



City of Kingston Planning Board
Meeting Agenda
Monday, June 15, 2020
6:00 PM

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RECORDING OF MEETING: - https://youtu.be/gp_YbPHUV2E

CITY OF KINGSTON PLANNING BOARD MEETING AGENDA - *Common Council Chambers – 6:00 PM*

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

ALTERNATES: Kevin Roach, Vincente Archer, and 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 June 12, 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 May 18, 2020 Planning Board Meeting Transcript and Decisions.

[May 18, 2020 PBM Transcript.pdf](#)

[May 2020 Minutes - Decisions.pdf](#)

PUBLIC HEARINGS

Item #2: 79 & 81-83 West Union Street LOT LINE DELETION of the Lands of Talia Bosco and Samuel Wilkinson. SBL 56.43-1-23 & 24. SEQR Determination. Zone RT. Ward 8. Talia Bosco and Samuel Wilkinson; applicants/owners.

[79-81 & 83 W. Union St. - Lot Line Deletion PBM 061520.pdf](#)

Item #3: #105-107 Henry Street SPECIAL PERMIT RENEWAL for a multidisciplinary arts center with gallery space, exhibition and educational space and administrative offices. SBL 56.108-4-27. SEQR Determination. Zone R-2, Ward 4. Alan Baer, Architect/applicant; Transart/owner.

[PBM 061520 Transart Application.pdf](#)

[TRANSART Site Plan #1 on 5-27-20 with photo keys.pdf](#)

Item #4: #693-701 Broadway (13 Franklin Street) SPECIAL PERMIT/SITE PLAN AMENDMENT to convert residential to commercial for purposes of expanding a radio station. SBL 56.92-3-19.100. SEQR Determination. Zone C-2, BOD. Ward 4. Radio Kingston Corp.; applicant/owner.

[13 Franklin St Site Plan PBM 061520.pdf](#)

Item #5: #65-85 East Strand SPECIAL PERMIT RENEWAL to construct a mixed use building. SBL 56.43-7-37. SEQR Determination. Zone RLC, HAC, LWRP. Ward 8. Anthony Hatzioannou/applicant; Kingston Waterfront LLC/owner.

[65-85 East Strand - Kingston Waterfront Plaza Plan Set PBM 061520.pdf](#)

[65-85 East Strand- Kingston Waterfront Plaza Appl PBM 061520.pdf](#)

REFERRAL

Item #6: Open Space Plan REFFERAL from the Common Council requesting comment on the Open Space Plan to be adopted as part of the City of Kingston Comprehensive Plan.

[Open Space Referral and Plan PBM 061520.pdf](#)

Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Informational Purposes

Agenda Section:

Subject:

NOTE: There will be no open public speaking. All comments must be in writing and received by 2PM on Friday June 12, 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.

Suggested Action:

Attachments:

Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #1: Adoption of the May 18, 2020 Planning Board Meeting Transcript and Decisions.

Suggested Action:

Attachments:

[May 18, 2020 PBM Transcript.pdf](#)

[May 2020 Minutes - Decisions.pdf](#)

CITY OF KINGSTON PLANNING BOARD
MEETING TRANSCRIPT
May 18, 2020 at 6P.M. EST
GoToMeeting.com

NOTES: (1) These meeting minutes were generated by the GoToMeeting.com software with minor edits made by staff to correct spelling and word usage. (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 May 18, 2020 on GoToMeeting.com. 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, Matt Gillis, Kevin M. Roach, and Vicente Archer.

BOARD MEMBERS/ALTERNATES ABSENT: Katie Bawarski.

OTHERS: Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Daniel Gartenstein; Assistant Corporation Counsel.

GENERAL NOTES:

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

[speaker unknown]:

00:00 - 00:02

This conference will now be recorded.

Suzanne Cahill

00:04 - 00:10

Ok, good evening, this is the Planning Board meeting of May.

Suzanne Cahill

00:11 - 00:25

Or: I'm sorry, April might OK, I have the wrong date on this OK, my name is Suzanne KLM, the Planning Director for the city of Kingston and the organizer for the Virtual Meeting this evening.

Suzanne Cahill

00:26 - 00:34

Before we begin this meeting, I just want to go over a few guidelines to help navigate through the meeting efficiently and respectfully.

Suzanne Cahill

00:35 - 00:41

We ask that all members of the public and press remain muted and off camera for the length of the meeting.

Suzanne Cahill

00:41 - 00:45

As the organizer, I reserve the right to mute anyone who unmute themselves.

Suzanne Cahill

00:46 - 00:49

Board members and city staff will control their own mute button.

Suzanne Cahill

00:50 - 00:55

As good practice, we ask that you mute yourself if you are not speaking to avoid background noise and feedback.

Suzanne Cahill

00:56 - 01:00

If a board member or staff wishes to speak, they will raise their hands.

Suzanne Cahill

01:00 - 01:05

The chairperson will call on them before they speak by stating their name clearly for audio listeners.

Suzanne Cahill

01:05 - 01:10

The board member will then unmute themselves, state their name, and speak clearly.

Suzanne Cahill

01:11 - 01:12

Muting after finished.

Suzanne Cahill

01:12 - 01:14

All of our meetings are being recorded.

Suzanne Cahill

01:14 - 01:21

Both video and written transcriptions will be made available to the public on the city's website at a later date.

Suzanne Cahill

01:21 - 01:32

In lieu of public speaking during the monthly meeting, we requested all comments to be received by 2 0 PM On Friday, May 15th of 2020.

Suzanne Cahill

01:32 - 01:37

Comments could have been e-mailed to Suzanne Cahill Planning Director at ...

Suzanne Cahill

01:37 - 01:43

Cahill at kingston dish, NY dot gov, or mailed are placed in the Dropbox outside of City Hall.

Suzanne Cahill

01:44 - 01:53

Written comments, specific to any public hearings, were strongly encouraged, and will be read at the beginning of said hearing discussion, if any, were received.

Suzanne Cahill

01:54 - 02:00

The public is invited to speak via audio connection at the time of the heat the time the hearing is called.

Suzanne Cahill

02:00 - 02:09

The chairman will announce the names of all who submitted comments, and where they can be located for the public viewing on the City of Kingston's website.

Suzanne Cahill

02:10 - 02:19

If you have audio issues, please send a text message to the following number: (845) 443-0416.

Suzanne Cahill

02:19 - 02:21

I will repeat this number again.

Suzanne Cahill

02:22 - 02:25

But be aware that phone calls will not be answered during the meeting.

Suzanne Cahill

02:25 - 02:31

The number again to text is 845430416.

Suzanne Cahill

02:32 - 02:44

As the organizer for today's meeting, I reserve the right to lock and pause the meeting to eject anyone who has behaved inappropriately or to enter into an attorney client conference, if needed.

Suzanne Cahill

02:45 - 02:52

Materials for this meeting may be found on the City of Kingston website, WWW dot kingston, NY dot gov.

Suzanne Cahill

02:53 - 02:59

Once you are on the home page, scroll to the bottom under meetings where you see the Planning Board Meeting posted.

Suzanne Cahill

02:59 - 03:01

Click on the agenda packet.

Suzanne Cahill

03:02 - 03:07

Thank you for your patience during these difficult times, and on behalf of the planning board, I wish you and your family good health.

Suzanne Cahill

03:08 - 03:12

I now turn the floor over to Chairman Wayne Platte to call the meeting to order.

Wayne Platte

03:14 - 03:15

Thank you, Suzanne.

Wayne Platte

03:17 - 03:18

Good evening, good evening, everybody.

Wayne Platte

03:19 - 03:23

This is the city of Kingston planning board meeting May 18th, 2020.

Wayne Platte

03:25 - 03:27

Time is now 6:09 PM.

Wayne Platte

03:28 - 03:30

We will begin with introductions.

Wayne Platte

03:30 - 03:32

My name is Wayne ..., the chairman.

Wayne Platte

03:33 - 03:35

We also have Charles ..., Vice Chairman.

Wayne Platte

03:37 - 03:38

Robert Jacobsen.

Wayne Platte

03:40 - 03:42

Mary Jo Wiltshire.

Wayne Platte

03:44 - 03:45

Matt Gillis.

Wayne Platte

03:47 - 03:48

Kevin Roach.

Wayne Platte

03:51 - 03:52

It's archer.

