a 39 bed Boarding Home providing room and board and temporary shelter services to residents of the community.							
Name of Applicant or Sponsor: Chestnut Hill NY Inc.		Telephone: 845- 532- 3137 E-Mail: JosephSangi@aol.com					
Address: 106 West Chestnut Street							
City/PO: Kingston		State: NY	Zip Code: 12401				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action?		11,000 SQFT acres					
b. Total acreage to be physically disturbed?		-0- acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11,000 SQFT 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?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES X
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 X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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: The property meets the requirements for an existing structure.		NO	YES X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____		NO	YES X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: _____		NO	YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES X
b. Is the proposed action located in an archeological sensitive area?		X	
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 X
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: _____		X	
		X	
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 X ☐ 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 X
16. Is the project site located in the 100 year flood plain?		NO	YES X
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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☒ YES If Yes, briefly describe: Storm water will drain into the city of Kingston's storm water drain system that exists in the streets.		NO	YES X

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: _____	NO	YES
	X	
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: _____	NO	YES
	X	
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: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Chestnut Hill NY Inc.</u> , <u>Joseph Sangi Sr</u> Date: <u>3/23/2010</u>		
Signature: <u>Joseph Sangi</u>		

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:	X	
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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)

NARRATIVE

About Our Program

Over the past several years, we have worked diligently restoring this magnificent Victorian structure to its original Grand status as one of the "Mansions of West Chestnut Street."

As evidenced by the photos provided, one can clearly see that this property is restored and furnished in a very elegant 1800's Fashion.

Perfectly suited to be a Boarding Home, our property is a completely enclosed and gated compound with an 11:00PM curfew that our guests must adhere to. Our Boarding Home is somewhat different than most "Boarding Homes," in that ours has an "all-inclusive daily program for our guests, to enjoy and participate in.

Since we are operating in a residential neighborhood and our targeted population is the same population that we have always catered to, we recognize the need for a more structured environment.

We will continue to operate as a Family Unit.

- Our hours of operation are 24 hours a day, 7 days a week, throughout the year.
- Our number of employees can range from one full time, to two full time and or two part time employees depending on the amount of structure that the property requires.
- The background of the operator; Mr. Sangi has over 40 years of experience in this field and at one time owned and operated all the boarding homes in the City of Kingston.

Our rules that are very similar to rules that families abide by in their homes, including alcohol and drug testing to be certain that none of these negative activities occur at our property. Although we fully understand that it may occur.

There are consequences for guests who choose not to follow the rules. These rules and procedures make our home a safe, peaceful home, specifically designed not to affect our neighbors' right to quiet enjoyment of their homes as well.

- An all-inclusive program includes 3 meals, housekeeping and laundry services.
- Management and staff; providing security for our property, our guests and our neighborhood.
- We are a Completely Enclosed and Gated Property.
- Our staff and all our guests will be alcohol and drug tested, routinely, this is required to better provide a completely drug-free environment on a permanent basis.
- We have an enforced curfew that all residents must adhere to.
- Of the utmost importance, we have "A NO VISITORS POLICY."
- Our guests sign a very extensive "Landlord/Guest Agreement" that has our house rules and a complete description of exactly what behavior will and will not be tolerated at our Home. It is

very clear in our agreement that our Guests will be asked to leave immediately if certain behaviors occur.

Our staff will also supply several services such as;

- Transportation services, when available to job interviews, medical appointments, job training, seminars, shopping, etc.
- Training and self-help programs on premises including 12-Step Meetings and Group Instruction that assist our residents in staying sober throughout their lives.
- The City bus stop is at our doorstep, so our staff and guests can use the public bus service to get around Kingston without having to own a car.
- All guests are asked to volunteer, as part of their Rental Agreement.
- For those individuals that volunteer and assist our paid staff in the housekeeping, laundry, maintenance and kitchen areas, we will teach these individuals how to properly and effectively do these jobs, so that they may be better able to obtain employment in our area, and become an asset to our community and its work force.
- We encourage all our Guests to make every attempt to become gainfully employed and a working taxpayer again, since quite often they are only in this situation for a short amount of time, until they can get back on their feet again and resume life as they once knew it.
- Our staff assists our Guests with helping them to understand that getting a haircut, being clean and wearing an ironed dress shirt and tie to their job interview, may go a long way and increase their chance of being hired.
- We spend significant time with our guests, giving them helpful instruction and assistance in filling out job applications and formulating a resume for them to present at their job interview.
- Because our Guests are "disabled individuals," our residence will continue to operate as a "family unit," whereby the staff and Guests will all help one another and assist in the general operation as well as maintaining "Peace and Harmony" amongst everyone in our Family Household. We will continue to clean together, shop together, cook together, eat together, socialize together and help one another in trying to Become Better People.
- Many of our Guests are in recovery from substance abuse and attend daily 12-step and Christian meetings as well as spiritual counseling services, both on and off premises to aid and assist these individuals in remaining in Recovery and having a much Better Quality of life.
- Unfortunately, some Guests are disabled with both physical and mental disorders and attend different forms of therapeutic counseling as well as therapies in general that also occur both on and off premises. We assist our Guests with keeping their appointments and encourage them to actively participate in all the above-mentioned activities, believing that these activities, and living here, will help them to Become Better Citizens of our Community.

PROJECT NARRATIVE FORM

Property Address: 106 West Chestnut Street, Kingston, NY, 12401

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

Please see attached Narrative.

By (Please Print): Joseph Sangi Sr , Lanny Walter Esq. 301 Van Vlieden Road, Saugerties, NY, 12477
Date: 3/23/2018 845-246-1959

ADDITIONAL NOTIFICATIONS

If there are other individuals who are involved and/or desire notification of the meeting and decision, please list below: i.e. Attorney, Architect....

Please print name, address, telephone number and e-mail address:

1. Lanny Walter, Esq.	2. Joseph Sangi
301 Van Vlieden Road, Saugertis, NY, 12477	106 West Chestnut Street, Kingston, 12401
845- 246- 1959	845- 532- 3137
3. _____	4. _____
_____	_____
_____	_____
_____	_____
_____	_____

If additional names are necessary, please use lower section or backside of form.

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize Lanny Walter to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of 4/2/17/2018 in the matter of Chestnut Hill NY Inc.

Chestnut Hill NY Inc.

Print Property Owner's Name

Joseph Sangi Sr

Owner's Signature

106 West Chestnut Street, Kingston, NY, 12401
Owner's Mailing Address

845- 532- 3137
Owner's Phone Number

3/23/2018
Date

Lanny Walter

Representative's Signature & Date

301 Van Vlieden Road, Sauderties, NY, 12477

Representative's Address

845- 246- 1959
Representative's Phone Number

Representative's E-mail/ Website Address

Office of Planning, City Hall, 420 Broadway, Kingston, NY 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

A complete submission is considered to be:

- ☒ Application **MUST** be signed by the owner of the property. The application must have original signature.
- ☒ **ALL QUESTIONS** should be answered and all parts of the application complete.
- ☒ The **SEQR** form must be completed and the applicant acknowledges that they may need to complete additional forms or provide supplemental information.
- ☒ **NON – REFUNDABLE FEE** – Make check payable to City Comptroller (See attached Fee Schedule). All applicants are advised that the fee submitted with a Planning Board application is non- – refundable. A statement as to how the amount of fee was calculated should be included with submission.
- ☒ A **COMPLETE PROJECT NARRATIVE** is required with every application. This should have detail on employment, benefit to the community, hours and days of operation, experience with the same type of business, etc... A form is provided in application paperwork.
- ☒ There are a minimum of **three (3) photos** required for the project. Please make these definitive to the specific project that is being reviewed by the Board. In addition, they should be identified with date, time, keyed to a map to identify location of taking and direction of photo.
- ☒ There must be **three (3)** original copies of all **site development plans** and **other supporting documents** submitted in original.
- ☒ Documents that are submitted to review must be legible, of normal size and professionally prepared.
- ☒ Submission of full application is no guarantee of being approved by the Planning Board and the Planning Board has the authority to require applicants to submit additional information to allow full assessment of the proposed project and will also request additional expert technical assistance as required. This cost may be required to be born by the developer.
- ☒ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e. - easements, ROW agreements etc...
- ☒ The applicant should provide a statement from the City Comptroller that all taxes on the property are current.
- ☒ A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted.
- ☒ Completed and signed Application Checklist Form.

The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.

Applicant Signature

11/23/2018

Date

Joseph Sangi Sr

Applicant Name (Please Print)

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated 03/19/18)

Policy #1: Storm Water Management Plans shall be prepared using a 20-25 year storm. (Adopted 6/13/96). 1a: To determine if a SPDES General Permit for Construction Activity is necessary, each project before the Planning Board will have to include a calculation of the land area to be disturbed as a result of the project, and the name and contact information of the individual making the statement. (Adopted 3/10/03)

Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans. (Adopted 6/13/96)

Policy #3: As-built plans, certified by a licensed professional engineer and/or architect, must be submitted to Planning to be reviewed and approved demonstrating that the site work complies with Planning Board approval, before the City issues a Final Certificate of Occupancy, and when applicable, before the final release of a performance bond being held on the project. (Adopted 7/11/96, Amended 1/13/03, Amended 2/13/06). 3a: If a performance bond or other satisfactory instrument is not provided to the City within 1 year of the date of the Planning Board authorization of amount, the applicant/developer must re-certify the detailed cost estimate, with approval from the City Engineer and the Planning Board. If a project is flipped to another developer, the cost breakdown numbers must be re-affirmed by the new project owner and in the case of the 1 year time frame lapsing is re-submitted to the City Engineer for approval and to the Planning Board. (Adopted 2/13/06). 3b: If the Planning Board determines that a performance bond is required for the project, a building permit cannot be issued until a suitable bond is provided to the City of Kingston, in a form acceptable to Corporation Counsel, in an amount approved by the City Engineer, with a 10% contingency. (Adopted 10/10/06)

Policy #4: Lighting levels between 1-5 footcandles be used as the standard for site lighting. (Adopted 7/11/96). 4a: Once lighting is installed per approved plans, if there is a problem of glare across property lines, the owner will be required to adjust or modify the fixture, correcting the situation, to the satisfaction of the City. (Adopted 8/12/99).

Policy #5: The gravel parking area shall be maintained as originally developed. Removal of vegetation and replacing lost stone shall be considered as part of regular maintenance. (Adopted 7/11/96, Amended 10/9/97).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on 11/23/2018, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)

Sign Date
3/23/2020
Joseph Sangi Sr
Name (please print)

Sign Date
3/23/2020
Lanny Walter
Name (please print)

Note: Policy #6 is to be placed on the site plan and signed by the applicant/owner.

Policy #7: The Board adopted a policy limiting the length of time that a site plan application may remain "active". After this time period, if no further action has been taken by the applicant, a new application and fee would be required. The Board approved the maximum time period as one year. (Adopted 2/14/97) 7a: If the Planning Board approved an application with contingencies, those conditions must be addressed within one (1) year of the Board's decision, otherwise the approval is null and void and a new application fee would be required to carry out the project. (Adopted 10/9/01)

Policy #8: The Board may require that the applicant to designate a Clerk of the Works, preferably a qualified professional, who will be available and responsible for the daily activity on the project site. (Adopted 11/13/97). 8a: The project applicant must submit a project directory listing the name, address, phone number, e-mail and a description of responsibility of all persons who are contacts for the project, to the Planning Office. (Adopted 5/13/02)

Policy #9: The Board may require the applicant to have a licensed land surveyor mark out the actual building corners if new construction will be within 10' of an adjacent property line, and/or if the setback is greater than 10' and a variance is granted for the setback of the new construction. (Adopted 8/10/98)

Policy #10: The use of banners, flags or string devices, such as lights, flags etc... are expressly prohibited, with the exception of a grand opening, where they shall be allowed to be in place for a maximum of 30 days. (Adopted 1/21/99)

Policy #11: Signage, whether temporary or permanent, placed within the windows of a business, shall be limited to twenty percent (20%) of the total window area. (Adopted 1/21/99)

Policy #12: The emptying of dumpsters and deliveries/pick-ups are to be conducted during normal business hours, Monday - Friday, 9AM to 5PM. (Adopted 11/4/99)

Policy #13: When there are changes to the contact individual's name, mailing address or phone number, the applicant is responsible for notifying the Kingston Planning Office within thirty (30) calendar days. (Adopted 3/12/01)

Policy #14: A site plan submittal to the Planning Board must contain the following underground statement: (Adopted 9/9/02)

Before undertaking any digging, drilling,
Blasting or disturbance to the ground in
Any way, for any reason, all individuals
must contact
DIG SAFELY NEW YORK
at
811 or www.call811.com

#14a: Central Hudson requests those seeking approval for subdivision, site plan or other development which may be subject to utility easements to contact the Real Property Services Representative at 845-486-5290 to identify transmission utility easements, provide information, and answer any questions. For all new service connections with Central Hudson Energy Group, applicants or their representatives must contact the utility at their web site <http://www.centralhudson.com/servicerequests>

Policy #15: Applicants presenting plans to the Kingston Planning Board will provide an analysis of zoning data (requirements and proposed) including, but not limited to all aspects of the lot and bulk schedules, off-street parking, identifying zoning and use breakdown in terms of square footage etc... (Adopted 10/15/02). 15a: "Applicants presenting plans to the Kingston Planning Board will provide a legend to define abbreviations and acronyms used in plan sets and submitted documents". (Adopted 10/14/08).

Policy #16: As the property owner of # 106 West Chestnut I, Joseph Sangi Sr, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements that the special permit shall be subject to revocation. (Adopted 11/10/03)

Policy #17: Any applicant under review by the Planning Board for residential development of 10 units or more, must contact the Kingston City School District to provide a written statement identifying any potential impacts on the school system and whether these impacts can be accommodated or if mitigating measures are necessary. (Adopted 7/12/04) 17a: Applicants proposing non owner occupied residential housing, must complete and submit proof that the landlord Registration Application has been filed with the Building Safety Division also identifying managing agent and contact information pursuant to Local Law #3 of 2004 as amended by Local Law #3 of 2005. . (Adopted 7/12/04; Amended 10/11/05).

Policy #18: Applicants submitting proposals to the Kingston Planning Board for residential development and/or subdivision may be required to reserve parkland, or remit a fee in lieu of parkland, or provide a combination thereof, pursuant to Local Law #6 of 2004. (Adopted 2/14/05)

Policy # 18a: I/we, the owner/applicant, understand that I/we must remit a fee in lieu of parkland as assessed by the Planning Board pursuant to Local Law #6 of 2004, in the amount of _____, at a meeting held on 11/23/2018 prior to the issuance of a building permit or any site related work taking place. I/we understand that this fee is non-refundable once remitted to the City of Kingston, whether or not the project is undertaken. (Adopted 4-14-14)

3/23/2018
Date
Sign
Joseph Sangi Sr
Name (Please Print)

11/23/2018
Date
Sign
Lanny Walter
Name (Please Print)

Policy #19: NOISE ORDINANCE COMPLIANCE \$300 "The City of Kingston Noise Ordinance, L.L. No. 1-1992, limits Noise Disturbance. Project sponsors must comply with all requirements of the law and should inspect the City Code to determine what measures need to be complied with or if a separate permit will be required both during and after construction". (Adopted 12/11/06).

Policy #20: CONSULTING FEES, \$347-4: "The City Planning Board , in accordance with the Kingston City Code, Section 347-4, may require an escrow account for consultant services necessary to review an application, at their discretion". (Adopted 2/9/09)

Policy #21: As the property owner of # _____, I, _____ agree to follow all of the requirements for the establishment of an ~~XXXX~~ ~~xxx~~ listed above referenced in the City of Kingston Zoning Ordinance Section 405-46, and also understand that if these requirements are not fully complied with the special permit shall be subject to immediate revocation.
Property Owners signature: _____ Date: _____
(Adopted 11/9/09)

Policy #22: All residential units with appliances, with devices or systems that may emit carbon monoxide or has an attached garage, including individual rental units within an apartment complex, condominiums, boarding houses, etc. are required to have at least one carbon monoxide detector. (Adopted 3/8/10)

Policy #23: Bluestone sidewalk and curbing will be maintained where existing, and will be protected during construction activity. If damaged or removed, it will be replaced at the expense of the developer/owner. Project owners/sponsors are required to submit a written plan for the preservation and protection of the bluestone in a controlled program. Information on acceptable methods may be obtained by contacting the Historic Landmarks Preservation Commission. (Adopted 4/12/10)

Policy #24: Sidewalk Standards as prescribed under §358-9 of the City Code will be applied to all projects where obstructions/projections are proposed to and over City sidewalk/ROW areas. (Adopted March 19, 2018)

Policy #25: Where a project involves a mixed-use, commercial or multifamily and is subject to Planning Board approval, a Knox Box that is compatible with the City of Kingston will be purchased and installed for public safety precaution. (Adopted March 19, 2018)

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #11: #1 Boulevard SPECIAL PERMIT RENEWAL to install a cellular antenna on the rooftop of an existing Stewarts Shop. SBL 56.124-5-23. SEQR Determination. Zone C-2. Ward 5. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shops Corp./owner.

Suggested Action:

Attachments:

[1 Boulevard - Verizon SP Renewal.pdf](#)

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Scott P. Olson, Esq.
Telephone Extension: 258
solson@youngsommer.com

March 18, 2020

Via Federal Express

Donna Brady, Sr. Clerk
Planning Department
City of Kingston
420 Broadway
Kingston, NY 12401

RE: Application for Renewal of Special Use Permit for an Existing Wireless Telecommunications Facility at 1 Boulevard, Kingston, New York

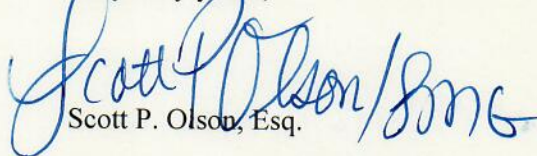
Dear Ms. Brady:

Our office serves as Regional Local Counsel for Celco Partnership ("Verizon Wireless" or the "Applicant") which owns and operates an unmanned public utility/personal wireless service facility (a "communications facility") on the above premises (Tax Map Number 56.124-5-23). The existing communications facility consists of antenna equipment mounted atop an existing building at 1 Boulevard in the City of Kingston, with a single Verizon Wireless stealth antenna mounted at a maximum height of 17 feet above ground level, as well as an existing equipment cabinet at ground-level and all other utilities, equipment and connections related thereto.

The Applicant does not currently propose any changes to this site and is merely seeking a renewal of its existing Special Use Permit, which is due to expire April 13, 2020. To that end, enclosed please find a check for \$75 to cover the Special Use Permit renewal fee, as well as a City Planning Board Application Form, and a signed Authorization Form to permit our firm to represent Verizon Wireless before the City Planning Board on this matter.

Should you have any questions regarding this application, or in the event any further information is required, please do not hesitate to contact me.

Very truly yours,


Scott P. Olson, Esq.

Enclosure

KINGSTON PLANNING BOARD
City Hall, 420 Broadway, Kingston, New York 12401 (845) 334-3955
APPLICATION FOR SPECIAL PERMIT OR SITE PLAN REVIEW

(This section to be completed by applicant)

Project location (street address) 1 Boulevard, Kingston, NY

Property Tax Map ID # (SBL): 56.124-5-23

Name of applicant: Cellco Partnership d/b/a Verizon Wireless

Applicant Phone #: (518) 438-99007 Fax #: (518) 438-9914 E-Mail: solson@youngsommer.com

Mailing address of applicant: 1275 John Street, Suite 100, West Henrietta, NY 14586

Name and address of owner (if different from applicant): Stewarts Shops Corp., P.O. Box 435,
Saratoga Springs, NY 12866

Project use and/or description of improvement:

Verizon Wireless currently operates a small cell facility on an existing Stewart's convenience store at the above address. The facility includes a single wireless "cantenna" (approx. 24" by 15") on the rooftop of the existing store, and related electric and telecommunications equipment at ground level on an existing concrete pad. Facility will continue to be used as it was originally approved by the City. No changes are proposed.

As owner of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature.

Name of current Property Owner (Please Print): Cellco Partnership d/b/a Verizon Wireless (lessee)

Phone #: (518) 438-9907 Fax #: (518) 438-9917 E-Mail: solson@youngsommer.com

Signature of Owner: Satt Olson, Attorney for Applicant, Verizon Wireless

**** ATTACH THREE (3) COPIES OF SITE DEVELOPMENT PLAN ****

(This section for office use only)

Date received: 3/20/20 Referrals: _____

Application fee: \$ 75.00 (Money order) Receipt # 1618905

Zoning District: C-2 Ward: 5

Sec./Blk./Lot: 56.124/ 5 / 23

SEQRA: _____

Date of Public Notice: _____ Date of Public Hearing: _____

jas/pb4

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



CITY HALL, 420 Broadway
KINGSTON, N.Y. 12401
845-331-0080

TO THE CITY PLANNING BOARD:

This will authorize Young Sommer, LLC

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of April 20, 2020 in the matter of Special Use
Permit Renewal for property located at 1 Boulevard, Kingston, NY

Cellco Partnership
print property owner's name
Kathy Pomperio
owner's signature
1275 John St. West Henrietta, NY
owner's mailing address
585-321-5435
owner's phone number
3/17/20
date

Scott Olson 3/17/2020
representative's signature & date
5 Palisades Drive, Alamy, NY 12205
representative's address
518-438-9907
representative's phone #

PROJECT NARRATIVE FORM

Property Address: 1 Boulevard, Kingston, NY

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc...

Verizon Wireless currently operates a small cell facility on the existing Stewart's property.

The facility includes a single antenna (approx. 24' by 15") on the roof at a height of 17'.

Ground mounted equipment is located at the base of the building.

No changes to the existing facility have been made since the last approval by the Kingston Planning Board and no changes are currently proposed.

The purpose of this application is to renew the existing Special Use Permit only.

Verizon Wireless occupies a portion of the property pursuant to a Lease Agreement, with existing and renewal terms scheduled to expire on July 31, 2040.

Prepared By (Please Print): Scott Olson

Date: March 4, 2020

Rev.10/02

CITY OF KINGSTON

Office of Planning

planning@kingston-ny.gov



Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

February 28, 2020

Cello Partnership
d/b/a Verizon Wireless
175 Calkins Road
Rochester, NY 14623

Re: #1 Boulevard SPECIAL PERMIT to install a cellular antenna on the rooftop of an existing Stewarts Shop.
SBL 56.124-5-23. Zone C-2. Ward 5.

Dear Applicant:

This letter is to advise you that the above referenced special permit is due to expire on April 13, 2020. The next filing date is March 25, 2020 for the April 20, 2020 Planning Board meeting. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office. Applications that are not complete WILL NOT be accepted for placement on the next Planning Board meeting agenda. To complete your application, please refer to the "Planning Board Application Checklist" form on the back of the attached application.

"You are hereby advised that you are responsible to file a complete application to renew the special permit, with the Planning Office, prior to the noted expiration date. If you do not do this, the permit will be deemed to be expired, the use must cease operation, and you will be required to re-submit as if it were an original application to the Board, including all supporting documentation and fees."

Any changes in the circumstances of the permit should be so noted in the renewal application. The Building Safety Division will need to inspect your property as part of the renewal process. Please contact their office at (845) 331-1217 to arrange for an inspection. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office.

If there are any questions, please contact this office at (845) 334-3955. Thank you for your attention to this matter.

Sincerely,

Donna Brady
Sr. Clerk, Planning

cc: Stephen Knox, Dir. Of BS & Z
Laura K. Bomyea, Young/Sommer LLC
Stewarts Shops Corp.

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #12: #420 Albany Avenue SPECIAL PERMIT RENEWAL to install a cellular antenna on the rooftop of an existing Stewarts Shop. SBL 48.302-3-8.100. SEQR Determination. Zone C-3. Ward 6. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shop Corp/owner.

Suggested Action:

Attachments:

[420 Albany Ave - Verizon SP Renewal.pdf](#)

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Scott P. Olson, Esq.
Telephone Extension: 258
solson@youngsommer.com

March 18, 2020

Via Federal Express

Donna Brady, Sr. Clerk
Planning Department
City of Kingston
420 Broadway
Kingston, NY 12401

***RE: Application for Renewal of Special Use Permit for an Existing Wireless
Telecommunications Facility at 420 Albany Ave, Kingston, New York***

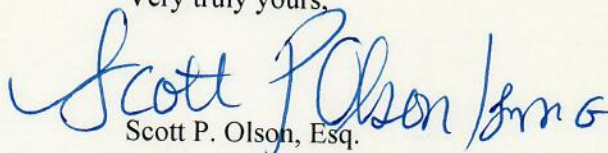
Dear Ms. Brady:

Our office serves as Regional Local Counsel for Cellco Partnership ("Verizon Wireless" or the "Applicant") which owns and operates an unmanned public utility/personal wireless service facility (a "communications facility") on the above premises (Tax Map Number 48.302-3-8.100). The existing communications facility consists of antenna equipment mounted atop an existing building at 420 Albany Avenue in the City of Kingston, with Verizon Wireless antennas mounted at a centerline height of 21 feet above ground level, as well as an existing equipment cabinet at ground-level and all other utilities, equipment and connections related thereto.

The Applicant does not currently propose any changes to this site and is merely seeking a renewal of its existing Special Use Permit, which is due to expire April 13, 2020. To that end, enclosed please find a check for \$75 to cover the Special Use Permit renewal fee, as well as a City Planning Board Application Form, and a signed Authorization Form to permit our firm to represent Verizon Wireless before the City Planning Board on this matter.

Should you have any questions regarding this application, or in the event any further information is required, please do not hesitate to contact me.

Very truly yours,


Scott P. Olson, Esq.

Enclosure

KINGSTON PLANNING BOARD
City Hall, 420 Broadway, Kingston, New York 12401 (845) 334-3955
APPLICATION FOR SPECIAL PERMIT OR SITE PLAN REVIEW

Project location (street address) 420 Albany Avenue, Kingston, NY
(This section to be completed by applicant)

Property Tax Map ID # (SBL): 48.302-3-8.1

Name of applicant: Cellco Partnership d/b/a Verizon Wireless

Applicant Phone #: (518) 438-99007 Fax #: (518) 438-9914 E-Mail: solson@youngsommer.com

Mailing address of applicant: 1275 John Street, Suite 100, West Henrietta, New York 14586

Name and address of owner (if different from applicant): Stewarts Shops Corp., P.O. Box 435,
Saratoga Springs, NY 12866

Project use and/or description of improvement:

Verizon Wireless currently operates a small cell facility on an existing Stewart's convenience store at the above address. The facility includes a single wireless "cantenna" (approx. 24" by 15") on the rooftop of the existing store and related electric and telecommunications equipment at ground level on an existing concrete pad. Facility will continue to be used as it was originally approved by the City. No changes are proposed.

As owner of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature.

Name of current Property Owner (Please Print): Cellco Partnership d/b/a Verizon Wireless (lessee)

Phone #: (518) 438-9907 Fax #: (518) 438-9917 E-Mail: solson@youngsommer.com

Signature of Owner: Sally Olson, Attorney for Applicant Verizon Wireless

**** ATTACH THREE (3) COPIES OF SITE DEVELOPMENT PLAN ****

(This section for office use only)

Date received: 3/20/20

Referrals: _____

Application fee: \$ 75.00 Money Order # 41136
Receipt # 018904

Zoning District: C-3 Ward: 6

Sec./Blk./Lot: 48.302 / 3 / 0.1

SEQRA: _____

Date of Public Notice: _____ Date of Public Hearing: _____

jas/pb4

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



CITY HALL, 420 Broadway
KINGSTON, N.Y. 12401
845-331-0080

TO THE CITY PLANNING BOARD:

This will authorize Young Sommer, LLC

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of April 20, 2020 in the matter of Special Use
Permit Renewal for property located at 420 Albany Ave., Kingston, NY

Cellco Partnership
print property owner's name
Kathy Tompkins
owner's signature
127.5 John St. West Henrietta NY
owner's mailing address
585-321-5435
owner's phone number
3/17/20
date

Scott Olsen
representative's signature & date
5 Palisades Drive, Albany, NY 12205
representative's address
518-438-9907
representative's phone #

PROJECT NARRATIVE FORM

Property Address: 420 Albany Avenue, Kingston, NY

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc...

Verizon Wireless currently operates a small cell facility on the existing Stewart's property.

The facility includes a single antenna (approx. 24' by 15") on the roof at a height of 22'.

Ground mounted equipment is located at the base of the building.

No changes to the existing facility have been made since the last approval by the Kingston Planning Board and no changes are currently proposed.

The purpose of this application is to renew the existing Special Use Permit only.

Verizon Wireless occupies a portion of the property pursuant to a Lease Agreement, with existing and renewal terms scheduled to expire on August 31, 2040.

Prepared By (Please Print): Scott Olson

Date: March 4, 2020

Rev.10/02

CITY OF KINGSTON

Office of Planning

planning@kingston-ny.gov

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

February 28, 2020

Cellco Partnership
d/b/a Verizon Wireless
175 Calkins Road
Rochester, NY 14623

Re: #420 Albany Avenue SPECIAL PERMIT to install a cellular antenna on the rooftop of an existing Stewarts Shop.
SBL 48.302-3-8.100. Zone C-3. Ward 6.

Dear Applicant:

This letter is to advise you that the above referenced special permit is due to expire on April 13, 2020. The next filing date is March 25, 2020 for the April 20, 2020 Planning Board meeting. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office. Applications that are not complete WILL NOT be accepted for placement on the next Planning Board meeting agenda. To complete your application, please refer to the "Planning Board Application Checklist" form on the back of the attached application.

"You are hereby advised that you are responsible to file a complete application to renew the special permit, with the Planning Office, prior to the noted expiration date. If you do not do this, the permit will be deemed to be expired, the use must cease operation, and you will be required to re-submit as if it were an original application to the Board, including all supporting documentation and fees."

Any changes in the circumstances of the permit should be so noted in the renewal application. The Building Safety Division will need to inspect your property as part of the renewal process. Please contact their office at (845) 331-1217 to arrange for an inspection. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office.

If there are any questions, please contact this office at (845) 334-3955. Thank you for your attention to this matter.

Sincerely,

Donna Brady

Donna Brady
Sr. Clerk, Planning

cc: Stephen Knox, Dir. Of BS & Z
Laura K. Bomyea, Young/Sommer LLC
Stewarts Shops Corp.

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #13: #449 Broadway SPECIAL PERMIT RENEWAL for 6 cellular antennas. SBL 56.26-10-61. SEQR Determination. Zone C-2. Ward 5. Verizon Wireless/applicant; Verizon New York/owner.