Wayne Platte

03:54 - 03:58

And we also have the planning director for the city of Kingston Susann Cahill.

Wayne Platte

04:01 - 04:03

We have the Assistant Planner, Kyla D-Day.

Wayne Platte

04:07 - 04:11

We also have the Common Council Liaison to the Planning Board aldermen Tallerman.

Wayne Platte

04:13 - 04:18

And we also have City of Kingston, Assistant Corporation, Counsel, Daniel Gartenstein,

Wayne Platte

04:19 - 04:20

Welcome, everybody.

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

Wayne Platte

04:22 - 04:33

Um, moving on to regular business, adoption of the April 18th, 2020 Planning Board meeting minutes, as everybody had an opportunity to take a look at them.

Wayne Platte

04:35 - 04:42

Any, anybody have any questions or deletions or additions that are needed at this time?

Wayne Platte

04:42 - 04:46

Please raise your hand, so Sue can call on you.

Wayne Platte

04:48 - 04:49

Well, good show.

Suzanne Cahill

04:50 - 04:51

No one is raising their hands.

Wayne Platte

04:52 - 04:58

Ok, so at this time, I will make a motion that we adopt the April 18th.

Wayne Platte

04:58 - 05:00

2020 Planning Board minutes.

Wayne Platte

05:01 - 05:02

Do I have a second?

Suzanne Cahill

05:05 - 05:05

Robert.

Wayne Platte

05:05 - 05:08

Second by Chuck, Robert, Robert J:.

Suzanne Cahill

05:09 - 05:09

Yes.

Wayne Platte

05:10 - 05:14

A roll call, all in Favor Wayne Platte junior is a.

Wayne Platte

05:14 - 05:14

Yes.

Wayne Platte

05:16 - 05:16

Charles.

Charles J Polacco Jr

05:16 - 05:17

...

Charles J Polacco Jr

05:17 - 05:18

Is a yes.

Wayne Platte

05:19 - 05:20

Robert Jacobsen.

Suzanne Cahill

05:29 - 05:29

As.

Wayne Platte

05:29 - 05:29

Robert.

Suzanne Cahill

05:32 - 05:34

Robert, you need to unmute yourself.

Kyla

05:34 - 05:36

He's giving the thumbs up.

Suzanne Cahill

05:36 - 05:36

Yeah.

Suzanne Cahill

05:37 - 05:37

Yeah.

Wayne Platte

05:38 - 05:39

Matt Gillis?

Matt Gillis

05:39 - 05:40

Yes.

Wayne Platte

05:41 - 05:45

Ok, OK, that motion is adopted, then carried.

Wayne Platte

05:47 - 05:47

Thank you.

Wayne Platte

05:48 - 05:51

Ok, Moving on to public hearings.

Item #2: #69 Spring Street SPECIAL PERMIT RENEWAL for a 2-room bed and breakfast. SBL 56.42-7-14. SEQR Determination. Zone RT, Rondout West Historic District. Ward 8. Maribel Rodriguez; applicant /owner.

Wayne Platte

05:53 - 05:56

Item number two is number 69 Spring Street.

Wayne Platte

05:57 - 06:00

It's a special permit renewal for a two room bed and breakfast.

Wayne Platte

06:00 - 06:15

Section blocking lot was 56.42 7 14 SEQR Determination zone RT, Rondout Historic District, Maribel Rodriguez is the Applicant Owner.

Wayne Platte

06:15 - 06:22

So, do we have anybody besides Ms. Rodriguez, online to speak about it and number two.

Suzanne Cahill

06:24 - 06:27

I do not believe some of Maribel is on.

Wayne Platte

06:29 - 06:30

Bell.

Wayne Platte

06:31 - 06:32

Are you reading?

Wayne Platte

06:33 - 06:34

Hanging in there like?

Wayne Platte

06:36 - 06:49

Ok, good, um, OK, so the Original proposal, the original permit, was granted in February 2004 and has been renewed annually with the lead.

Wayne Platte

06:49 - 06:52

The most recent being April of last year.

Wayne Platte

06:53 - 06:56

Have there been any changes to your operation there?

[speaker unknown]:

06:58 - 07:01

Yes, no people.

Wayne Platte

07:04 - 07:06

Not change it back.

Wayne Platte

07:07 - 07:21

Ok, All right, so as in last month's meeting with the residential renewals that we've had, Are we still lacking a inspection report from building safety?

Suzanne Cahill

07:22 - 07:25

Yes, that is correct, that restriction has not yet been lifted.

Wayne Platte

07:28 - 07:32

So what we've been doing is, um, if there's nothing else that's jumping out at us.

Wayne Platte

07:33 - 07:38

We've been tabling these types of applications until building safety.

Wayne Platte

07:38 - 07:53

Is able to come back and complete their inspection, OK, OK, um, it doesn't mean that you know that you're not going to be able to operate, it just means we're just waiting for that report.

Wayne Platte

07:53 - 07:56

Does anybody else have any, any questions for Bell at this time?

Suzanne Cahill

07:59 - 08:00

Robert.

Robert R Jacobsen

08:01 - 08:08

I just want to make sure that once we have these inspection, as well before, we're not going to require the applicants to come back to the board for the actual meeting.

Robert R Jacobsen

08:08 - 08:12

We'll just be able to vote since we've had an opportunity to ask questions tonight.

Suzanne Cahill

08:14 - 08:16

Yes, we have said that in the past.

Wayne Platte

08:18 - 08:19

Good point, Robert.

Wayne Platte

08:19 - 08:19

Thank you.

Wayne Platte

08:20 - 08:22

Anybody else have any questions?

Wayne Platte

08:26 - 08:26

Ok.

Wayne Platte

08:27 - 08:33

We can make that contingent upon the Building Safety Approval, right?

Wayne Platte

08:33 - 08:35

So that's what we can do tonight.

Suzanne Cahill

08:37 - 08:37

If you.

Wayne Platte

08:38 - 08:38

Want.

Suzanne Cahill

08:38 - 08:41

Yes, you can put that in your application or in your motion.

Wayne Platte

08:42 - 08:46

Everybody is comfortable with that making that a condition of approval.

Wayne Platte

08:47 - 08:48

Thumbs up, everybody.

Wayne Platte

08:48 - 08:51

Ok, all right, yes, I can't see.

Wayne Platte

08:51 - 08:55

I'm relying on Sue here, OK.

Wayne Platte

08:56 - 09:06

You see, as in the previous approvals, were only allowed to do one-year terms on these, because it's a bed and breakfast, OK?

Wayne Platte

09:10 - 09:14

So, so, under SEQR Type II action.

Wayne Platte

09:14 - 09:17

So, no, further review of the board is required at this time.

Wayne Platte

09:18 - 09:24

So, at this time, I will make a motion that we approve item number two, for a period of one year.

Wayne Platte

09:26 - 09:38

With the condition that they have, Bell has a favorable inspection from building safety division when that inspection does occur, and all the original conditions will be carried forward.

Wayne Platte

09:38 - 09:41

So, that is a motion, do I have a second on that.

Suzanne Cahill

09:42 - 09:42

Robert?

Suzanne Cahill

09:45 - 09:45

Robert.

Wayne Platte

09:45 - 09:47

J: The second, OK.

Suzanne Cahill

09:47 - 09:49

I saw Robert, first?

Wayne Platte

09:50 - 09:56

All right, so, all in favor of Wayne plant is a yes, Charles Polacco?

Charles J Polacco Jr

09:57 - 09:58

yes.

Wayne Platte

09:59 - 10:00

Robert Jacobsen.

Robert R Jacobsen

10:01 - 10:01

Yes.

Wayne Platte

10:02 - 10:03

Mary Jo Wiltshire.

Mary Jo Wiltshire

10:04 - 10:04

Yes.

Wayne Platte

10:05 - 10:06

Matt Gillis.

Matt Gillis

10:06 - 10:07

Yes.

Wayne Platte

10:08 - 10:10

Ok, that motion is approved.

Wayne Platte

10:10 - 10:15

And so yeah, we'll just going to be waiting for that introspection that will occur.

Wayne Platte

10:15 - 10:18

And I appreciate you taking your time out to come tonight.

Suzanne Cahill

10:19 - 10:20

Thank you very much question.

Suzanne Cahill

10:20 - 10:24

They will confer with me first right before the inspection.

Wayne Platte

10:24 - 10:29

Now I'm really, I'm being very careful not to let anyone in my house during the pandemic.