Suggested Action:

Attachments:

[449 Broadway - Verizon Wireless SP Renewal.pdf](#)

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Scott P. Olson, Esq.
Telephone Extension: 258
solson@youngsommer.com

March 18, 2020

Via Federal Express

Donna Brady, Sr. Clerk
Planning Department
City of Kingston
420 Broadway
Kingston, NY 12401

**RE: *Application for Renewal of Special Use Permit for an Existing Wireless
Telecommunications Facility at 449 Broadway, Kingston, New York***

Dear Ms. Brady:

Our office serves as Regional Local Counsel for Verizon Wireless of the East LP (successor-in-interest to Orange County-Poughkeepsie Limited Partnership) ("Verizon Wireless" or the "Applicant") which owns and operates an unmanned public utility/personal wireless service facility (a "communications facility") on the above premises (Tax Map Number 56.26-10-61). The existing communications facility consists of a 70-foot self-supporting lattice tower mounted atop an existing building at 449 Broadway in the City of Kingston, with Verizon Wireless antennas mounted at a centerline height of 144 feet above ground level, as well as an existing equipment shelter at ground-level and all other utilities, equipment and connections related thereto.

The Applicant does not currently propose any changes to this site and is merely seeking a renewal of its existing Special Use Permit, which is due to expire April 13, 2020. To that end, enclosed please find a check for \$75 to cover the Special Use Permit renewal fee, as well as a City Planning Board Application Form, and a signed Authorization Form to permit our firm to represent Verizon Wireless before the City Planning Board on this matter.

Should you have any questions regarding this application, or in the event any further information is required, please do not hesitate to contact me.

Very truly yours,


Scott P. Olson, Esq.

Enclosure

KINGSTON PLANNING BOARD
City Hall, 420 Broadway, Kingston, New York 12401 (845) 334-3955
APPLICATION FOR SPECIAL PERMIT OR SITE PLAN REVIEW

(This section to be completed by applicant)
Project location (street address) 449 Broadway, Kingston, NY 12401

Property Tax Map ID # (SBL): 56.26-10-61

Name of applicant: Verizon Wireless of the East LP, successor in interest to Orange County-Poughkeepsie Limited Partnership

Applicant Phone #: (618) 438-9907 Fax #: (618) 438-9914 E-Mail: solson@youngsommer.com

Mailing address of applicant: 1275 John Street, Suite 100, West Henrietta, NY 14586

Name and address of owner (if different from applicant): Verizon New York, Inc.

140 West Street, New York, NY 10007

Project use and/or description of improvement:

Verizon Wireless currently operates communications antennae and equipment on a roof mounted tower on the above-referenced building.

Facility will continue to be used as it was approved by the City. No changes are proposed.

As owner of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature.

Name of current Property Owner (Please Print): Verizon Wireless

Phone #: (618) 438-9907 Fax #: (618) 438-9917 E-Mail: solson@youngsommer.com

Signature of Owner: Scott Olson, Attorney for Applicant, Verizon Wireless

**** ATTACH THREE (3) COPIES OF SITE DEVELOPMENT PLAN ****

(This section for office use only)

Date received: 3/20/20

Referrals: _____

Application fee: \$75.00 Receipt 018966

Zoning District: C-2 Ward: 5

Sec./Blk./Lot: 56.26 / 10 / 61

SEQRA: _____

Date of Public Notice: _____ Date of Public Hearing: _____

jas/pb4

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



CITY HALL, 420 Broadway
KINGSTON, N.Y. 12401
845-331-0080

TO THE CITY PLANNING BOARD:

This will authorize Young Sommer, LLC

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of April 20, 2020 in the matter of Special Use
Permit Renewal for property located at 449 Broadway, Kingston, NY

Verizon Wireless of the East LP

print property owner's name
applicant's

Kathy Pompano
owner's signature
applicant's

1275 John St. West Henrietta, NY
owner's mailing address

585-321-5435

owner's phone number

3/17/20

date

Scott Olson

representative's signature & date

5 Palisades Drive, Alamy, NY 12205

representative's address

518-438-9907

representative's phone #

PROJECT NARRATIVE FORM

Property Address: 449 Broadway, Kingston, NY

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc...

Verizon Wireless currently operates wireless communications antennae and equipment on the roof of the existing building located at the above-referenced property. Verizon Wireless currently operates 12 antennae and related equipment on an existing roof-mounted tower. The equipment also includes a 10' by 20' equipment shelter.

No changes to the existing facility have been made since the last approval by the Kingston Planning Board and no changes are currently proposed.

The purpose of this application is to renew the existing Special Use Permit only.

Prepared By (Please Print): Scott Olson

Date: 3/4/20

Rev.10/02

CITY OF KINGSTON
Office of Planning
planning@kingston-ny.gov

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

February 28, 2020

Orange County-Poughkeepsie Limited Partnership
d/b/a Verizon Wireless
175 Calkins Road
Rochester, NY 14623

Re: #449 Broadway SPECIAL PERMIT renewal for 6 cellular antennas. SBL 56.26-10-61. Zone C-2. Ward 5.

Dear Applicant:

This letter is to advise you that the above referenced special permit is due to expire on April 13, 2020. The next filing date is March 25, 2020 for the April 20, 2020 Planning Board meeting. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office. Applications that are not complete WILL NOT be accepted for placement on the next Planning Board meeting agenda. To complete your application, please refer to the "Planning Board Application Checklist" form on the back of the attached application.

"You are hereby advised that you are responsible to file a complete application to renew the special permit, with the Planning Office, prior to the noted expiration date. If you do not do this, the permit will be deemed to be expired, the use must cease operation, and you will be required to re-submit as if it were an original application to the Board, including all supporting documentation and fees."

Any changes in the circumstances of the permit should be so noted in the renewal application. The Building Safety Division will need to inspect your property as part of the renewal process. Please contact their office at (845) 331-1217 to arrange for an inspection. Please complete and return the enclosed application along with the \$75.00 renewal fee to this office.

If there are any questions, please contact this office at (845) 334-3955. Thank you for your attention to this matter.

Sincerely,

Donna Brady

Donna Brady
Sr. Clerk, Planning

cc: Stephen Knox, Dir. Of BS & Z
Laura K. Bomyea, Young/Sommer LLC

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #14: #1-11 Summer Street SITE PLAN to construct a playground and outdoor seasonal kitchen. SBL 56.25-5-9. SEQR Determination. Zone M-1. Ward 5. YMCA of Kingston; applicant/owner.

Suggested Action:

Attachments:

[1-11 Summer Street - YMCA Play Area and Food Shed PBM 042020.pdf](#)

[YMCA Plan Set 042020.pdf](#)

KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955
APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



2020

To be completed by applicant

Project location (street address) 1-11 Summer Street, Kingston, NY

Property Tax map ID# (SBL): 56.25-5-9

Name of Applicant: YMCA of Kingston and Ulster County

Applicant Address 507 BROADWAY, KINGSTON, NY 12401

Applicant Phone #: 845-338-3810 Fax #: 845-338-0423 E-Mail: HKIRSCHNER@YMCAULSTER.ORG

Applicant Website YMCAULSTER.ORG

Name & mailing address of owner (if different from applicant): _____

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description): _____

Community playground upgrade and teaching kitchen (seasonal, outdoor container kitchen)

As owners of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): YMCA of Kingston and Ulster County

Address of property owner: 507 Broadway, Kingston, NY 12401

Phone #: 845-338-3810 Fax #: 845-338-0423 E-mail: HKIRSCHNER@YMCAULSTER.ORG

Signature of Owner: [Signature]

OFFICE USE

1. Date received: 2/26/20
2. Application fee received \$200 - ch. #1302
3. Zoning district: M-1 Ward 5 SBL 56.25-4-34
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: 4-20-20
7. Planning Board Action and Date: _____

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: <i>The Y Park</i>							
Project Location (describe, and attach a location map): <i>111 Summer Street, Kingston, NY 12401</i>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <i>YMCA of Kingston and Ulster County</i>		Telephone: <i>845-338-3810</i>					
Address: <i>507 Broadway</i>		E-Mail:					
City/PO: <i>Kingston</i>		State: <i>NY</i>	Zip Code: <i>12401</i>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><i>X</i></td> <td style="text-align: center; padding: 2px;"></td> </tr> </table>	NO	YES	<i>X</i>	
NO	YES						
<i>X</i>							
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><i>X</i></td> <td style="text-align: center; padding: 2px;"></td> </tr> </table>	NO	YES	<i>X</i>	
NO	YES						
<i>X</i>							
3.a. Total acreage of the site of the proposed action? <i>1.75</i> acres b. Total acreage to be physically disturbed? <i>1.00</i> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>APPROX. 3.00</i> 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							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		X	
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?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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: _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: <u>DRY WELL</u>	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?	X		
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: _____	X		
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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☒ NO ☐ YES	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: _____	NO X	YES
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: _____	NO X	YES
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: _____	NO X	YES

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

Applicant/sponsor name: Heidi G Kirochner Date: 2/24/2020
Signature: [Signature]

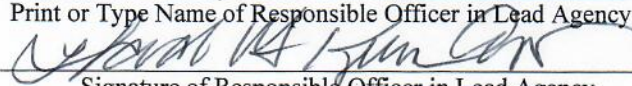
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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.

N/A

☐ 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.	
Ymca of KINGSTON AND WILSON COUNTY Name of Lead Agency	2-24-2020 Date
Heidi G. Kirschner Print or Type Name of Responsible Officer in Lead Agency	CEO / President Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	 Signature of Preparer (if different from Responsible Officer)

PROJECT NARRATIVE FORM

Property Address: 1-11 Summer Street, KINGSTON, NY 12401

The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing/time line, etc...

See attached

By (Please Print):

Date:

Noelle Schmidt

2-25-2020

PROJECT NARRATIVE: YMCA of Kingston and Ulster County

Property Address: 1-11 Summer Street, Kingston, NY 12401

Project Title: The Y Park – Phase 1

Project Description

The Y Park is an all-ages playground upgrade, focusing on youthful play while also including adult exercise amenities, flexible outdoor space for learning experiences, and a container kitchen for the Kingston YMCA Farm Project. Construction will be environmentally friendly and take place in phases.

The Y Park will continue to be ADA compliant so the playground will be wheelchair and baby carriage accessible. Upgrades will include such things as climbing apparatus, an adult fitness cluster, a walking path, new landscaping with native plants and more.

The Y Park's container kitchen will be used by the Kingston YMCA Farm Project to upgrade current teaching kitchen programs for YMCA staff Farm Crew and Cooking Crew.

The playground and the kitchen are the extent of this year's construction. In the next phase we will add city drinking water and waste water management in the form of a septic tank for the kitchen and a flexible outdoor space.

Hours/Days/Staff

The Y Park is currently in use, as part of the Kingston YMCA Farm Project farm and community gardens, with limited playground equipment. The Y employs between 3 and 20 part time staff, and three full time employees, to support and run the Kingston YMCA Farm Project programs, depending on the season. While the Y Park can be used and accessed all year round, the kitchen container will be used seasonally between May and October, Monday through Friday between 8am and 5pm with occasional evening programs.

Current Use

The Kingston YMCA Farm Project has been using the land at the corner of Susan and Summer Street as an urban farm for more than six years. In that time we have created a 1/3 acre farm that feeds many City of Kingston residents – around 100 per week through our weekly farm stand. Seasonally, we employ a farm crew of teens from the Kingston area. 600 area children visit the farm annually for our farm based programming. Additionally, the YMCA's summer Camp Starfish and YMCA School's Program also utilize the park throughout the year.

The upgrades describe to the Y Park will create a safer and more enjoyable experience for the community and surrounding neighbors of the YMCA of Kingston and Ulster County.

Timeline

Purchase of container etc. for kitchen

Feb. - March 2020

Site preparation

March - April 2020

Installation, infrastructure

April - June 2020

Purchase and installation of playground equipment

July - August 2020

Opening

August 2020

ADDITIONAL NOTIFICATIONS

If there are other individuals who are involved and/or desire notification of the meeting and decision, please list below: i.e. Attorney, Architect....

Please print name, address, telephone number and e-mail address:

1. DENNIS LARIOS 2. _____
67 MAIDEN LANE _____
KINGSTON, NY 12401 _____
845-338-7622 _____
dmlarios@BLEENGINEERING _____
BRINNIE + LARIOS, P.C. _____

3. _____ 4. _____

If additional names are necessary, please use lower section or backside of form.

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize KAN LANDSCAPE DESIGN to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of MARCH 16, 2020 in the matter of THE Y PARK

YMCA of Kingston and Ulster County

HEIDI G KIRSCHNER

Print Property Owner's Name

[Signature]

Owner's Signature

507 BROADWAY, KINGSTON, NY 12401

Owner's Mailing Address

845-338-3810

Owner's Phone Number

2-24-2020

Date

[Signature] 2/25/2020
Representative's Signature & Date

PO Box 714, Woodstock NY 12498
Representative's Address

646-271-0821
Representative's Phone Number

KoN@KaNLandstudio.com/
Representative's E-mail/ Website Address
KaNLANDSTUDIO.COM

Office of Planning, City Hall, 420 Broadway, Kingston, NY 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

PLANNING BOARD APPLICATION CHECKLIST

The following checklist has been prepared for all individuals/developers that are preparing applications to be considered by the Kingston Planning Board. Any application that is determined to be incomplete will be returned to the applicant and **WILL NOT** be placed on the agenda:

A complete submission is considered to be:

- ✓ Application **MUST** be signed by the owner of the property. The application must have original signature. (Electronic Signatures will be accepted)
- ✓ **ALL QUESTIONS** should be answered and all parts of the application complete.
- ✓ The **SEQR** form must be completed and the applicant acknowledges that they may need to complete additional forms or provide supplemental information.
- ✓ **NON – REFUNDABLE FEE** – Make check payable to City Comptroller (See attached Fee Schedule). All applicants are advised that the fee submitted with a Planning Board application is non- – refundable. A statement as to how the amount of fee was calculated should be included with submission.
- ✓ A **COMPLETE PROJECT NARRATIVE** is required with every application. This should have detail on employment, benefit to the community, hours and days of operation, experience with the same type of business, etc... A form is provided in application paperwork.
- ✓ There are a minimum of **three (3) photos** required for the project. Please make these definitive to the specific project that is being reviewed by the Board. In addition, they should be identified with date, time, keyed to a map to identify location of taking and direction of photo.
- ✓ There must be **two (2)** original copies (one paper, one digital) of all **site development plans** and **other** supporting documents submitted in original.
- ✓ Documents that are submitted to review must be legible, of normal size and professionally prepared.
- ✓ Submission of full application is no guarantee of being approved by the Planning Board and the Planning Board has the authority to require applicants to submit additional information to allow full assessment of the proposed project and will also request additional expert technical assistance as required. This cost may be required to be born by the developer.
- ✓ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e. - easements, ROW agreements etc...
- ✓ **501C3: See Real Property Tax Exemption R/O/M RP-420-a/b-RNW-II(9/08)**
The applicant should provide a statement from the City Comptroller that all taxes on the property are current.
- ✓ A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted.
- ✓ Completed and signed Application Checklist Form.

The applicant hereby acknowledges policies adopted by the City of Kingston Planning Board as are attached to the application package.


Applicant Signature

2/24/2020
Date

YMCA of Kingston and Ulster County
HEIDI G KIRSCHNER
Applicant Name (Please Print)

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

Policy #1: Storm Water Management Plans shall be prepared using a 20-25 year storm. (Adopted 6/13/96). 1a: To determine if a SPDES General Permit for Construction Activity is necessary, each project before the Planning Board will have to include a calculation of the land area to be disturbed as a result of the project, and the name and contact information of the individual making the statement. *N/A*
(Adopted 3/10/03)

Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans. *N/A*
(Adopted 6/13/96)

Policy #3: As-built plans, certified by a licensed professional engineer and/or architect, must be submitted to Planning to be reviewed and approved demonstrating that the site work complies with Planning Board approval, before the City issues a Final Certificate of Occupancy, and when applicable, before the final release of a performance bond being held on the project. (Adopted 7/11/96, Amended 1/13/03, Amended 2/13/06). 3a: If a performance bond or other satisfactory instrument is not provided to the City within 1 year of the date of the Planning Board authorization of amount, the applicant/developer must re-certify the detailed cost estimate, with approval from the City Engineer and the Planning Board. If a project is flipped to another developer, the cost breakdown numbers must be re-affirmed by the new project owner and in the case of the 1 year time frame lapsing is re-submitted to the City Engineer for approval and to the Planning Board. (Adopted 2/13/06). 3b: If the Planning Board determines that a performance bond is required for the project, a building permit cannot be issued until a suitable bond is provided to the City of Kingston, in a form acceptable to Corporation Counsel, in an amount approved by the City Engineer, with a 10% contingency. (Adopted 10/10/06)

Policy #4: Lighting levels between 1-5 footcandles be used as the standard for site lighting. (Adopted 7/11/96). 4a: Once lighting is installed per approved plans, if there is a problem of glare across property lines, the owner will be required to adjust or modify the fixture, correcting the situation, to the satisfaction of the City. (Adopted 8/12/99).

Policy #5: The gravel parking area shall be maintained as originally developed. Removal of vegetation and replacing lost stone shall be considered as part of regular maintenance. (Adopted 7/11/96, Amended 10/9/97).

Policy #6: "I/we, the applicant, understand that I/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on March 16, 2020 except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)

Heidi G Kirschner *1/24/2020*

YMC of Kingston and Ulster County
Heidi G Kirschner

Name (please print)

Sign Date

Name (please print)

Note: Policy #6 is to be placed on the site plan and signed by the applicant/owner.

Policy #7: The Board adopted a policy limiting the length of time that a site plan application may remain "active". After this time period, if no further action has been taken by the applicant, a new application and fee would be required. The Board approved the maximum time period as one year. (Adopted 2/14/97) 7a: If the Planning Board approved an application with contingencies, those conditions must be addressed within one (1) year of the Board's decision, otherwise the approval is null and void and a new application fee would be required to carry out the project. (Adopted 10/9/01)

Policy #8: The Board may require that the applicant to designate a Clerk of the Works, preferably a qualified professional, who will be available and responsible for the daily activity on the project site. (Adopted 11/13/97). 8a: The project applicant must submit a project directory listing the name, address, phone number, e-mail and a description of responsibility of all persons who are contacts for the project, to the Planning Office. (Adopted 5/13/02)

Policy #9: The Board may require the applicant to have a licensed land surveyor mark out the actual building corners if new construction will be within 10' of an adjacent property line, and/or if the setback is greater than 10' and a variance is granted for the setback of the new construction. (Adopted 8/10/98)

Policy #10: The use of banners, flags or string devices, such as lights, flags etc... are expressly prohibited, with the exception of a grand opening, where they shall be allowed to be in place for a maximum of 30 days. (Adopted 1/21/99)

Policy #11: Signage, whether temporary or permanent, placed within the windows of a business, shall be limited to twenty percent (20%) of the total window area. (Adopted 1/21/99)

Policy #12: The emptying of dumpsters and deliveries/pick-ups are to be conducted during normal business hours, Monday – Friday, 9AM to 5PM. (Adopted 11/4/99)

Policy #13: When there are changes to the contact individual's name, mailing address or phone number, the applicant is responsible for notifying the Kingston Planning Office within thirty (30) calendar days. (Adopted 3/12/01)

Policy #14: A site plan submittal to the Planning Board must contain the following underground statement: (Adopted 9/9/02)

Before undertaking any digging, drilling,
Blasting or disturbance to the ground in
Any way, for any reason, all individuals
must contact
DIG SAFELY NEW YORK
at
811 or www.call811.com

#14a: Central Hudson requests those seeking approval for subdivision, site plan or other development which may be subject to utility easements to contact the Real Property Services Representative at 845-486-5290 to identify transmission utility easements, provide information, and answer any questions. For all new service connections with Central Hudson Energy Group, applicants or their representatives must contact the utility at their web site <http://www.centralhudson.com/servicerequests> N/K

Policy #15: Applicants presenting plans to the Kingston Planning Board will provide an analysis of zoning data (requirements and proposed) including, but not limited to all aspects of the lot and bulk schedules, off-street parking, identifying zoning and use breakdown in terms of square footage etc... (Adopted 10/15/02). 15a: "Applicants presenting plans to the Kingston Planning Board will provide a legend to define abbreviations and acronyms used in plan sets and submitted documents". (Adopted 10/14/08).

Policy #16: As the property owner of # _____ I, _____, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements that the special permit shall be subject to revocation. (Adopted 11/10/03) *N/A*

Policy #17: Any applicant under review by the Planning Board for residential development of 10 units or more, must contact the Kingston City School District to provide a written statement identifying any potential impacts on the school system and whether these impacts can be accommodated or if mitigating measures are necessary. (Adopted 7/12/04) 17a: Applicants proposing non owner occupied residential housing, must complete and submit proof that the landlord Registration Application has been filed with the Building Safety Division also identifying managing agent and contact information pursuant to Local Law #3 of 2004 as amended by Local Law #3 of 2005. . (Adopted 7/12/04; Amended 10/11/05). *N/A*

Policy #18: Applicants submitting proposals to the Kingston Planning Board for residential development and/or subdivision may be required to reserve parkland, or remit a fee in lieu of parkland, or provide a combination thereof, pursuant to Local Law #6 of 2004. (Adopted 2/14/05) *N/A*

Policy # 18a: I/we, the owner/applicant, understand that I/we must remit a fee in lieu of parkland as assessed by the Planning Board pursuant to Local Law #6 of 2004, in the amount of _____, at a meeting held on _____ prior to the issuance of a building permit or any site related work taking place. I/we understand that this fee is non-refundable once remitted to the City of Kingston, whether or not the project is undertaken. (Adopted 4-14-14)

Sign Date

Sign Date

Name (Please Print)

Name (Please Print)

Policy #19: NOISE ORDINANCE COMPLIANCE \$300 "The City of Kingston Noise Ordinance, L.L. No. 1-1992, limits Noise Disturbance. Project sponsors must comply with all requirements of the law and should inspect the City Code to determine what measures need to be complied with or if a separate permit will be required both during and after construction". (Adopted 12/11/06).

Policy #20: CONSULTING FEES, \$347-4: "The City Planning Board , in accordance with the Kingston City Code, Section 347-4, may require an escrow account for consultant services necessary to review an application, at their discretion". (Adopted 2/9/09)

Policy #21: As the property owner of # _____, I, _____ agree to follow all of the requirements for the establishment of an Artist Loft listed above referenced in the City of Kingston Zoning Ordinance Section 405-46, and also understand that if these requirements are not fully complied with the special permit shall be subject to immediate revocation.
Property Owners signature: _____ Date: _____
(Adopted 11/9/09) *N/A*

Policy #22: All residential units with appliances, with devices or systems that may emit carbon monoxide or has an attached garage, including individual rental units within an apartment complex, condominiums, boarding houses, etc. are required to have at least one carbon monoxide detector. (Adopted 3/8/10)

Policy #23: Bluestone sidewalk and curbing will be maintained where existing, and will be protected during construction activity. If damaged or removed, it will be replaced at the expense of the developer/owner. Project owners/sponsors are required to submit a written plan for the preservation and protection of the bluestone in a controlled program. Information on acceptable methods may be obtained by contacting the Historic Landmarks Preservation Commission. (Adopted 4/12/10) *N/A*

Policy #24: Sidewalk Standards as prescribed under §358-9 of the City Code will be applied to all projects where obstructions/projections are proposed to and over City sidewalk/ROW areas. (Adopted March 19, 2018) *NK*

Policy #25: Where a project involves a mixed-use, commercial or multifamily and is subject to Planning Board approval, a Knox Box that is compatible with the City of Kingston will be purchased and installed for public safety precaution. (Adopted March 19, 2018) *NK*

Policy #26: That any and all Board decisions made for site development plan/special permit shall acquire a building permit in accordance with §405-30, unless otherwise extended through a Board decision as recognized under the existing Code.



QUIT CLAIM

MARGUERITE L. SOPER and
FLORENCE H. MC COLL,

TO

THE YOUNG MEN'S CHRISTIAN
ASSOCIATION OF KINGSTON
AND ULSTER.

Dated. Sept. 23, 1983.

FILED

DEC 2 1983
ALBERT SPADA
ULSTER COUNTY CLERK
(002451)

RECEIVED
REAL ESTATE
DEC 2 1983
ULSTER
COUNTY

Recorded on this 2nd day
of Dec 1983 at 3:10
o'clock. Min. 1495
of Book 130
assessed
Mustafa

Ulster County, N. Y.

CONNELLY & CONNELLY
ATTORNEYS AT LAW
270 FAIR STREET
KINGSTON, NEW YORK 12401

stamp none

Young men's Christian
ass. of Kingston &
Ulster

Howard St. John

77A
#NONE

This Indenture,

Made the 23 day of September

Nineteen Hundred and Eighty-three,

Between

MARGUERITE L. SOPER and
FLORENCE H. MC COLL, of
Uptown Post Office Box
3217, Kingston, New
York 12401,

parties of the first part, and

RFR

THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF KINGSTON AND ULSTER, of 507 Broadway,
Kingston, New York 12401,

Witnesseth that the parties of the first part, in consideration of

ONE - - - - - Dollar (\$ 1.00)
lawful money of the United States,
paid by the party of the second part, do hereby remise, release and quitclaim
unto the party of the second part, its successors and assigns forever, all

THAT TRACT AND PARCEL OF LAND, in the City of Kingston, County of
Ulster and State of New York, bounded and described as follows:

BEGINNING at a point on the Northwestern side of Summer
Street, said point being the Southeasterly corner of lands of Shirley
Novak, Liber 1466, at page 1157, and running:

1) thence from said point of beginning along the Easterly
line of lands of Novak, North 37° 30' 00" West 100.00 feet to a point;

2) thence South 52° 30' 00" West 45.00 feet to the South-
easterly corner of lands of Raymond Hoetger, Liber 1295, at page 1103;

3) thence along the Easterly line of lands of Hoetger and
Thomas and Mary Ann Doyle, Liber 919, at page 336, North 37° 30' 00"
West 170.00 feet to a point;

4) thence along the Northerly line of lands of Doyle, South
52° 30' 00" West 100.00 feet to the Northeasterly corner of Valley
Street;

5) thence along the Easterly line of lands of the City of
Kingston, North 37° 30' 00" West 94.73 feet to a point on the South-
erly line of lands of Consolidated Rail Corp.;

6) thence along the Southerly line of lands of Consolidated
Rail Corp. the following courses and distances: South 72° 41' 00"
East 281.30 feet to a point;

7) thence South 77° 31' 00" East 297.87 feet to a point on the Northwesterly side of Susan Street;

8) thence along the Northwesterly side of Susan Street, South 60° 12' 00" West 51.41 feet to a point;

9) thence Southwesterly and Southerly on a curve to the left, having a radius of 175.00 feet, a distance of 275.00 feet more or less to the Northwesterly side of Summer Street;

10) thence along the Northwesterly side of Summer Street, South 52° 30' 00" West 141.00 feet to the place of beginning.

CONTAINING: 1.75 Acres.

The above description is compiled from deeds, maps and records and is subject to any statement of facts which may be revealed by an actual field survey.

Being part of lands in a deed to the above grantors in Book 815 at page 517.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the part Y of the second part, its successors and assigns forever.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Marguerite L. Soper
Marguerite L. Soper
Florence H. Mc Coll
Florence H. Mc Coll



State of New York } ss. On this 23 day of September
County of Ulster } Nineteen Hundred and Eighty-three,
before me, the subscriber, personally appeared

MARGUERITE L. SOPER and FLORENCE H. MC COLL,

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

VINCENT G. CONNELLY
Notary Public in the State of New York
Residing in Ulster County
My Commission Expires Mar. 30, 1925
Vincent G. Connelly
Notary Public

State of New York } ss. On this day of
County of } Nineteen Hundred and
before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Notary Public



OUT CLAIM

MARGUERITE L. SOPER and
FLORENCE H. MC COLL,

TO

THE YOUNG MEN'S CHRISTIAN
ASSOCIATION OF KINGSTON
AND ULSTER.

Dated. May 23, 1983.

CONNELLY & CONNELLY
ATTORNEYS AT LAW
270 FAIR STREET
KINGSTON, NEW YORK 12401

This Indenture,

Made the 23 day of May,

Nineteen Hundred and Eighty-three,

Between

MARGUERITE L. SOPER and
FLORENCE H. MC COLL, of
Uptown Post Office Box
3217, Kingston, New
York 12401,

parties of the first part, and

THE YOUNG MEN'S CHRISTIAN ASSOCIATION
OF KINGSTON AND ULSTER, of 507 Broadway,
Kingston, New York 12401,

Witnesseth that the parties of the first part, in consideration of party of the second part,

ONE ----- Dollar (\$ 1.00)
lawful money of the United States,
paid by the party of the second part, do hereby remise, release and quitclaim
unto the party of the second part, its successors and assigns forever, all

THAT TRACT AND PARCEL OF LAND, in the City of Kingston, County of
Ulster and State of New York, bounded and described as follows:

BEGINNING at a point on the Northwestern side of Summer
Street, said point being the Southeasterly corner of lands of Shirley
Novak, Liber 1466, at page 1157, and running:

1) thence from said point of beginning along the Easterly
line of lands of Novak, North 37° 30' 00" West 100.00 feet to a point

2) thence South 52° 30' 00" West 45.00 feet to the South-
easterly corner of lands of Raymond Hoetger, Liber 1295, at page 110:

3) thence along the Easterly line of lands of Hoetger and
Thomas and Mary Ann Doyle, Liber 919, at page 336, North 37° 30' 00"
West 170.00 feet to a point;

4) thence along the Northerly line of lands of Doyle, Sou-
52° 30' 00" West 100.00 feet to the Northeasterly corner of Valley
Street;

5) thence along the Easterly line of lands of the City of
Kingston, North 37° 30' 00" West 94.73 feet to a point on the South-
erly line of lands of Consolidated Rail Corp.;

6) thence along the Southerly line of lands of Consolidat-
ed Rail Corp. the following courses and distances: South 72° 41' 00"
East 281.30 feet to a point;

7) thence South 77° 31' 00" East 297.87 feet to a point on the Northwestern side of Susan Street;

8) thence along the Northwestern side of Susan Street, South 60° 12' 00" West 51.41 feet to a point;

9) thence Southwesterly and Southerly on a curve to the left, having a radius of 175.00 feet, a distance of 275.00 feet more or less to the Northwestern side of Summer Street;

10) thence along the Northwestern side of Susan Street, South 52° 30' 00" West 141.00 feet to the place of beginning.

CONTAINING: 1.75 Acres.

The above description is compiled from deeds, maps and records and is subject to any statement of facts which may be revealed by an actual field survey.

Being part of lands in a deed to the above grantors in Book 815 at page 517.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the part Y of the second part, its successors and assigns forever.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Marguerite L. Soper
Marguerite L. Soper
Florence H. Mc Coll
Florence H. Mc Coll

State of New York } ss. On this 23 day of May,
County of Ulster } Nineteen Hundred and Eighty-three,
before me, the subscriber, personally appeared

MARGUERITE L. SOPER and FLORENCE H. MC COLL,

to me personally known and known to me to be the same persons described in and who executed the within Instrument, and they severally acknowledged to me that they executed the same.