Suzanne Cahill

10:31 - 10:33

Maribel, this is Sue Cahill.

Suzanne Cahill

10:33 - 10:38

Yes, Maribel, they will contact you and schedule an appointment to do the inspection.

Suzanne Cahill

10:39 - 10:40

Perfect.

Suzanne Cahill

10:40 - 10:41

Thank you.

Wayne Platte

10:42 - 10:43

Ok, thank you.

Wayne Platte

10:44 - 10:44

Yeah.

Wayne Platte

10:45 - 10:46

All right.

Item #3: #20 Cedar Street SPECIAL PERMIT to install and operate an antenna for the purposes of providing community wifi. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. Radio Kingston/applicant; RUPCO/owner.

Wayne Platte

10:49 - 10:56

Alright, Item number 3 is 20 Cedar Street.

Wayne Platte

10:56 - 11:02

It's a special permit to install it, just correct, to install and operate an antenna.

Suzanne Cahill

11:02 - 11:03

Yes, Wayne.

Wayne Platte

11:04 - 11:20

For the purposes of providing Community Wi-Fi, Section block and lot is 56.109-4-2.100 SEQR determinations Zone C-2 mixed use overlay district work for Radio Kingston

Wayne Platte

11:20 - 11:22

Is the applicant, ...

Wayne Platte

11:22 - 11:22

RUPCO is the owner.

Wayne Platte

11:23 - 11:27

Should do we have anybody on the line wishing to speak on item number three?

Suzanne Cahill

11:28 - 11:38

Yes, we have Scott Dutton, if you could unmute yourself and turn your video on and Kale Kaposhilin, if you could do the same, unmute your mic.

Suzanne Cahill

11:38 - 11:39

On, please.

Kale Kaposhilin

11:41 - 11:41

Hi.

Wayne Platte

11:43 - 11:43

Hi, Scott.

SCOTT DUTTON

11:44 - 11:46

Anyway, Good to see.

Wayne Platte

11:48 - 11:49

Yeah, yeah.

Wayne Platte

11:50 - 11:54

Uh, OK, Also, we have Chuck.

Wayne Platte

11:54 - 12:01

Will go on to Chuck later, but go ahead, Scott, Scott, here to talk about the project plan, or is it actually?

Wayne Platte

12:01 - 12:01

Going.

SCOTT DUTTON

12:02 - 12:12

To make the presentation I just helped facilitate because we had the drawings from the Energy square Project to make the illustration.

Wayne Platte

12:14 - 12:18

For sure, we don't have anybody wishing to speak on this other than the applicant owner right.

Suzanne Cahill

12:19 - 12:19

Now.

Wayne Platte

12:22 - 12:24

Ok, so, also, we have.

Clark Sr

12:24 - 12:25

Chuck.

Wayne Platte

12:25 - 12:26

Chuck.

Wayne Platte

12:30 - 12:33

All right, OK, folks, go ahead.

Chase

12:35 - 12:37

Kale, do you want me to give you a quick introduction?

Kale Kaposhilin

12:37 - 12:38

Sure.

Charles

12:39 - 12:42

Ok, so thanks for having us tonight.

Chase

12:42 - 12:51

This is, this is an interesting paradigm on the planning board level, but I'm not sure I like it better than sitting at City Hall with all of you.

Chase

12:52 - 13:03

We're about a month away from opening the doors, that energy square, and I can say that this application came to me about a week before the world.

Chase

13:03 - 13:06

One left and everybody else went right?

Chase

13:06 - 13:20

Early March radio Kingston came to RUPCO and Energy Square and asked if they could put an antenna on the roof to be able to provide all of our tenants with free Wi-Fi.

Chase

13:21 - 13:38

Through I believe a generous donor, Novo Foundation, that has supported the effort to distribute Wi-Fi broadly to midtown Kingston and Energy Square now as a very tall point in that neighborhood.

Kale Kaposhilin

13:39 - 13:40

Was an.

Wayne Platte

13:40 - 13:40

Obvious.

Chase

13:40 - 13:46

Place to put an antenna to both distribute to our tenants as well as other points in Midtown.

Chase

13:48 - 13:50

It's a fantastic win.

Chase

13:50 - 13:57

As you guys know, we're putting in affordable housing on the market and there's no utility costs, the building is net zero building.

SCOTT DUTTON

13:57 - 13:57

So the.

Chase

13:57 - 14:00

Tenants won't get an electric or gas bill.

Chase

14:00 - 14:09

And at this point, if we if we are successful with putting this Wi-Fi, and they'll also be able to receive free Wi-Fi, it's a fantastic benefit.

Chase

14:09 - 14:11

The tenants of the building.

Chase

14:11 - 14:18

So with that, I'll let the Kale explain the intricacies of the program.

Kale Kaposhilin

14:21 - 14:21

Thanks, Chuck.

Kale Kaposhilin

14:22 - 14:23

Hi everyone.

Kale Kaposhilin

14:23 - 14:24

My name is Kale.

Kale Kaposhilin

14:24 - 14:31

You've probably usually see me behind the camera in the top floor and the Council Chambers helping out with the meetings.

Kale Kaposhilin

14:31 - 14:40

But today, I'm here as the Technical Director of Radio Kingston because we've been incubating this project that we refer to as the Kingston Equitable Internet Initiatives.

Kale Kaposhilin

14:40 - 14:50

And they're the top of our tower right now out on Albany Avenue is some basic what's called a climax, similar WI fi.

Kale Kaposhilin

14:50 - 14:51

But it generates a stronger signal.

Kale Kaposhilin

14:51 - 15:11

And the goal, as Chuck said, is to explore whether it's possible to provide parts of Kingston, and potentially further with access to the internet and internet wireless network that is built for the community and managed and governed by the community.

Kale Kaposhilin

15:11 - 15:23

And, it's a project that we've seen be very successful in places like Detroit and we're, in the early stages of it, Energy Square wasn't obvious, first node, in the building of a network, because it's all new construction.

Kale Kaposhilin

15:24 - 15:33

And, we're able to work with the, I believe, 52 tenants within the building, to see how effectively we can bring access to the Internet to them.

Kale Kaposhilin

15:33 - 15:39

There's a great diversity in, within the building, which helps us to determine the best users for an offering of this type.

Kale Kaposhilin

15:40 - 15:41

And, we're excited to do it.

Kale Kaposhilin

15:42 - 15:48

It did require putting up basic 25 foot mast, similar to the one that I think is over on the Water Department.

Kale Kaposhilin

15:48 - 16:00

And you kinda see them around schools, just to hold a small receiver to receive that signal from the tower over on Albany Avenue, and then run the signal into the building, to the basement where it will be distributed out.

Kale Kaposhilin

16:00 - 16:08

It won't just be WI Fi will actually bring Internet to the homes of the residents and to the couple of non-profits that are there were excited about it.

Kale Kaposhilin

16:08 - 16:11

It's the first step, and what we think will be a really wonderful project for the community.

Kale Kaposhilin

16:11 - 16:19

And I'd be happy to answer any questions about it, or related to the mast, which is sort of just holds the equipment that we need.

Wayne Platte

16:22 - 16:24

Well, thanks for that overview there.

Wayne Platte

16:26 - 16:31

And it's great that radio kingston wants to provide the free Wi-Fi Wi-Fi service for all the occupants there.

Wayne Platte

16:31 - 16:31

That's great.

Wayne Platte

16:32 - 16:35

So I'm looking at the picture here at the bottom of the page.

Wayne Platte

16:37 - 16:39

It's really not that it's not obtrusive.

Wayne Platte

16:39 - 16:41

This isn't the mass that we're.

Wayne Platte

16:43 - 16:44

Looking at properly Here.

Suzanne Cahill

16:45 - 16:46

Yes, you are.

Suzanne Cahill

16:46 - 16:53

And it's actually that view is the south elevation to that view would be from like the Green Kill Avenue.

Wayne Platte

16:53 - 16:54

View.

Wayne Platte

16:57 - 16:58

Why?

Wayne Platte

17:02 - 17:04

There's, it looks pretty straightforward to me.

Wayne Platte

17:04 - 17:09

I mean, it's not something that's going to be like the whole.

Wayne Platte

17:11 - 17:12

Great for like I said, everybody.

Wayne Platte

17:12 - 17:14

Does anybody else have any questions?