VINCENT G. CONNELLY
Notary Public in the State of New York
Residing in Ulster County
My Commission Expires Mar. 30, 1985
Vincent G. Connelly
Notary Public

State of New York } ss. On this day of
County of } Nineteen Hundred and
before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and who executed the within Instrument, and he acknowledged to me that he executed the same.

Notary Public

**NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES
PROPERTY RECORD CARD**

SWIS 510800 TAX MAP No. 56.25-5-9

OWNER YMCA Of Kingston

LOCATION 1-11 Summer St Kingston

PROP CLASS 449 SCHOOL DIST 510800

SALE PRICE SALE DATE



Audit Control Section

Collector	Date(mmddyy)	Time	Activity	Source
	/ /			

Audit Control Codes	Source	Sales Information Codes	Valuation Useable
1=Owner	1=Owner	0=No	1=Yes
2=Relative	2=Relative	1=L and Only	
3=Tenant	3=Tenant	2=Bldg. Only	
4=Other	4=Other	3=L and and Bldg	
5=NOAH	5=NOAH	4=Right-of-Way	
6=Assess. Data	6=Assess. Data		

Reappraisal Cycle Section

Date of Last Phy Insp. Date of Reappraisal 2/7/2008

Sale Date	Sales Information Section	Sale Price	Sale Type	Valuation Useable

Land Breakdown Section

Land Type	01=Primary	02=Secondary	03=Undeveloped	04=Residual	05=Tillable	06=Pasture	07=Woodland	08=Wasteland	09=Muck	10=Waterfront	11=Orchard	12=Rear	13=Vineyard	14=Wetland	15=Leased Land	Soil Rating	1=Pond	2=River	3=Lake	4=Canal	5=Ocean	6=Bay

Land Type Front Feet Depth Acres Square Feet Rating Soil Water Type Depth Factor % Cd1 Cd2 Cd3

01	0.00	0.00	1.80	0																		
----	------	------	------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Site Info.	SWIS/SBL	510800	05602500050090000000	Card No. 1
Used As Code				
Route No.				
Nbhd. Code:	8005			
Sewer Type:	1=None	2=Private	3=Comm/Public	
Water Supply:	1=None	2=Private	3=Comm/Public	
Utilities:	1=No Public	2=Gas	3=Electric	
Overall Desire:	1=Poor	2=Fair	3=Normal	
Overall Cond:	1=Poor	2=Fair	3=Normal	
Overall Grade:	A=Excellent	B=Good	C=Average	
DC Entry Type:	1=Inter Inspect	2=Inter Refuse	3=Total Refusal	
Zoning Code:				
Overall Eff Yr. Blt.				
Economic OBS				

NOTES

Signature below does not mean contents verified, only that data was collected in your presence.

SIGNATURE

Commercial Building Section

BLD and SECTION	1	1	BLD and SECTION		
NO. IDENT. BLDGS		1	NO. IDENT. BLDGS		
BOECKH MODEL NO.		0855	BOECKH MODEL NO.		
ACTUAL YR. BLT	1995		ACTUAL YR. BLT		
EFF. YR. BLT	2017		EFF. YR. BLT		
CONST. QUAL	2.0		CONST. QUAL		
CONDITION	3		CONDITION		
BLDG. PERIM.	72		BLDG. PERIM.		
GROSS FLR AREA	670		GROSS FLR AREA		
NO. STORIES	2.0		NO. STORIES		
STORY HEIGHT	10		STORY HEIGHT		
WALL A PCT	100		WALL A PCT		
WALL B PCT	0		WALL B PCT		
WALL C PCT	0		WALL C PCT		
AIR COND. PCT			AIR COND. PCT		
SPRINKLER PCT			SPRINKLER PCT		
ALARM PCT			ALARM PCT		
NO. ELEVATORS			NO. ELEVATORS		
BSMT. TYPE			BSMT. TYPE		
BSMT PERIM			BSMT PERIM		
BSMT.SQ.FT.			BSMT.SQ.FT.		
FUNCT OBS.			FUNCT OBS.		
PHYSICAL DEP.			PHYSICAL DEP.		
DEPREC ADJ.	0		DEPREC ADJ.		

COMMERCIAL RENTABLE SECTION

USED AS	SQ.FT.	UNIT	#UNITS	TOTAL RENT	TYP
F05	670		0	0	

APARTMENT SECTION

TOTAL	USED AS CODE	RENTABLE SQ.FT.	#APARTMENTS	TOTAL RENT	TYP
	SQ/LARE FEET	#APARTMENTS	ANN RENT/UNIT	TYP	
EFF 1 BED					
EFF 2 BED					
EFF 3 BED					

IMPROVEMENT SECTION

Structure	MC	Dim1	Dim2	SQFT	Quantity	Constr.	Overall	Actual	Effective	PCT.	FUNC
Code				(MISC)		Grade	COND.	Yr. Built	Yr. Built	GOOD	OBS

UNIT CODES

- 02=APTS
- 03=ROOMS
- 04=SEATS
- 05=BEDS
- 06=STALLS
- 07=LANES
- 08=COURTS
- 09=SLIPS
- 10=BAYS
- 11=GALLONS
- 12=PADS
- 13=RUNS
- 14=HOLES
- 15=LOTS
- 16=BARRELS
- 17=ACRES

MEAS. CODE:

- 1=Quantity
- 2=Dimensions
- 3=Square Feet
- 4=Dollars

CONST. GRADE

- A=Excellent
- B=Good
- C=Average
- D=Economy
- E=Minimum

CONDITION

- 1=Poor
- 2=Fair
- 3=Normal
- 4=Good
- 5=Excellent

I and E SUMMARY SECTION

USER DATA CODE	1=USE DATA	2=DO NOT USE
DOLLAR/PERCENT CODE	1=PERCENT	2=DOLLARS
POTENTIAL GROSS INCOME		
VACANCY/CREDIT LOSS		
ADDITIONAL INCOME		
EFF GROSS INCOME		
TOTAL EXPENSES		
NET OPERAT INCOME		
RENT RESTRICTED		



RP-420-a/b-Rnw-II (9/08)

NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICESRENEWAL APPLICATION FOR REAL PROPERTY TAX EXEMPTION
FOR NONPROFIT ORGANIZATIONS
II - PROPERTY USE

(See general information and instructions on back form)



1a. Name of organization

YMCA

d. Name of contact person

Heidi Kirschnor

b. Mailing address

507 Broadway
Kingston, NY 12401

e. Telephone no. of contact person

Day (845) 338-3810 Evening ()

c. Employer ID no. _____

f. E-mail address (optional) _____

g. Property identification (see tax bill or assessment roll) Tax map number or section/block/lot

56.25-5-1.2, 56.25-5-3, 56.25-5-9

2. Have any of the following changes occurred since application for this property tax exemption was last filed? If any of the listed changes have occurred, please give a detailed explanation of each change on the back of this form, check the appropriate line below, and complete and sign the statement. If none of the changes has occurred, please check the appropriate line below and complete and sign the statement.

- ☐ a. A change has occurred in the ownership of all or part of the property.
- ☐ b. A change has occurred in the use or uses of the property by the owner.
- ☐ c. A change has occurred in that all or part of the property is now being offered for sale or lease.
- ☐ d. All or part of the property is occupied by an organization other than the owner: the user organization(s) make payments for use of the property, and a change has occurred in (1) the proportion of the property so occupied, (2) the terms of the occupancy, or (3) the payments made by the occupant(s).
- ☐ e. Physical changes in the property (such as construction, alterations, or demolition) have occurred.
- ☐ f. A change has occurred in the nature or schedule of planned construction of buildings or other improvements on an unimproved portion of the property.
- ☐ g. One of the organization's purposes is hospital, and a change has occurred in the amount of space or time that the property is used for the private practice of staff members or others rather than for the direct hospital related activities.

☐ **STATEMENT OF CHANGE**

I hereby certify that all of the changes, as listed above, that have occurred since application for exemption was last filed have been noted and the explanations of such charges are true and correct to the best of my knowledge and belief.

☒ **STATEMENT OF NO CHANGE**

I hereby certify that none of the changes listed above has occurred since application for exemption was last filed to the best of my knowledge and belief.

Heidi Kirschnor
Signature11/18/19
DateCEO/President
Title**FOR ASSESSOR'S USE**Assessing unit _____
City/Town _____
School District _____County _____
Village _____

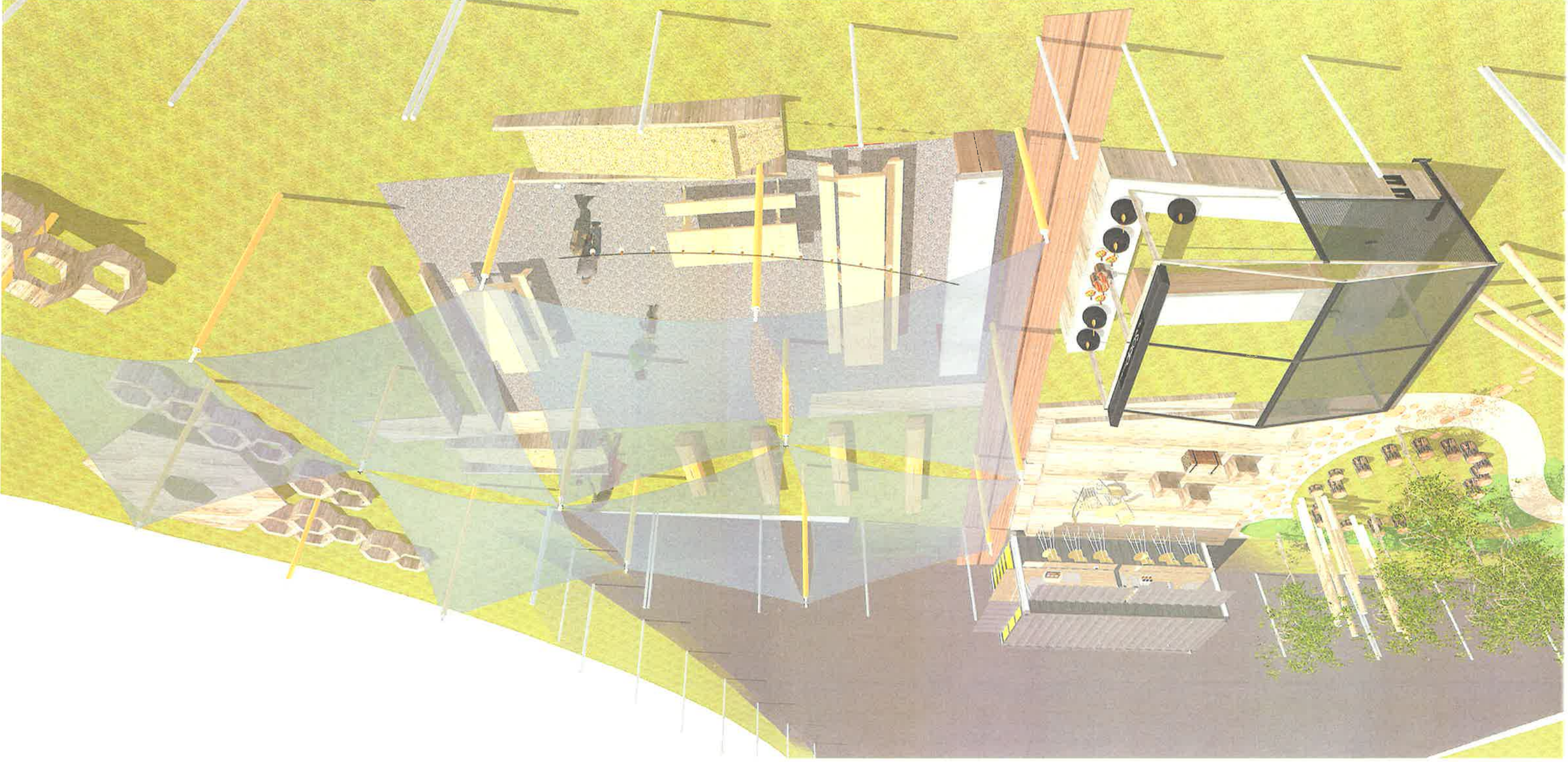
YMCA of Kingston and Ulster County:

The Y Park Project and accessory structure (container kitchen)