Suzanne Cahill

17:15 - 17:16

Kevin Roach.

Kevin

17:16 - 17:17

Just a.

Wayne Platte

17:17 - 17:17

Quick.

Kevin

17:17 - 17:18

Question.

Kevin

17:18 - 17:20

Is there going to be a light on the top of the tower?

Kale Kaposhilin

17:21 - 17:24

Now, there's no plans for a light at this height.

Kevin

17:25 - 17:26

Very good, thank you.

Kevin

17:26 - 17:26

Yep.

Kevin

17:27 - 17:30

Mostly because I'd see it out of the window I'm looking at right now.

Kevin

17:31 - 17:36

Rather, not see I already see the little red blinking light on the top of your radio tower.

Kevin

17:36 - 17:37

I just don't want to see another one.

Kevin

17:37 - 17:38

Thank you.

Kale Kaposhilin

17:39 - 17:40

Understood, neither.

Suzanne Cahill

17:42 - 17:42

Wayne.
Wayne Platte
17:43 - 17:44
Asked.
Suzanne Cahill
17:44 - 17:46
Me, This is Sue.
Suzanne Cahill
17:46 - 17:52
I just got a text and I'm being asked to when people speak before you speak.
Suzanne Cahill
17:52 - 17:55
Please remember to identify yourselves.
Suzanne Cahill
17:57 - 17:59
Thank you.
Wayne Platte
17:59 - 18:03
So, does anybody else have any questions?
Suzanne Cahill
18:05 - 18:06
No questions, Wayne?
Suzanne Cahill
18:07 - 18:09
Alderman.
Suzanne Cahill
18:09 - 18:09
Tallerman.
Don Tallerman
18:11 - 18:11
Hi.
Don Tallerman
18:11 - 18:12
Thank you.
Don Tallerman
18:12 - 18:12
...
Don Tallerman
18:12 - 18:14
On time and care.
Don Tallerman
18:14 - 18:16
How far can it broadcast?
Don Tallerman
18:16 - 18:20
what's the maximum range?
Kale Kaposhilin
18:23 - 18:23

Done.

Kale Kaposhilin

18:23 - 18:26

It totally depends on the equipment that's mounted to the tower.

Kale Kaposhilin

18:26 - 18:32

In our case, we're just receiving, at this point, and then sending the signal down into the building.

Kale Kaposhilin

18:32 - 18:47

But there's a variety of different types of transmission devices that can either send the signal for a very long distance, more in a straight line, or can broadcast it out in an omni directional pattern, to be received by, you know, people on the street.

Kale Kaposhilin

18:47 - 18:55

For example, a pretty common distance for basic type of wireless access point of this type would be around 600 feet.

Kale Kaposhilin

18:55 - 19:00

But there's a huge variety of options available in terms of how they send the signal.

Kale Kaposhilin

19:01 - 19:06

So happy to discuss that further, whether you are pointing in the direction of the manufacturer called ubiquity.

Kale Kaposhilin

19:06 - 19:11

And it's the same equipment that we use over at the stadium to broadcast

Kale Kaposhilin

19:11 - 19:13

The soccer games.

Kale Kaposhilin

19:13 - 19:16

I have equipment that was used to bring access.

Kale Kaposhilin

19:17 - 19:20

But in this case, we would just be receiving initially.

Kale Kaposhilin

19:20 - 19:26

And then depending on how that goes, to be able to discuss the possibility of sending it in other directions from there.

Kale Kaposhilin

19:26 - 19:33

Either to the top of another building or downward into the community based on where need is that need is expressed as desired.

Don Tallerman

19:34 - 19:35

Thank you.

Wayne Platte

19:39 - 19:40

Anybody else?

Suzanne Cahill

19:42 - 19:43

Know more.

Wayne Platte

19:45 - 19:49

Uh, we're going to discuss a term.

Wayne Platte

19:49 - 19:52

So what does what a staff recommend for a caregiver this?

Wayne Platte

19:55 - 19:56

This is Wayne ..., by the way.

Suzanne Cahill

19:58 - 20:06

Um, I would recommend five years to start, does.

Wayne Platte

20:06 - 20:07

Everybody, This is Wayne Platte again.

Wayne Platte

20:07 - 20:08

Is everybody good with that?

Suzanne Cahill

20:12 - 20:13

Yes, all right.

Wayne Platte

20:14 - 20:20

All right, and uh, Kale, Scott, and Chuck, as, you know, technology has changed.

Wayne Platte

20:20 - 20:32

You know The style of antenna could change, if that happens, within these five years, you folks could come back and amend your application at that time, so.

Wayne Platte

20:34 - 20:35

So, yeah.

Wayne Platte

20:36 - 20:37

All right.

Wayne Platte

20:37 - 20:41

So, under SEQR this is an Unlisted Action.

Wayne Platte

20:41 - 20:44

So, a determination of environmental significance.

Wayne Platte

20:44 - 20:45

It would need to be rendered Kyla.

Wayne Platte

20:46 - 20:48

You have a short environmental assessment form there.

Suzanne Cahill

20:51 - 20:52

She's saying, yes.

Wayne Platte

20:52 - 21:00

Yes, I don't have one in front of me, but it's, I can tell them that it is an order for me.

Suzanne Cahill

21:03 - 21:05

Yes.

Wayne Platte

21:06 - 21:07

Thank you.

Wayne Platte

21:08 - 21:11

So at this time, I will make a motion that we.

Wayne Platte

21:13 - 21:21

Approve the environmental assessment.

Suzanne Cahill

21:22 - 21:24

Assume you need when you need ...

Suzanne Cahill

21:24 - 21:24

Is.

Charles J Polacco Jr

21:24 - 21:25

A, yes.

Wayne Platte

21:28 - 21:28

Wait.

Suzanne Cahill

21:31 - 21:32

Wait.

Suzanne Cahill

21:33 - 21:34

A second done your motion.

Wayne Platte

21:35 - 21:39

What I'm trying to do right now, I'm sorry, Have a second on that motion.

Charles J Polacco Jr

21:41 - 21:42

Oh, yeah.

Wayne Platte

21:45 - 21:45

Thank you.

Wayne Platte

21:47 - 21:53

Ok, so all in favor Wayne Platte is a yes, Charles Polacco.

Charles J Polacco Jr

21:53 - 21:54

Yes.

Wayne Platte

21:55 - 21:56

Robert Jacobsen.

Robert R Jacobsen

21:59 - 21:59

Yes.

Wayne Platte

22:01 - 22:02

Mary Jo Wiltshire.

Mary Jo Wiltshire

22:02 - 22:03

Yes.

Wayne Platte

22:04 - 22:05

Matt Gillis

Matt Gillis

22:05 - 22:06

Yes.

Wayne Platte

22:08 - 22:10

Ok, that is that, is it that, thank you.

Wayne Platte

22:11 - 22:18

So, at this time, I will make a motion that we approve item number three for a period of five years.

Wayne Platte

22:19 - 22:29

The applicant will return, if technology changes, board policy six to be signed.

Wayne Platte

22:30 - 22:31

Anything else?

Wayne Platte

22:31 - 22:31

So.

Suzanne Cahill

22:33 - 22:34

This is Sue now.

Wayne Platte

22:36 - 22:36

Ok, thank you.

Wayne Platte

22:37 - 22:38

So, this is way.

Wayne Platte

22:38 - 22:38
But it gets.
Wayne Platte
22:38 - 22:40
So that is a motion, Do I have a second on that motion?
Suzanne Cahill
22:45 - 22:46
Mary Jo.
Wayne Platte
22:47 - 22:48
Second by Mary Jungle Shire.
Wayne Platte
22:49 - 22:54
All in favor say yes, Charles Polacco.
Charles J Polacco Jr
22:54 - 22:55
Yes.
Wayne Platte
22:56 - 22:57
Jacobsen.
Robert R Jacobsen
22:57 - 22:58
Yes.
Wayne Platte
22:59 - 23:00
Mary Jo Wiltshire.
Mary Jo Wiltshire
23:00 - 23:01
Yes.
Wayne Platte
23:02 - 23:03
Matt Gillis.
Matt Gillis
23:03 - 23:03
Yes.
Wayne Platte
23:05 - 23:06
Motion is adopted.
Wayne Platte
23:07 - 23:08
Thank you folks.
Wayne Platte
23:09 - 23:09
Scott and Chuck.
Chase
23:10 - 23:11
Thank you.
Kale Kaposhilin

23:12 - 23:12

Thanks, everyone.