Planning Board Application FEE

Site plan base fee \$200

CHECK TOTAL **\$200**





ORIGINAL PLAYGROUND LOCATION



ORIGINAL PLAY EQUIPMENT





1
INFORMAL / UNDEFINED COMMUNITY AND EVENT SPACE



2
ANNUAL FARM TO FORK EVENT

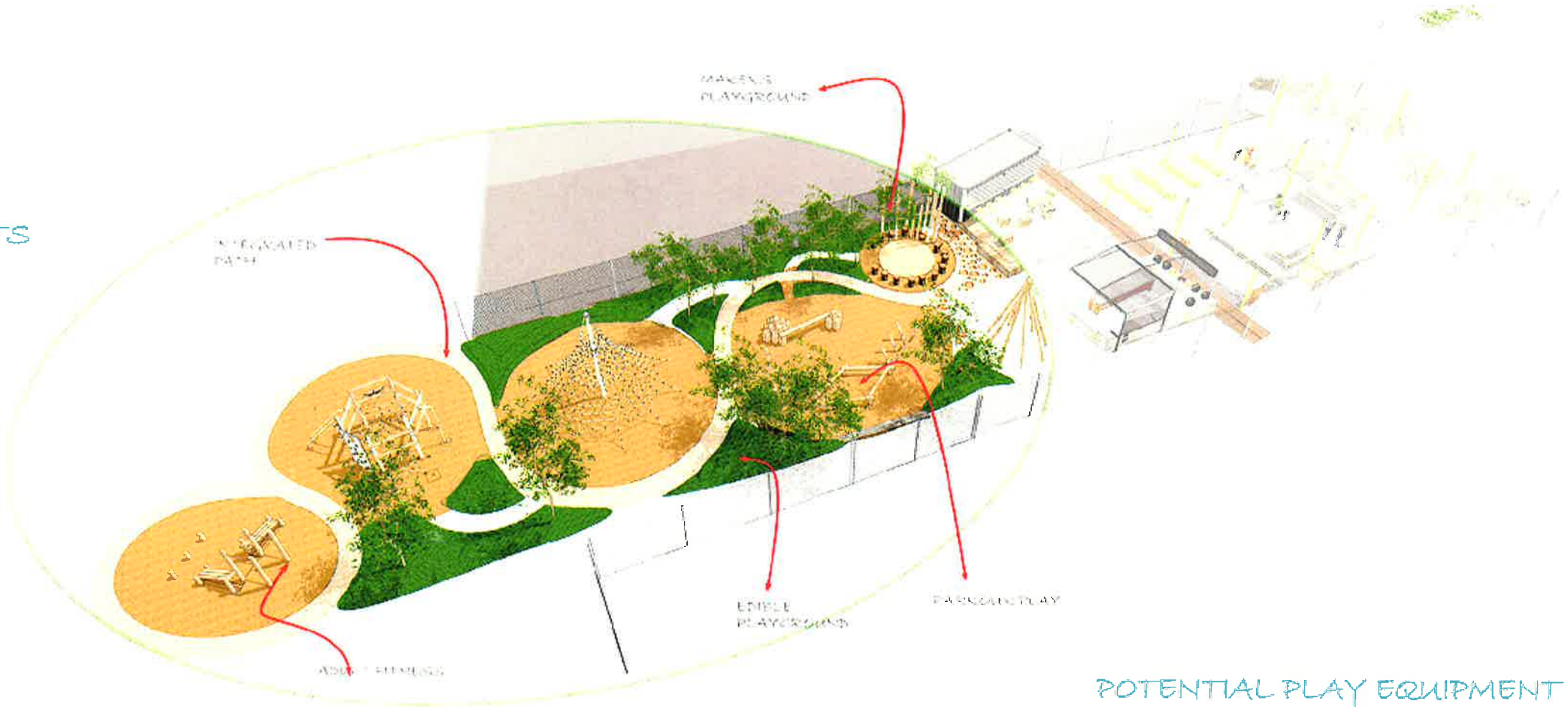


3
ANNUAL FUNDRAISING EVENT



PLAY SPACE

NATURALISTIC PLAYGROUND PRECEDENTS



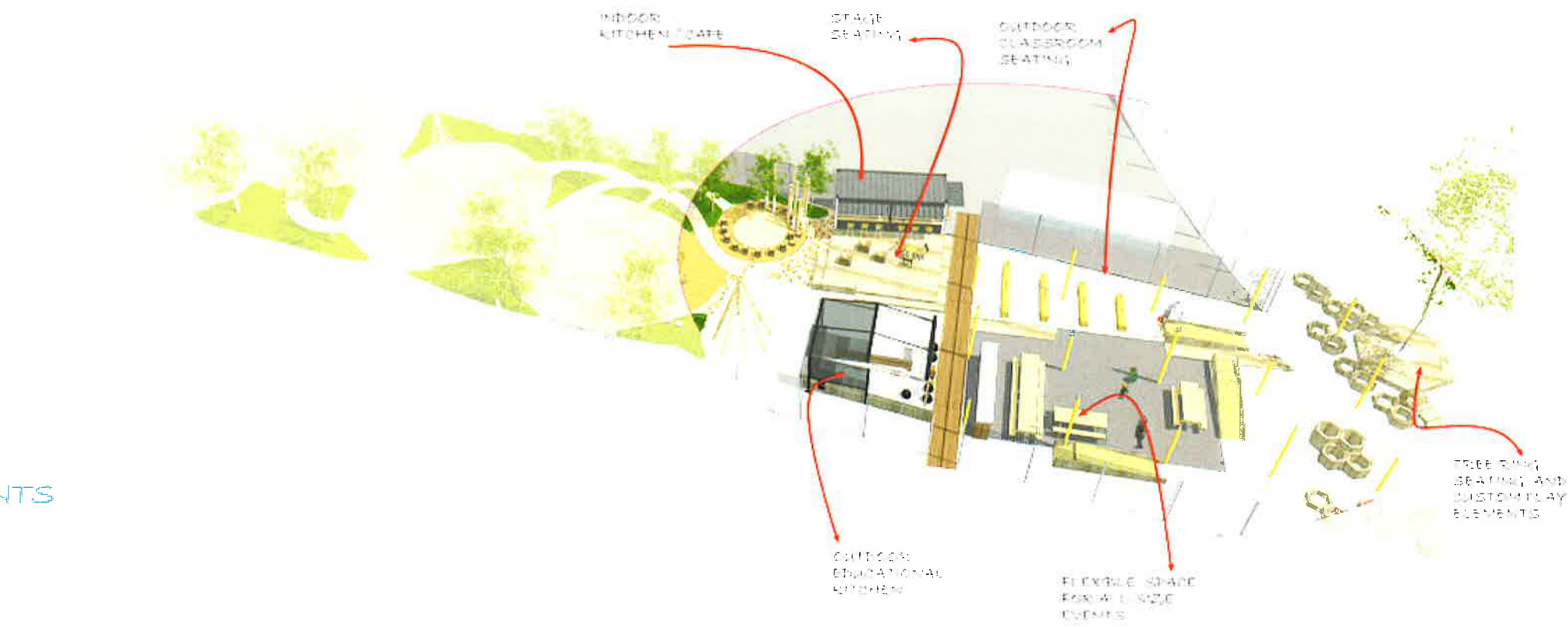
POTENTIAL PLAY EQUIPMENT



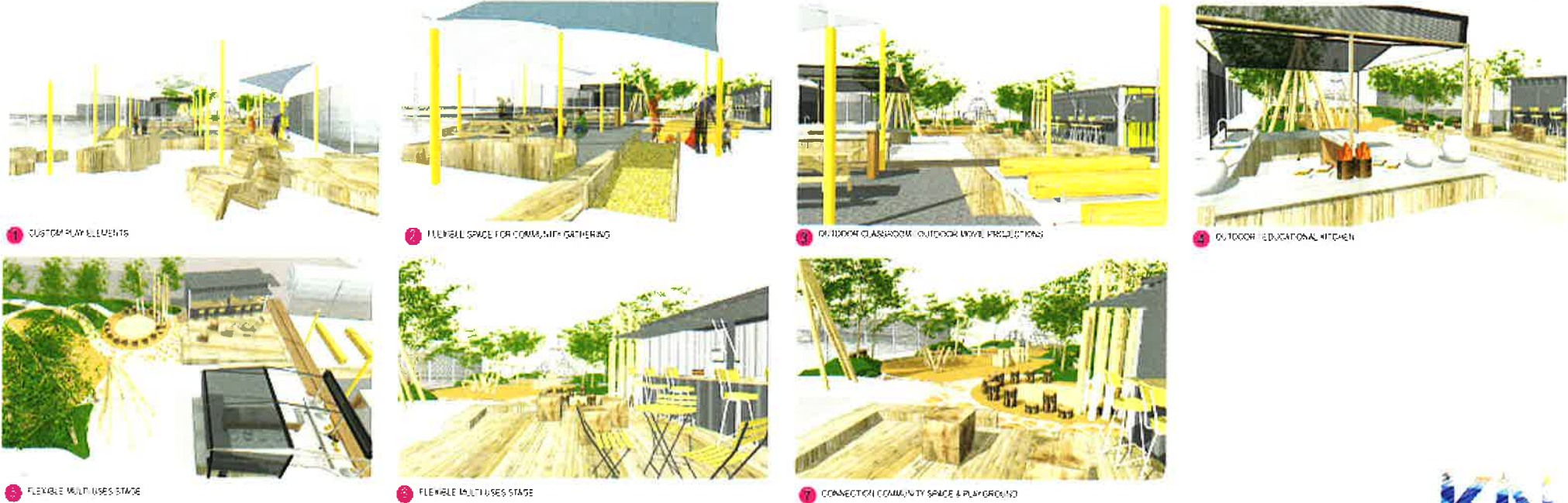
COMMUNITY FARM & PLAYSPACE MASTER PLAN

COMMUNITY SPACE

COMMUNITY SPACE & KITCHEN PRECEDENTS



PROPOSED SPACE RENDERINGS

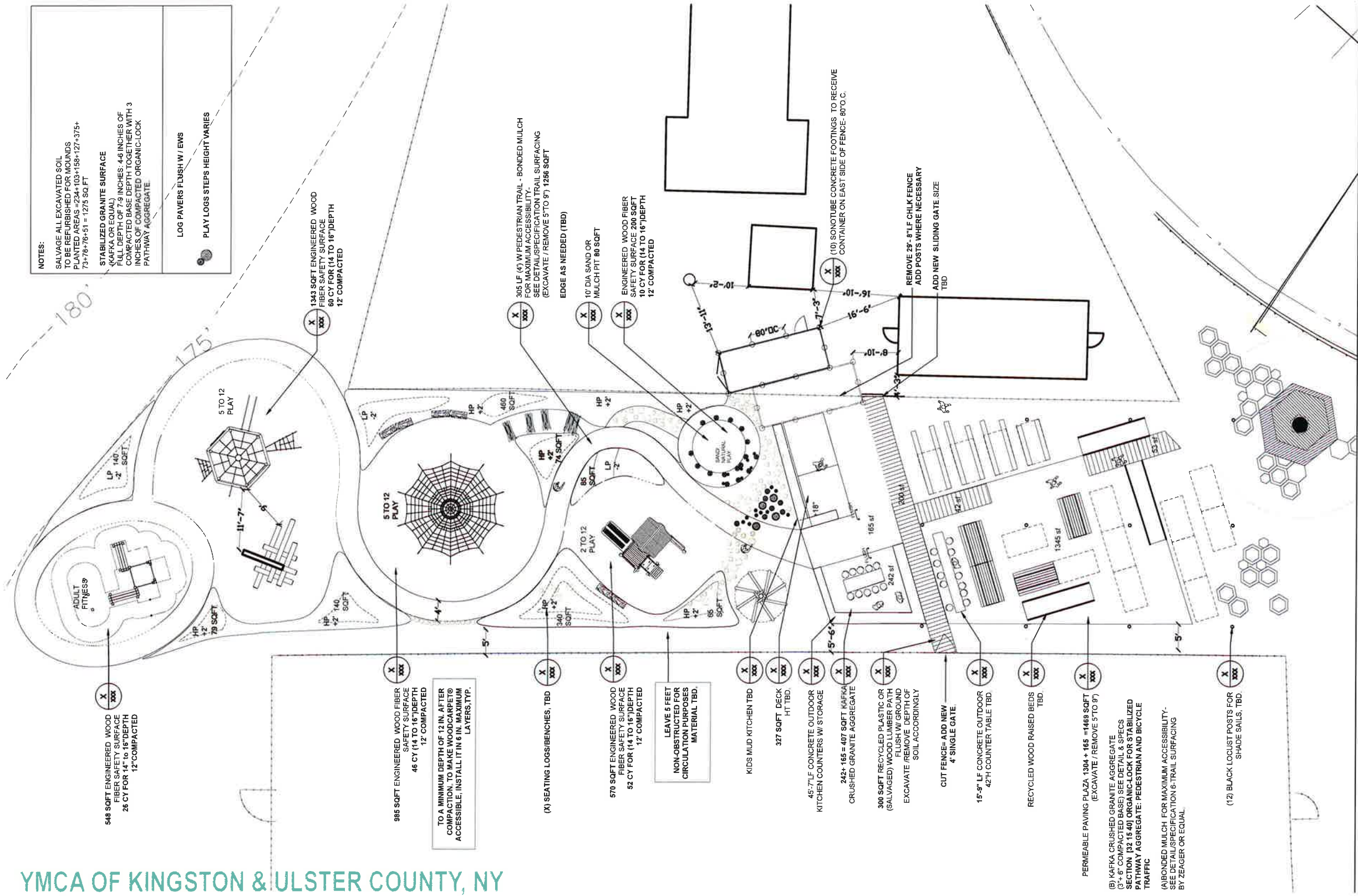


COMMUNITY FARM & PLAYSPACE MASTERPLAN

I, we, the applicant, understand that i/we must conform exactly to these plans as approved by the Planning Board, at a meeting held on march 16, 2020, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (adopted 11/12/96, Amended 2/12/01, Amended 5/14/07)

Signature: [Signature] Date: 2/15/2020

Name: Heidi G. Kirschner (Please print)



YMCA PLAYSPACE MASTER PLAN (Not For Construction)

Before undertaking any digging, drilling, blasting or disturbance to the ground in Any way, for any reason, all individuals must contact DIG SAFELY NEW YORK at 811 or www.call811.com



COMMUNITY FARM & PLAYSPACE MASTERPLAN

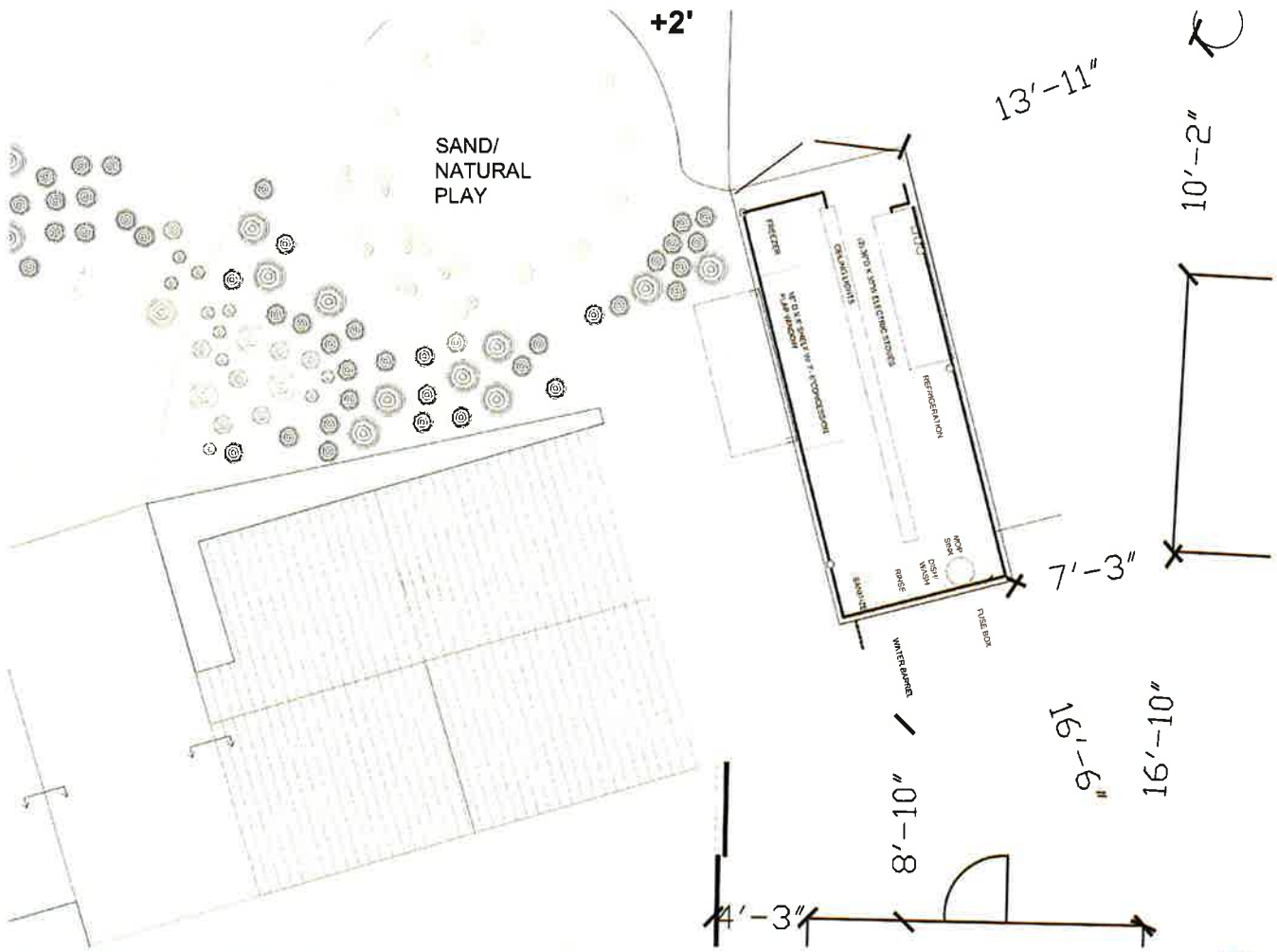
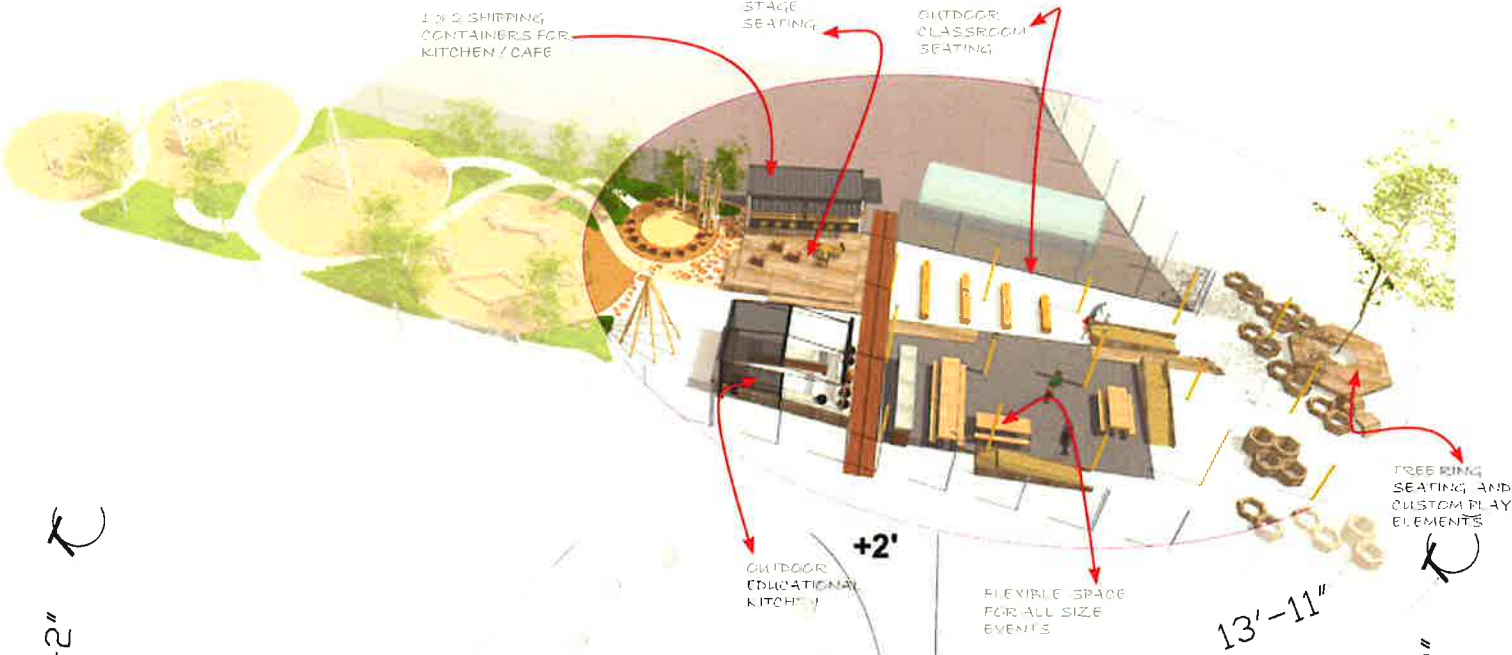