Kale Kaposhilin

23:12 - 23:13

Here.

Kale Kaposhilin

23:13 - 23:13

Now.

SCOTT DUTTON

23:13 - 23:14

Your.

Kale Kaposhilin

23:14 - 23:14

Job.

Wayne Platte

23:21 - 23:24

Alright, moving on to old business.

Wayne Platte

23:26 - 23:28

Item #4: #23 Crown Street SPECIAL PERMIT to establish residential apartments in the Mixed Use Overlay District. SBL 48.330-3-18. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Megan Jinhi Baron/applicant; Tree2x Inc./owner.

Item number 4 is.

Jordan Valdina AIA

23:28 - 23:29

23.

Wayne Platte

23:29 - 23:29

Crown Street

Jordan Valdina AIA

23:37 - 23:37

Yeah.

Jordan Valdina AIA

23:41 - 23:41

Take the.

Wayne Platte

23:41 - 23:44

apartments in mixed use overlay district

Jordan Valdina AIA

23:45 - 23:45

District.

Wayne Platte

23:47 - 23:50

SBL 48.330-3-18

Wayne Platte

23:51 - 23:57

In your determination, those mixed use overlay district.

Wayne Platte
23:58 - 23:59
It's in this talk.
Wayne Platte
24:03 - 24:05
Or magazine.
Wayne Platte
24:06 - 24:10
A parent is the applicant tree to action corporate is the owner.
Wayne Platte
24:12 - 24:12
All right.
Suzanne Cahill
24:14 - 24:15
When.
Wayne Platte
24:15 - 24:18
We have Ginni, yes, sir.
Suzanne Cahill
24:19 - 24:21
If you are on as.
Wayne Platte
24:21 - 24:22
Just a.
Suzanne Cahill
24:22 - 24:24
would you please mute yourselves?
Suzanne Cahill
24:32 - 24:32
I didn't.
Wayne Platte
24:35 - 24:36
...
Jinhi Baron
24:37 - 24:38
Hello, hello.
Wayne Platte
24:38 - 24:39
Everybody.
Wayne Platte
24:41 - 24:41
That.
Jinhi Baron
24:41 - 24:42
Was perfect.
Jinhi Baron
24:42 - 24:43
Thank you.

Wayne Platte

24:44 - 24:47

Any, do you have anybody else with you as part of your team for this?

Jinhi Baron

24:48 - 24:48

Yes.

Jinhi Baron

24:48 - 24:53

In fact, Jordan Valdina, he is my architect and he'll be speaking for me this evening.

Wayne Platte

24:54 - 24:55

Jordan.

Jordan Valdina AIA

24:55 - 24:55

Hello.

Wayne Platte

24:57 - 24:59

All right, so this is.

Wayne Platte

25:02 - 25:03

What else?

Wayne Platte

25:05 - 25:09

residential units on the upper that, correct?

Jordan Valdina AIA

25:10 - 25:16

Yes, Converting from office space to a two bedroom apartment proposed on the second floor.

Jordan Valdina AIA

25:17 - 25:27

And a one bedroom apartment opposed proposed on the currently attic level to be converted to a third floor apartment by raising portions of the roof.

Kyla

25:32 - 25:35

I can share visuals.

Wayne Platte

25:39 - 25:39

Please do, Thank you.

Wayne Platte

25:43 - 25:44

And reading further.

Wayne Platte

25:47 - 25:53

I also see you have historic landmarks approval for the exterior changes.

Jordan Valdina AIA

25:54 - 25:55

Correct.

Wayne Platte

26:03 - 26:06

Ok, everybody can see these visuals.

Suzanne Cahill

26:07 - 26:08

Oh.

[speaker unknown]:

26:13 - 26:13

Ok.

Suzanne Cahill

26:16 - 26:21

Yes, no one is facing this assume no one's raising their hand that they can't.

Wayne Platte

26:22 - 26:23

Right.

Wayne Platte

26:24 - 26:25

Uh.

Wayne Platte

26:31 - 26:33

There's adequate parking on site here, so.

Suzanne Cahill

26:35 - 26:37

That is a question.

Suzanne Cahill

26:40 - 26:53

They stated there were eight spaces available, you know, we were at, we did, we conducted our site visit, there are not eight spaces on that lot.

Suzanne Cahill

26:55 - 26:58

We had requested additional information.

Suzanne Cahill

26:58 - 26:59

I don't believe we received that.

Jordan Valdina AIA

27:03 - 27:05

Yes, there was a misunderstanding.

Jordan Valdina AIA

27:05 - 27:12

If somebody quoted me as saying there's a on site, there's one on-site existing no change.

Jordan Valdina AIA

27:13 - 27:22

Of course, to people, even three can back in, but that's not a legit parking because they block, block the people behind them and so it's one space on site.

Jordan Valdina AIA

27:23 - 27:31

This was a commercial use space, as, you know, office first and second floor.

Jordan Valdina AIA

27:31 - 27:49

And if what I was wanting to present, and here are the planning boards feedback on this, the calculated number of spaces that was, would be counted for, for that use, where footage was, was eight spaces.

Jordan Valdina AIA

27:50 - 28:09

And the new use, when you, when you use the formulas in the zoning code, for the apartments, the conversion of apartments on the second, and third floor, tally two, plus the, off the first commercial on the first four, again to eight, in other words, no change.

Jordan Valdina AIA

28:10 - 28:13

So I wanted to hear how that gets handled.

Wayne Platte

28:18 - 28:19

Have you been in touch?

Wayne Platte

28:19 - 28:24

You'll probably have been in touch with Erick Kitchen, right, the Zoning Enforcement Officer.

Jordan Valdina AIA

28:25 - 28:27

Not separately.

Jordan Valdina AIA

28:28 - 28:41

I know that if this were a new construction, of course, we would be seeking variance for us off site parking, but I didn't know for, for the same no change in required number of spaces what our path should be.

Wayne Platte

28:45 - 28:47

So can you offer some insight on that?

Wayne Platte

28:47 - 28:48

What's, what's your take on that?

Suzanne Cahill

28:49 - 28:49

Yes.

Suzanne Cahill

28:50 - 29:10

This is Sue, normally, when there is a change of use, and an applicant comes to the planning board with that change, and there is not an increase in the number of parking spaces than it is, it's left at the way it stands.

Wayne Platte

29:12 - 29:16

Is the rest of the, I mean, the rest of the board is good with that, then.

Wayne Platte

29:17 - 29:19

I, forgot thumbs up, arrow.

Suzanne Cahill

29:19 - 29:21

I can scan.

Suzanne Cahill

29:24 - 29:25

Yes.

Wayne Platte

29:25 - 29:27

Fix things, right.

Wayne Platte

29:27 - 29:27

Good.

Wayne Platte

29:32 - 29:32

All right.

Wayne Platte

29:32 - 29:34

So parking is handled, right.

Wayne Platte

29:34 - 29:42

Uh, any, obviously we're looking at, I'm looking through my my bullets here to Jordan, Refuge and recycling.

Wayne Platte

29:42 - 29:43

How will that be handled?

Jordan Valdina AIA

29:45 - 29:50

The current thought is the city of curbside pickup.

Jordan Valdina AIA

29:51 - 30:00

However, if we were to consider, you know, how are things handled that relate to minor uses on site, not to belittle them.

Jordan Valdina AIA

30:00 - 30:02

I'm saying a relative small square footage.

Jordan Valdina AIA

30:03 - 30:06

I mean, even things like condensers for heat pumps.

Jordan Valdina AIA

30:08 - 30:12

They're, They're not specifically allocated and shown on the site plan.

Jordan Valdina AIA

30:12 - 30:15

So that is the current plan with refuse.

Jordan Valdina AIA

30:16 - 30:25

But I want to make sure that if we do propose something, that we, of course, how we fold fold that into present, You know.

Jordan Valdina AIA

30:27 - 30:28

So that's the current thought with rest.

Jordan Valdina AIA

30:28 - 30:29

Refuse Foote.

Jordan Valdina AIA

30:30 - 30:31

What level of detail?

Jordan Valdina AIA

30:31 - 30:39

I suppose, if, if we wanted to do some temporary or outdoor storage no, near the deck.