CONTAINERS LAYOUT

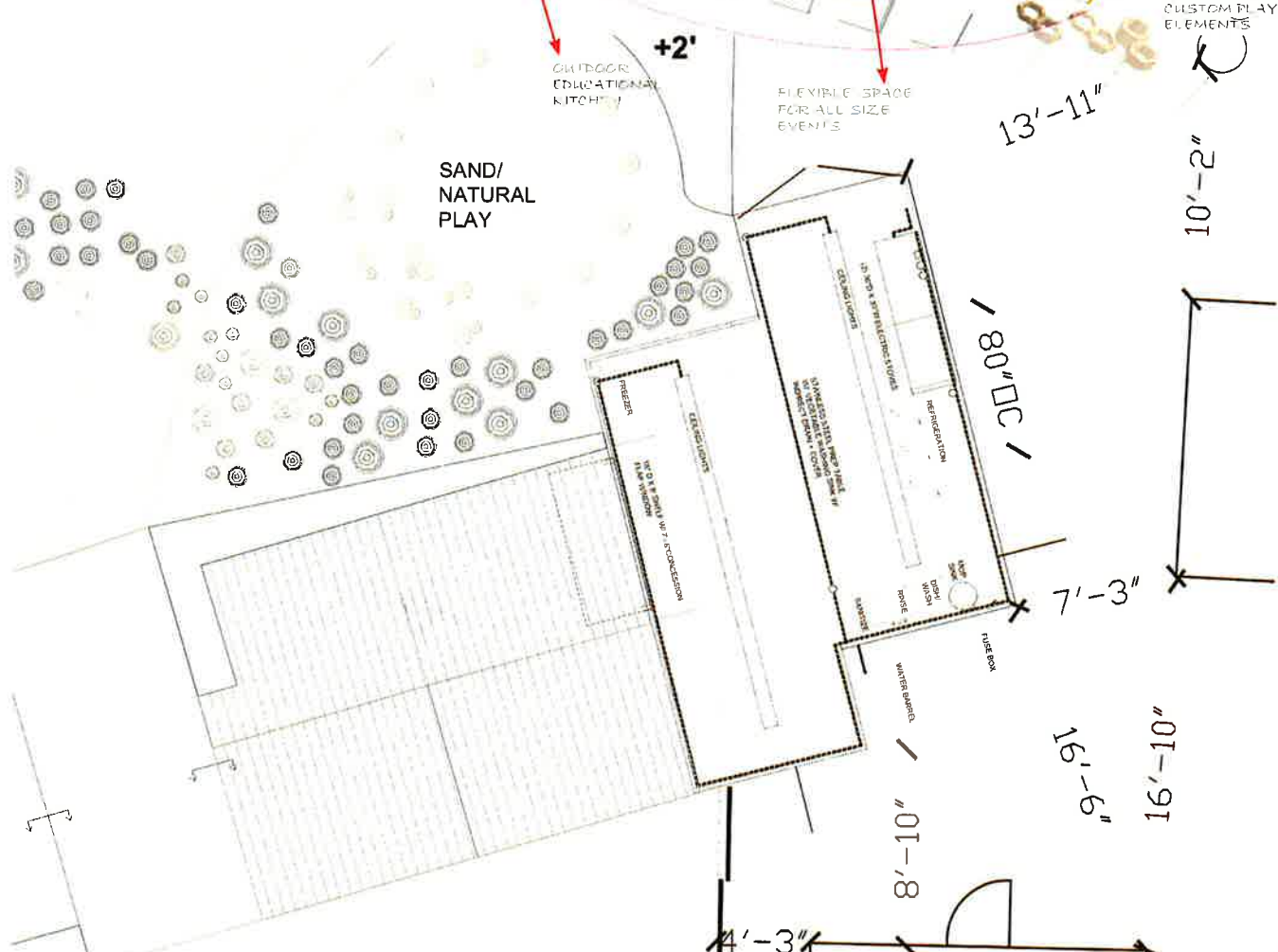
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Signature: [Handwritten Signature] Date: 2/25/2020

Signature: [Handwritten Signature] Name (Please print): Heidi G. Kirschner



YMCA KITCHEN CONTAINER-PHASE 1- Summer 2020

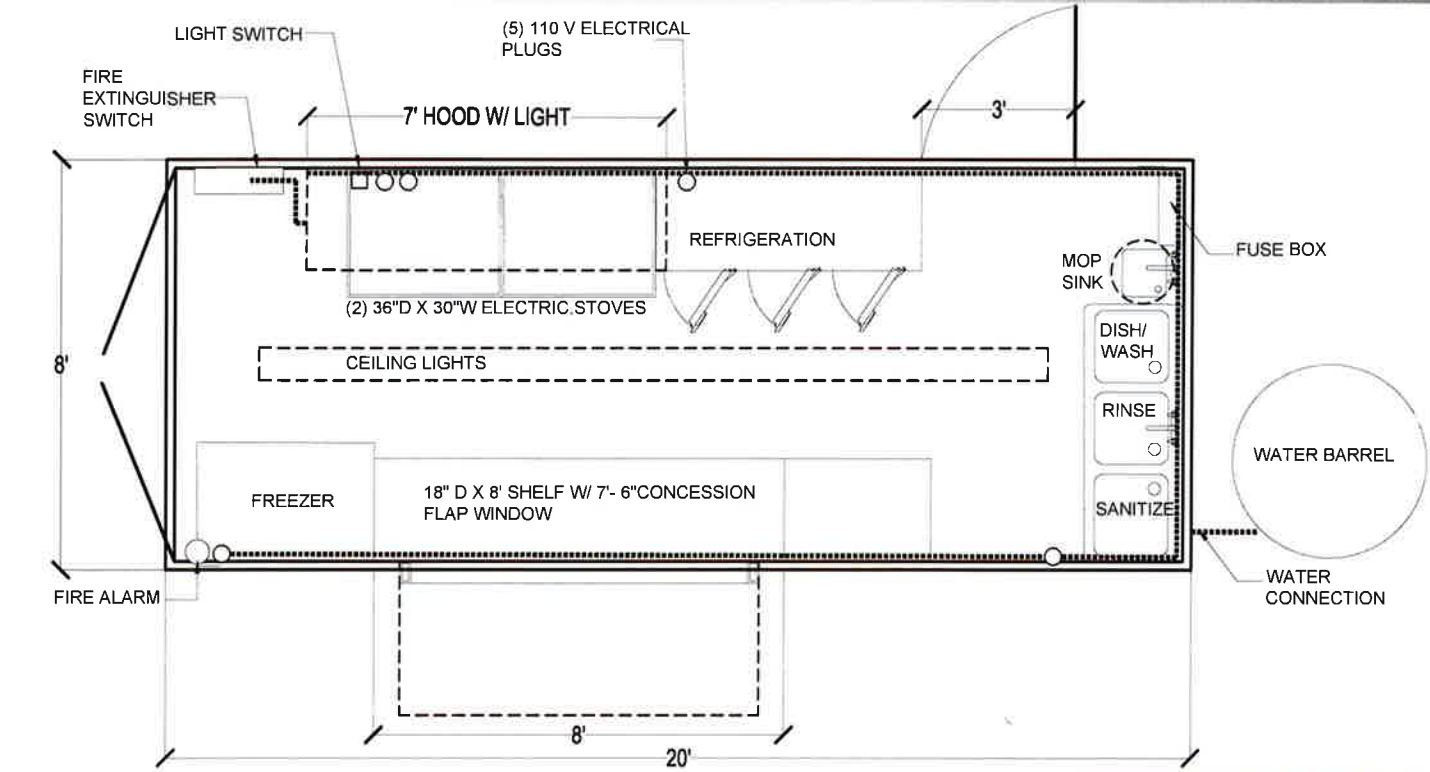


YMCA KITCHEN CONTAINER-PHASE 2- 2021



COMMUNITY FARM & PLAYSPACE MASTERPLAN

Shipping Container Kitchen



PLUGS & SWITCH



PLUGS



PLUGS



FIRE ALARM

CONTAINER EQUIPEMENT



HOOD



FIRE EXTINGUISHER SWITCH



FUSE BOX



MOP SINK



PLUGS



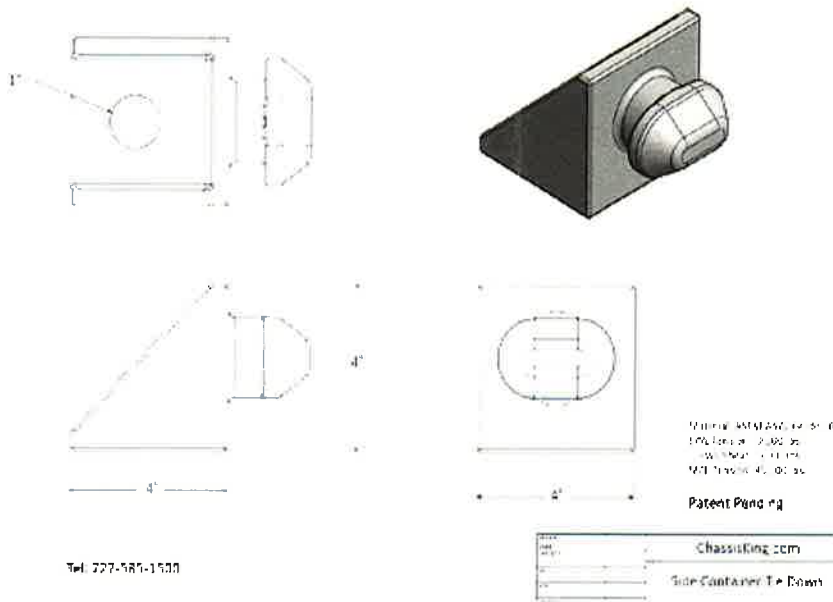
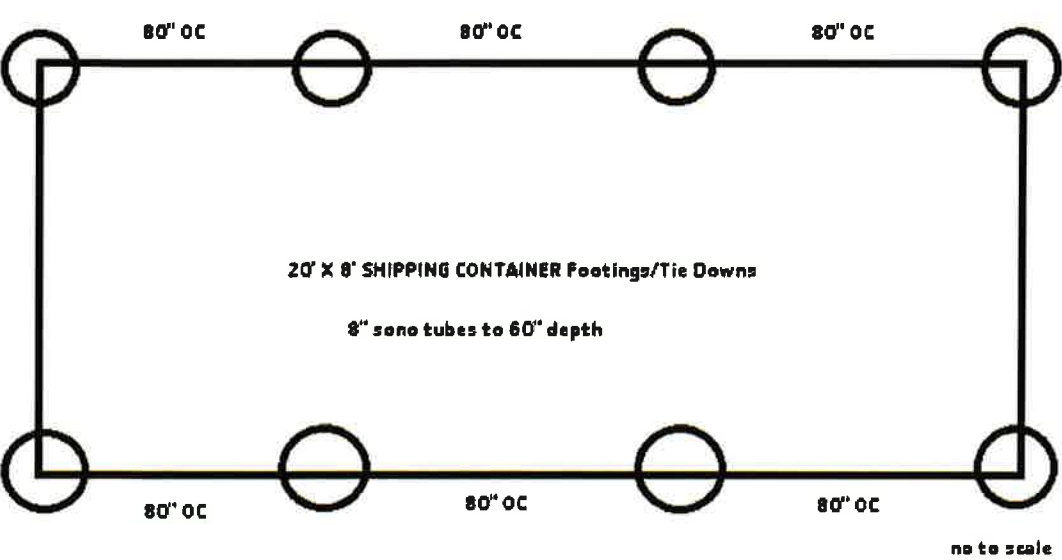
SINKS & SHELVES