Jordan Valdina AIA

30:39 - 30:40

For example, the handicap deck.

Jordan Valdina AIA

30:41 - 30:51

Would we need to come back, give you updated plans because these things kinda requires some thought, even even considering something like a generator, which I'm getting ahead of myself or not.

Jordan Valdina AIA

30:52 - 30:59

I'm thinking about heating and cooling solutions that are kind of evolving before us as we speak.

Jordan Valdina AIA

31:00 - 31:04

Even though the intention is clear, it all relates.

Jordan Valdina AIA

31:04 - 31:14

And so, that the best use might be to enclose something on site even though the current thinking is city curbside pick up kind of a question in there for the planning board.

Suzanne Cahill

31:16 - 31:17

This is Sue.

Suzanne Cahill

31:18 - 31:30

Speaking, Jordan, I think what the board is asking is where the storage, how, how refuse, will be stored on-site.

Suzanne Cahill

31:30 - 31:43

So if it's going to be stored outside of the building, and then brought out to the curb for pickup, they want to know where it's going to be stored and that it will be screened appropriately.

Suzanne Cahill

31:43 - 31:50

Because if it's in the rare, it's viewed from several of the adjacent properties.

Jordan Valdina AIA

31:51 - 32:02

I understood yeah, I guess what I was trying to highlight is there's a couple there's a couple of considerations that might dovetail together that do relate to mundane yet.

Jordan Valdina AIA

32:02 - 32:04

Taking this is a very small lot.

Jordan Valdina AIA

32:04 - 32:06

Things displacements of condensers.

Jordan Valdina AIA

32:06 - 32:14

And so I guess I was asking, what level of detail with the planning board like to see aside from trash.

Jordan Valdina AIA

32:14 - 32:20

I understand for an enclosed dumpster, I would show you the proposed fencing and the like that's not the current proposal.

Jordan Valdina AIA

32:21 - 32:30

But as we account for every square foot on this site, that might be a good thing that goes hand in hand.

Jordan Valdina AIA

32:30 - 32:33

For example, with where the condensers are to be placed.

Jordan Valdina AIA

32:33 - 32:49

So my question to the planning board is what would you like to see next in regards to some of those basically mechanical components fixed on the site that might have an implication for how we think about trashes my point.

Jordan Valdina AIA

32:49 - 32:51

That's why I'm saying it together.

Wayne Platte

32:53 - 32:55

Well, and this is Wayne plot.

Wayne Platte

32:56 - 33:08

I think that, I mean for me personally I think that a storage shed that you're going to propose would would trigger planning Board approval on stuff like that.

Wayne Platte

33:08 - 33:16

But as far as as far as condensers are and maybe even a january two, what would what would fall under our our purview?

Wayne Platte

33:16 - 33:35

But you're also going to need to consider going back to Historic Landmarks because they're going to want some input on how those installations are going to be viewed from the street or from other areas that you know, what would fall under their jurisdiction.

Wayne Platte

33:38 - 33:39

So, would that be something?

Wayne Platte

33:39 - 33:42

That would would be?

Wayne Platte

33:42 - 33:46

A question for Eric Kitchen when that when that time arises?

Suzanne Cahill

33:48 - 33:52

This is Sue are you talking about the location?

Suzanne Cahill

33:52 - 33:55

Or if it would need to come back.

Wayne Platte

33:56 - 34:05

Whether or not it has to go before landmarks or, and or before the planning board or whatever he's proposed.

Wayne Platte

34:05 - 34:11

I mean, the only thing I think that would jump out that would require him to come back to us would be no.

Wayne Platte

34:12 - 34:15

Would be that storage shed wherever that's going to be proposed.

Wayne Platte

34:15 - 34:16

That's that's a change the site layout, right?

Wayne Platte

34:18 - 34:19

If it's for this.

Suzanne Cahill

34:19 - 34:27

again, it is a physical structure, Jordan, that you would be directing on.

Wayne Platte

34:27 - 34:27

Location.

Suzanne Cahill

34:27 - 34:34

Then that would trigger A, again, coming back to the planning board if fewer.

Suzanne Cahill

34:35 - 34:47

On the other hand, if you were to only designate an area where the refuse container's would be held and then an enclosure, I think that would be.

Wayne Platte

34:47 - 34:47

Something.

Suzanne Cahill

34:47 - 34:51

That we could handle at staff level from the planning board perspective.

Suzanne Cahill

34:53 - 35:04

It's going to be a matter of how visually, how it's constructed and where it's constructed as to whether or not it would need to go back to Landmarks, Preservation Commission.

Jordan Valdina AIA

35:06 - 35:17

Ok, regarding condensers that discussion, even though you don't see them on the elevations, was that was covered with H L P C.

Jordan Valdina AIA

35:17 - 35:18

However.

Suzanne Cahill

35:18 - 35:18

The.

Jordan Valdina AIA

35:18 - 35:30

Possibility of changing something with outdoor not structure, but enclosure of refuse, I would want to discuss that further with Jinhi.

Jordan Valdina AIA

35:30 - 35:43

But as it stands it, it is as shown and it would only go out for a curbside pick up and the condensers are next to, that would be next to the handicap deck, and H, L, P, C was OK with that.

Jordan Valdina AIA

35:45 - 35:48

Just on the basis of saying So, up to date.

Suzanne Cahill

35:49 - 35:54

Yes, yeah, it's just to again, yes, I was on that meeting, so you are correct.

Jordan Valdina AIA

35:57 - 35:57

Ok.

Wayne Platte

36:01 - 36:01

All right.

Wayne Platte

36:03 - 36:06

Anything else so for for Jordan and Jinhi.

Suzanne Cahill

36:08 - 36:10

I do not have anything.

Wayne Platte

36:10 - 36:14

Anybody on this would apply to get anybody else on the board have any questions.

Wayne Platte

36:14 - 36:15

I see Mary Jo is raising her hand.

Mary Jo Wiltshire

36:17 - 36:18

Idea regarding that.

Mary Jo Wiltshire

36:18 - 36:29

This is Mary Jo Wiltshire regarding the refuse just so you're aware one toe would be supplied one brown garbage tote would.

Wayne Platte

36:30 - 36:30

Be supplied.

Mary Jo Wiltshire

36:30 - 36:31

By the city.

Mary Jo Wiltshire

36:31 - 36:36

If you're having more than one unit there you're probably going to need more than one brown tote, which you would need to purchase.

Mary Jo Wiltshire

36:39 - 36:47

So, just be aware that you could have up to, you know, three brown totes and then enough for recycling.

Mary Jo Wiltshire

36:47 - 36:52

So, maybe each unit will have its own recycling and garbage tote.

Mary Jo Wiltshire

36:52 - 36:53

So, that could be.

Wayne Platte

36:53 - 36:54

Quite a.

Mary Jo Wiltshire

36:54 - 36:59

Few totes that needs to be stored on the side of that building or somewhere on the property.

Jordan Valdina AIA

37:01 - 37:02

Good.

Jordan Valdina AIA

37:02 - 37:03

Good point.

Jordan Valdina AIA

37:03 - 37:12

Ok, we need to We need to come up with a with a plan that's maybe better than just residential tenant keeping it in.

Jordan Valdina AIA

37:13 - 37:15

No, no, I see what you're saying they would all need a tote regardless.

Mary Jo Wiltshire

37:16 - 37:17

They might You know, I don't know.

Mary Jo Wiltshire

37:17 - 37:25

How many you know, people will be in each unit you know, sometimes they can share a tote if it's like one person per unit.

Mary Jo Wiltshire

37:25 - 37:41

But if it's probably more than one person per unit, you're probably going to need at least minimally to brown totes, possibly, up to three and then you need one for your co mingled recycling and one for your paper and cardboard, we have two separate recite two separate recycling containers.

Mary Jo Wiltshire

37:41 - 37:47

So, yeah, so it could be quite a few totes depending on how many people are living there.

Jordan Valdina AIA

37:49 - 37:51

Ok, good, good point.

Jordan Valdina AIA

37:51 - 38:00

So we need to figure out exactly the number of total and actually have a strategic plan for totes and therefore, where are they and therefore, out are they imposed?

Jordan Valdina AIA

38:00 - 38:02

So, I gotcha, OK.

Wayne Platte

38:07 - 38:08

Anybody else from our board?

Wayne Platte

38:08 - 38:09

Have any questions?