WATER TANK



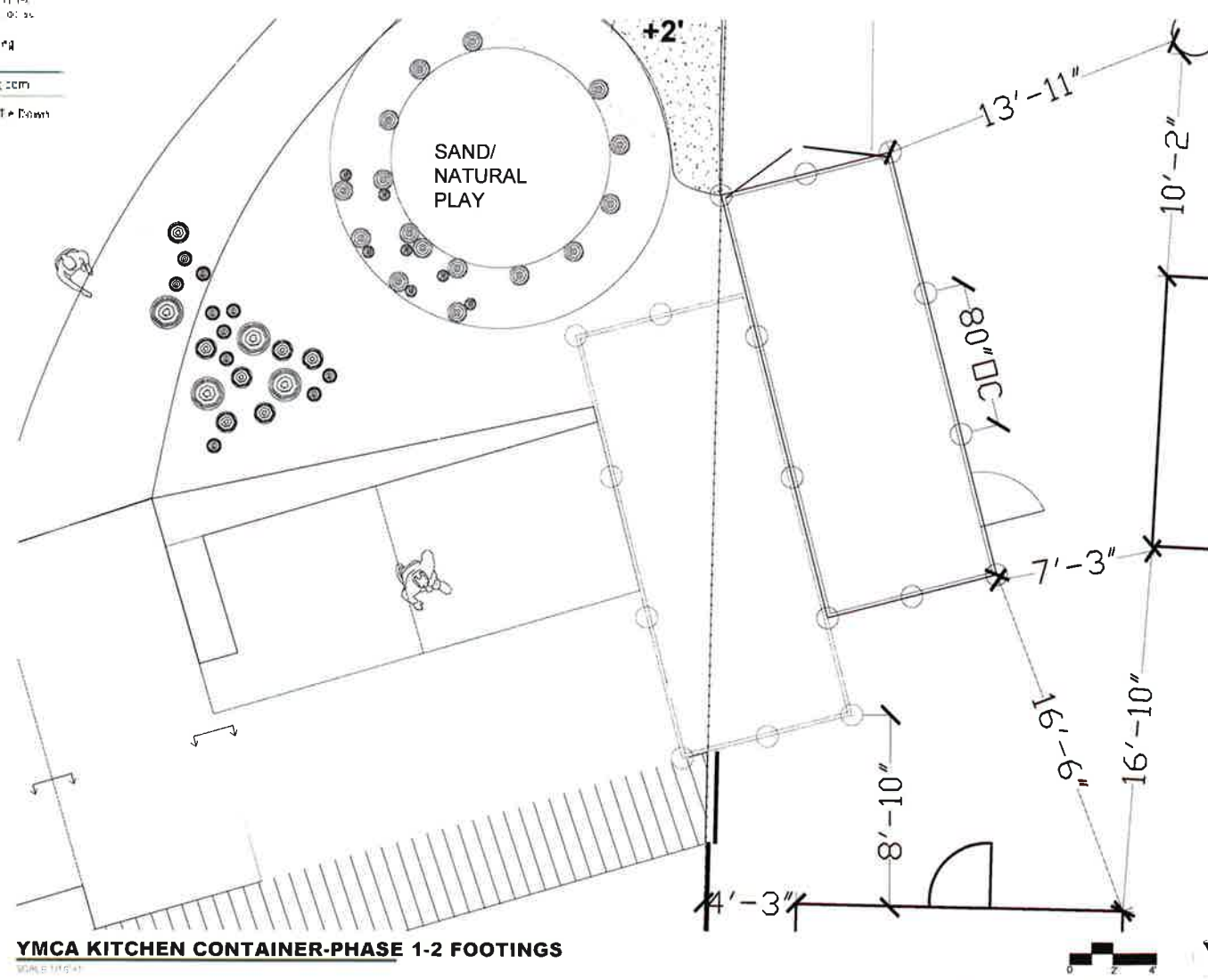
WATER HOOK UP



2 tie downs per corner (maybe one per corner is enough?)



CONTAINER FOOTINGS AND TIE DOWN EXAMPLES



Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #15: #508 Broadway (22 Dederick Street) SITE PLAN to install hanging signage over the public right of way. SBL 56.25-4-34. SEQR Determination. Zone C-2, C-3, BOD. David Hammer, Community Home Health Care/applicant; Saunders Holdings LLC/owner.

Suggested Action:

Attachments:

[22 Dederick St Signage PBM 042020.pdf](#)

KINGSTON PLANNING BOARD
City Hall, 420 Broadway, Kingston, New York 12401 (845) 334-3955
APPLICATION FOR SPECIAL PERMIT OR SITE PLAN REVIEW

(This section to be completed by applicant)

Project location (street address) 22 Dederick St. Kingston, NY 12401

Property Tax Map ID # (SBL): 56.25-4-34

Name of applicant: David Hammer / Community Home Health Care

Applicant Phone #: (445) 454-1122 Fax #: () _____ E-Mail: dhammer@elitehc.net

Mailing address of applicant: One Civic Center Plaza, Suite 500, Poughkeepsie, NY 12601

Name and address of owner (if different from applicant): Brian Saunders / Saunder Holding LLC
13 Weyants Lane, Newburgh, NY 12550

Project use and/or description of improvement:
24"x30" double sided hanging sign. Attached by a 41" scroll bracket.

Sign material is 1/2" PVC printed and laminated vinyl applied.

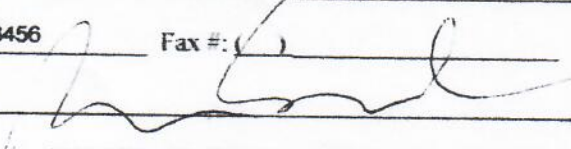
Includes logo website and phone number.

As owner of property, I hereby grant permission to City and Planning Board members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature.

Name of current Property Owner (Please Print): Brian Saunders

Phone #: (445) 670-3456 Fax #: () _____ E-Mail: saundersb20@gmail.com

Signature of Owner:  3/3/2020

**** ATTACH THREE (3) COPIES OF SITE DEVELOPMENT PLAN ****

(This section for office use only)

Date received: 3/5/20 Referrals: HAC - Approved 2-26-20

Application fee: 600.00 #0805

Zoning District: C-2/C31 Ward: 5

Sec./Blk./Lot: 56.25 / 4 / 35

SEQRA: _____

Date of Public Notice: _____ Date of Public Hearing: 4-20-20

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



CITY HALL, 420 Broadway
KINGSTON, N.Y. 12401
845-331-0080

TO THE CITY PLANNING BOARD:

This will authorize **FASTSIGNS of Wappingers Falls**

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of **3/16/2020** in the matter of **Signage Permit**
for 22 Dedrick Street, Kingston, NY 12401

Brain Saunders

print property owner's name

owner's signature

13 Weyants Lane, Newburgh, NY 12550

owner's mailing address

845-670-3456

owner's phone number

3/2/2020

date

representative's signature & date

1839 South Road, Wappingers Falls, NY 12590

representative's address

845-298-5600

representative's phone #

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



CITY HALL, 420 Broadway
KINGSTON, N.Y. 12401
845-331-0080

TO THE CITY PLANNING BOARD:

This will authorize **FASTSIGNS of Wappingers Falls**

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of **3/16/2020** in the matter of **Signage Permit**
for 22 Dedrick Street, Kingston, NY 12401

Brain Saunders

print property owner's name

owner's signature

13 Weyants Lane, Newburgh, NY 12550

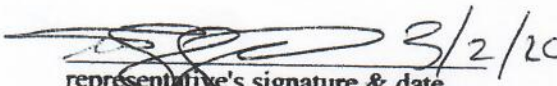
owner's mailing address

845-670-3456

owner's phone number

3/2/2020

date

 **3/2/20**
representative's signature & date

1839 South Road, Wappingers Falls, NY 12590

representative's address

845-298-5600

representative's phone #



 **Community**
Your community for life!
www.comunhealthcare.com
845-272-0009



1/2" PVC Hanging Sign

Customer Name Community Home Health Care

FAST SIGNS

PH: 845-298-5600

FAX: 845-297-0105

FASTSIGNS.COM/4155

1839 South Rd Suite 2B Wappingers Falls, NY 12590

SIZES AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:

☐ FONT☐ COLOR☐ SPELLING☐ POSITIONING☐ SIZE

SIGNATURE OF APPROVAL

DATE



File Name:

Order #:

19813

CITY OF KINGSTON - HERITAGE AREA COMMISSION

420 BROADWAY
KINGSTON, NEW YORK 12401



Suzanne Cahill, Planning Director
Julie Edelson-Safford, Historic Preservation Admin.

Steven T. Noble, Mayor

March 5, 2020

Brian Saunders/Saunders Holding, LLC
13 Weyants Lane
Newburgh, NY 12550

Re: 22 Dederick St. Signage for community Home Health Care business. Double sided hanging sign panel of 1/2" PVC with printed and laminated vinyl applied, to be mounted to building above entrance, attached by a 41" scroll bracket. SBL 56.25-4-34, Zone C-2, C-3, Broadway Overlay District, Ward 5-3, SEQRA Determination. Brian Saunders/Saunders Holdings LLC., applicant & owner.

Dear Applicant:

This letter is to advise you that at the regular meeting of the Heritage Area Commission held on Wednesday, February 26, 2020, the Commission unanimously voted to declare the matter a Type II action under SEQRA, and to approve the signage application as presented with the condition that the applicant obtain insurance naming the City as additionally insured as per § 358-9 Projections and Obstructions of the City's legislation.

Please note that this Commission's approval does not obviate the need for a Building Permit from the City of Kingston's Building Safety Division or any other required approvals from relevant coordinating agencies.

Thank you for your cooperation. If you have any questions please call me at 845-334-3931.

Sincerely,

Julie Edelson-Safford
Historic Preservation Administrator

Cc: Fast Signs
Steve Knox, Director of Building Safety & Zoning
Ald. Donald Tallerman, Ward 5

CITY OF KINGSTON HERITAGE AREA COMMISSION DECISION DOCUMENT

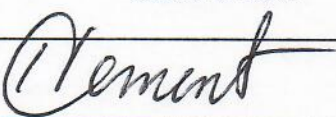
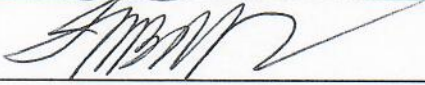
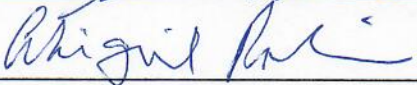
PLACE: City Hall, Kingston, NY DATE: 2/26/2020ITEM # 5 APPLICANT: Brian Saunders / Saunders Holdings LLC, applicant & ownerADDRESS AND SBL: 22 Dederick St. (56.25-4-34)

RECEIVED:

SEQRA DECISION: MOTION BY: DB SECONDED BY: ARType I Action: ☒ Negative Declaration of Environmental Significance: RECEIVED BY DSType II Action: ☒ Conditioned Negative Declaration: DATE 3/4/2020Unlisted Action: ☐ Seek/Designate Lead Agency: TIME 9:50 AMPositive Declaration of Env. Significance: Scoping: EIS: TIME 9:50 AMDECISION: MOTION BY: HDP SECONDED BY: DBOTHER APPROVALS: ZBA ☐ UCPB ☐ PB ☐ HLPC ☐ LWRP Consistency ☐ CC ☐

CONDITIONS: (Use Other Side if More Information Is Needed)

as presentedsubject to applicant obtaining insurance naming the City as additionally insured in respect to overhanging sign

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSED
Hayes Clement, Chairman	<u> / ✓ </u>		☒	☐	☐
Bonnie Howland, Vice Chair	<u> / ✓ </u>		☒	☐	☐
Dean Barnes	<u> / ✓ </u>		☒	☐	☐
Michael Del Priore	<u> / ✓ </u>		☒	☐	☐
Bernard Matthews	<u> ✓ / </u>		☐	☐	☐
Kevin McEvoy	<u> / ✓ </u>		☒	☐	☐
Abigail Robin	<u> / ✓ </u>		☒	☐	☐
Vacant	<u> / </u>		☐	☐	☐
Vacant	<u> / </u>		☐	☐	☐
Vacant	<u> / </u>		☐	☐	☐
Vacant	<u> / </u>		☐	☐	☐
TOTAL			<u>6</u>		

Planning Board Agenda Item Report

Meeting Date: April 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #16: Zoning Code Amendment Proposal to include 10% affordable housing citywide.

Suggested Action:

Attachments:

[DRAFT affordable housing.pdf](#)

1- Amend section 405-3 “Definitions” to include

Affordable Housing Unit

A dwelling unit available at a cost of no more than 30% of the gross household income of households at or below 80% of the Ulster County Medium Income.

Qualified Affordable Housing Unit

An individual or family with household incomes that do not exceed 80% of the medium income with adjustments for household size.

2- Renumber 405-5 into 405 (A)

3- Renumber 405-8 as 405 (B)

4- Adopt new 405-8 “Affordable Housing”

(A) The Planning Board shall deny site plan approval for development if the applicant does not comply, at a minimum, with the following requirements for affordable housing.

(1) In any development that includes five or more overall housing units, of the five or more overall housing units, 10% or more of those units shall be dedicated to affordable housing.

(2) The rental cost of affordable housing units will be calculated as not to exceed 30% of a household’s income.

(3) The maximum income for a household to occupy an affordable housing unit will be 80% of the Ulster County median income, with adjustments for family size and shall be updated yearly.

(4) Affordable housing units shall be dispersed throughout the proposed housing development and shall be indistinguishable from market rate units in design, appearance, construction and quality of materials.

- (5) Affordable housing units shall be phased in during any build-out period. Such units shall be provided coincident to the development of market rate apartments.
- (B) Affordable housing units shall continue to comply with the criteria set forth herein for the length of time that the building in question contains residential units.
- (C) Final choice of the tenants to occupy the affordable housing units lies with the owners of the property or their representatives.
- (D) Prior to the entry of an agreement to rent an affordable housing unit, and throughout the tenancy, property owners are required to secure and maintain current documentation which establishes the eligibility of the potential tenant for said affordable housing unit.
- (E) Such documentation shall include written verification of income. Continued eligibility shall be monitored and tenants shall be required to submit documentation on a yearly basis throughout the occupancy.
- (F) Property owners shall make all documents and records outlined herein available to the City of Kingston upon request.
- (G) The City of Kingston reserves the right to review and audit these records to confirm compliance with the provisions set forth herein.
- (H) Site plan approval for all developments of five or more units shall be granted contingent upon compliance with these requirements. The failure to comply with these requirements, upon notice, may result in the revocation of site plan approval.
- (I) Any request to revoke site plan approval as the result of the failure to comply with the provisions of this section shall be made on notice to the property owner who shall be afforded a full and fair opportunity to be heard regarding the request before the City of Kingston Planning Board. Any determination of the Planning Board to revoke site plan approval for

failure to comply with these provisions may be appealed in a proceeding pursuant to Article 78 of the Civil Practice Laws and Rules.

5. Replace current section 405-27.1 “Mixed Use Overlay District” with the following:

A. Purpose and Principles.

- (1) The Mixed Use Overlay Districts are intended to implement a City of Kingston Comprehensive Plan Element for the areas known as the Stockade and Midtown Mixed Use Overlay Districts” (see attached maps).
- (2) According to the Comprehensive Plan Element, the creation of the Mixed Use Overlay Zoning District has the following underlying purposes;
 - (a) The first purpose is to provide rental multifamily housing to the present and future residents of the City of Kingston.
 - (b) The second purpose is to encourage mixed use, mixed income, pedestrian neighborhoods to the present and future residents of the City of Kingston.
 - (c) The third purpose is to encourage the development of affordable housing units in accordance with the provisions of Section 405-8.

B. Uses permitted by Right.

- (1) The adaptive reuse of existing commercial and industrial buildings to include rental multifamily housing and which encourage mixed use, mixed income, pedestrian neighborhoods.
- (2) The new construction of buildings to include rental multifamily housing and which encourage mixed use, mixed income, pedestrian neighborhoods.

C. Development Standards.

With regard to both adaptive reuses of buildings and new construction, residential uses above retail or commercial uses should be encouraged and the safety, comfort and interests of pedestrians should be integrated into all site plans.

In the review of all site plans in the Mixed Use Overlay Districts, the following are to be considered as furthering the safety, comfort and interests of pedestrians.

- (1) Street level building spaces are limited to commercial activities with residential spaces allowed at the second or above floors.
- (2) Primary entrances of buildings face a street or small park.
- (3) Sheltering elements and/or shade trees are included.
- (4) An appropriate lighting-plan.
- (5) Pedestrian connections between buildings and streets, between buildings and through parking lots are to clearly established, maintained and reinforced.
- (6) Parking areas do not dominate the development. In this regard, the screening parking lots from the streets and making parking lots cooler shall be encouraged.