Kyla

38:11 - 38:12

Roberts got his hand up.

Wayne Platte

38:13 - 38:14

Robert Jacobsen.

Robert R Jacobsen

38:14 - 38:18

Is this something with respect to the garbage and the air conditioning?

Robert R Jacobsen

38:18 - 38:20

We can just leave on staff level.

Wayne Platte

38:24 - 38:24

So.

Suzanne Cahill

38:24 - 38:26

I would not have a problem with that.

Robert R Jacobsen

38:27 - 38:28

Yeah.

Robert R Jacobsen

38:29 - 38:31

I don't really see why this would have to come back to us, obviously.

Robert R Jacobsen

38:31 - 38:40

I think it's, I don't wanna speak for the board, but certainly we don't want to see totes and an air conditioner use directly in front of the building on the street side.

Robert R Jacobsen

38:40 - 38:45

But, you know, certainly on the side where there's driveways are in the rear which is appropriate and inappropriate screening.

Robert R Jacobsen

38:45 - 38:54

I think that's going to be left on staff level based on the complexities of having to come back to the board just for garbage.

Wayne Platte

38:55 - 38:57

This is way, but I agree Robert.

Wayne Platte

38:59 - 39:08

And like Jordan had said that they've already been before landmarks and already mentioned these these elements of the of the project too.

Wayne Platte

39:08 - 39:13

So it sounds like they don't have a probably everybody else was go with staff level handling.

Wayne Platte

39:15 - 39:16

Thumbs up from everybody, OK?

Wayne Platte

39:17 - 39:18

Good, OK.

Wayne Platte

39:19 - 39:19

Thank you.

Wayne Platte

39:24 - 39:24

All right.

Wayne Platte

39:25 - 39:25

Anything else?

Wayne Platte

39:25 - 39:28

So if you've got anything else, I do.

Suzanne Cahill

39:28 - 39:29

Not know.

Wayne Platte

39:31 - 39:32

All right.

Wayne Platte

39:35 - 39:39

So I see here staff would recommend, again, this is a special permit.

Wayne Platte

39:39 - 39:41

So we need to establish a term.

Wayne Platte

39:42 - 39:44

Shortened, NJ.

Wayne Platte

39:44 - 39:54

Typically, we know what the new with a new application staff recommends filling up an initial one-year term just to see how things go.

Wayne Platte

39:55 - 40:01

And as you come back to the next meeting, about a year from now, nothing's jumping out of us.

Wayne Platte

40:01 - 40:08

We can certainly entertain extending that timeframe as far as the next approval would be.

Wayne Platte

40:09 - 40:10

You guys understand that?

Jordan Valdina AIA

40:11 - 40:13

I do now, thank you.

Jinhi Baron

40:14 - 40:14

Yes, thank.

Suzanne Cahill

40:14 - 40:16

You, Wayne.

Robert R Jacobsen

40:18 - 40:24

Way before we set the term, what's the anticipated construction, because usually we do one year upon completion.

Jordan Valdina AIA

40:27 - 40:30

Oh, it's the timeframe for this project being built out.

Jordan Valdina AIA

40:32 - 40:33

Oh, yeah.

Wayne Platte

40:35 - 40:36

When you're going to start construction.

Jordan Valdina AIA

40:38 - 40:43

If we had approval, effectively now, we're put it this way.

Jordan Valdina AIA

40:43 - 40:47

If we knew that, our overall plan, which sounds like, overall, it's acceptable.

Jordan Valdina AIA

40:47 - 40:55

We would complete permit application drawings to the Building department within next, I would say 3 or 4 weeks.

Jordan Valdina AIA

40:55 - 41:06

And then, start of construction from them, I would, I would currently look to you, Jinhii as to what your goals those would be of actually getting into it.

Jordan Valdina AIA

41:10 - 41:11

I know, it's, there's some.

Jinhi Baron

41:11 - 41:14

If we could do it in a year, that would be fabulous.

Wayne Platte

41:19 - 41:19

Well.

Jordan Valdina AIA

41:19 - 41:21

You're saying complete in a year.

Jinhi Baron

41:22 - 41:23

If we could, yes.

Jordan Valdina AIA

41:24 - 41:24

Uh-huh.

Robert R Jacobsen

41:25 - 41:36

So, Wayne, why don't we do like an 18 month term because that allows them, at least to get going, get the project completed, have it's filled and we may have a few months of tenants and so then we can re-evaluate.

Wayne Platte

41:37 - 41:41

And also, with pause, that's it, this way by Robert.

Wayne Platte

41:41 - 41:43

I agree with the cause and effect right now.

Wayne Platte

41:43 - 41:50

There may be some some delay in getting the project up and up and you know, being built as it is.

Wayne Platte

41:50 - 41:51

So I, I agree.

Wayne Platte

41:51 - 41:54

As everybody else feel about that 18 months.

Suzanne Cahill

41:56 - 41:58

Everybody, and this is Sue.

Suzanne Cahill

41:58 - 41:59

Everyone's got their thumbs up.

Wayne Platte

42:00 - 42:01

Ok, good.

Wayne Platte

42:01 - 42:01

Thank you.

Wayne Platte

42:03 - 42:04

All right.

Wayne Platte

42:06 - 42:16

So, under SEQR, this is a type two action, uh, it's so, no further review of the board is required.

Wayne Platte

42:16 - 42:19

So, there's ever, what I'm looking at here, is.

Suzanne Cahill

42:19 - 42:20

To say, Yes, that is correct.

Wayne Platte

42:22 - 42:31

Ok, way back here again, so, at this time, I will make a motion that we approve item number four for a period of 18 months.

Wayne Platte

42:33 - 42:39

With, so, can you, can you just address the board policies that we're going to deal with them, So, I should have done that at the beginning.

Wayne Platte

42:39 - 42:39

Sorry.

Suzanne Cahill

42:40 - 42:41

I will.

Suzanne Cahill

42:41 - 42:45

The Board policy would be number six signature on the plans.

Suzanne Cahill

42:45 - 42:50

Board Policy, 7 and 7 A, which are active approvals.

Suzanne Cahill

42:51 - 42:54

Board Policy 14, which is the Digg Safely.

Suzanne Cahill

42:55 - 43:00

Board Policy 22, which is the required carbon monoxide detector.

Suzanne Cahill

43:01 - 43:14

The 23, which is Bluestones Sidewalk Protection, 25 wishes the installation of a Knox box and 26 where building permits are obtained, where necessary.

Wayne Platte

43:17 - 43:19

Ok, this is way, but again, thank you.

Wayne Platte

43:19 - 43:30

So for that, so with all of those Board policies, that suit as described, I'm making a motion that we approve item number four for a period of 18 months.

Wayne Platte

43:31 - 43:33

And, Do I have a second on that?

Suzanne Cahill

43:33 - 43:39

This is, again, do you want to add into that motion that they refuse, plan?

Suzanne Cahill

43:39 - 43:42

Be brought back to staff for review and approval?

Wayne Platte

43:43 - 43:44

I will include that as well.

Wayne Platte

43:44 - 43:47

As soon as just described, yes, thank you.

Robert R Jacobsen

43:47 - 43:52

So I would also say, like, I would also say lighting as well, if any is proposed.

Wayne Platte

43:55 - 43:56

Did you hear that, Jordan?

Wayne Platte

43:56 - 43:58

if any lighting is proposed, that would come back.

Jordan Valdina AIA

44:00 - 44:00

Yes.

Wayne Platte

44:02 - 44:09

Alright, So, with all of the wave, but, again, with all those elements that we've just described, that as a motion, do I have a second on that?

Charles J Polacco Jr

44:13 - 44:14

Polacco

Suzanne Cahill

44:15 - 44:16

Ok.

Wayne Platte

44:16 - 44:17

Ok, Charles Polacco with a second.
Wayne Platte
44:18 - 44:21
All in favor, Wayne Platte is a yes?
Wayne Platte
44:21 - 44:22
Charles Polacco?
Charles J Polacco Jr
44:24 - 44:25
Charles Polacco goes, yes.
Wayne Platte
44:26 - 44:27
Robert Jacobson.
Robert R Jacobsen
44:28 - 44:28
Yes.
Wayne Platte
44:29 - 44:30
Mary Jo Wiltshire
Mary Jo Wiltshire
44:31 - 44:31
Yes.
Wayne Platte
44:32 - 44:33
Matt Gillis.
Matt Gillis
44:33 - 44:34
Yes.
Wayne Platte
44:35 - 44:38
That motion is approved Jordan and Jenni.
Wayne Platte
44:38 - 44:39
Thank you very much.
Jinhi Baron
44:40 - 44:41
Thank you so much everybody.
Jordan Valdina AIA
44:43 - 44:43
Thank you.
Wayne Platte
44:45 - 44:46
Ok.
Wayne Platte
44:48 - 44:48
All right.
Wayne Platte
44:51 - 44:54

Alright, moving on, we're into.

Item #5: #20 Cedar Street REQUEST for performance bond reduction. SBL 56.109-4-2.100. Zone C-2, MUOD. Ward 4. RUPCO; applicant/owner.

Wayne Platte

44:56 - 45:01

Five release item number five, it's 20 Cedar Street.

Wayne Platte

45:01 - 45:03

This is the E squared project.

Wayne Platte

45:04 - 45:07

There was a question or request for performance bond reduction.

Wayne Platte

45:07 - 45:19

Section block and lot is fifty six point one hundred and nine dash 4 dash two point one hundred, Zone C two, mixed use overlay district, or for ...

Wayne Platte

45:19 - 45:20

Is the applicant owner.

Wayne Platte

45:20 - 45:23

Chuck Snyder here is Chuck unmuted right now.

Suzanne Cahill

45:23 - 45:24

Yes, yes.

Wayne Platte

45:25 - 45:25

Ok.

Chase

45:27 - 45:30

Good ..., director of real estate construction for RUPCO.

Chase

45:31 - 45:33

This is a simple request, Again.

Wayne Platte

45:34 - 45:34

As I.

Chase

45:34 - 45:37

Said earlier, we're about a month away from opening the doors, on the building.

Chase

45:38 - 45:43

And our site bond has been in effect for roughly two years.

Chase

45:45 - 45:52

The balance of the work on the site is some landscaping, topcoat, paving and so sidewalk work wear.

Chase

45:53 - 45:56

We're really almost done, and probably complete, by the time.

Chase

45:59 - 46:03

Probably by the time we put this in place, it will be, it will be done.

Chase

46:03 - 46:09

So we've, we've asked for a very conservative reduction in the amount that the bond discovering.

Chase

46:10 - 46:11

And I'm sorry.

Chase

46:11 - 46:12

I don't have any paperwork in front of me right now.

Chase

46:13 - 46:15

Sue I know you made some comments on it.

Chase

46:15 - 46:16

I read those today.

Chase

46:16 - 46:17

I take no exception.

Chase

46:17 - 46:18

Your comments are spot on.

Chase

46:21 - 46:22

That's that's the request.

Chase

46:23 - 46:27

You could, you could specify the the amounts if you were so.

Suzanne Cahill

46:29 - 46:29

Sure.

Suzanne Cahill

46:31 - 46:45

So essentially, what this assume, what had been done through the project architect, was submit a spreadsheet of the cost that had been submitted for the original performance bond.

Suzanne Cahill

46:45 - 46:48

And I won't go line by line.

Suzanne Cahill

46:49 - 47:02

If you saw what was said earlier today, it included the analysis of the spreadsheet with a staff, with a column for staff comment that I had added in.

Suzanne Cahill

47:04 - 47:11

Bottom line, what we did was, we changed some of the amounts on certain lines.

Suzanne Cahill

47:12 - 47:17

We disagreed that 100% was complete on certain lines.

Suzanne Cahill

47:18 - 47:39

So, the bond is now reduced to an amount of \$202,518, and that's from the original \$778,803.

Wayne Platte

47:42 - 47:43

Ok, this is way flat.

Wayne Platte

47:43 - 47:53

So, so the amount that that you are recommending that it be reduced actually exceeds what the request was that I'm reading here.

Suzanne Cahill

47:53 - 48:02

The request that they asked it to be reduced to was \$178,266.

Suzanne Cahill

48:02 - 48:06

I can go through basically, the lines.

Suzanne Cahill

48:06 - 48:13

We concurred with their call outlines one through number 13.

Suzanne Cahill

48:14 - 48:36

They involved mostly the removal of the existing building demolition removal of asphalt removal of sidewalks and concrete curbing, removal of existing utilities, light poles, grass areas that existed in shrubs, traffic signs that were on site and so forth fencing.

Suzanne Cahill

48:36 - 48:39

So we agreed with all of those.

Suzanne Cahill

48:40 - 48:49

I added in a note that on number 13, which is asphalt paving, they still have, they have the sub base and the binder installed.

Suzanne Cahill

48:50 - 48:52

The only the top coat remains.

Suzanne Cahill

48:52 - 49:07

We added in after our site inspection that wants to topcoat layer of asphalt is surfaces applied, that the existing clean outs in casings that currently are well above grade will be cut and made flesh to the surface.

Suzanne Cahill

49:07 - 49:12

That was their online 14, which was sidewalks.

Suzanne Cahill

49:13 - 49:22

We noted that during site inspection, it was noted that sidewalk must be extended along the full length of cedar, and a short length along ...

Suzanne Cahill

49:22 - 49:22

Lane.

Suzanne Cahill

49:23 - 49:30

In addition, there's a short distance at the end of the sidewalk on cedar where it meets the next property at 579 Broadway.

Suzanne Cahill

49:30 - 49:37

That's the corner lot there, where the sidewalk had to be extended to make a continuous pedestrian pathway.

Suzanne Cahill

49:37 - 49:40

The ramp at the intersection of Cedar and ...

Suzanne Cahill

49:40 - 49:46

Jima Street needs to be put installed with tactile warnings.

Suzanne Cahill

49:46 - 49:53

And the existing stop sign at that intersection would need to be relocated to the inside of the new sidewalk area.

Suzanne Cahill

49:55 - 50:06

In addition, we noted that temporary power lines, power poles, Instructure, other infrastructure, had to be removed from the inside of the sidewalk area along Cedar Street at the north-east corner.

Suzanne Cahill

50:06 - 50:12

So they had requested a reduction there of 80%.

Suzanne Cahill

50:13 - 50:16

We backed down to 75%.

Suzanne Cahill

50:17 - 50:22

So that increased that amount, 10 to 11,684.

Wayne Platte

50:23 - 50:24

So there's, that.

Suzanne Cahill

50:25 - 50:26

This is what?

Wayne Platte

50:27 - 50:28

So what was the what was that?

Wayne Platte

50:28 - 50:32

Figure that you're, you've come to, that 200, 2000.

Suzanne Cahill

50:32 - 50:36

\$202,518?

Wayne Platte

50:38 - 50:47

Ok, that's where your request, that's where you're suggesting that the bond remainder remain at that left.

Suzanne Cahill

50:47 - 50:48

Right?

Robert R Jacobsen

50:48 - 50:50

Does retro great.

Suzanne Cahill

50:51 - 50:51

Yes.

Wayne Platte

50:53 - 50:54

Ok.

Wayne Platte

50:54 - 50:55

You've put a lot of effort into this.

Wayne Platte

50:56 - 51:00

Sounds like you put a lot of effort into it to go to crunch all these numbers.

Wayne Platte

51:00 - 51:04

And if the applicant is as good with it, I'm good with it, too.

Wayne Platte

51:05 - 51:09

..., do you have any other questions, for sure, the applicant on this board?

Suzanne Cahill

51:13 - 51:13

Now.

Wayne Platte

51:13 - 51:13

Oh.

Suzanne Cahill

51:14 - 51:14

Man.

Wayne Platte

51:15 - 51:16

All right, so.

Wayne Platte

51:18 - 51:19

Thank you so for that.

Wayne Platte

51:20 - 51:30

So, at this time, I will make a motion that we go along with staff's recommendation of a 75% reduction.

Wayne Platte

51:32 - 51:40

Which will be.

Suzanne Cahill

51:41 - 51:45

It's not, it's not a 75% reduction Wayne.

Suzanne Cahill

51:45 - 51:48

It was just 75% for that one line item.

Suzanne Cahill

51:48 - 51:59

So, the overall percentage reduction is, but it would be it would, the bond remaining would be \$202,518.

Wayne Platte

52:00 - 52:01

Thank you for clarifying that.

Robert R Jacobsen

52:02 - 52:02

I say.

Wayne Platte

52:04 - 52:05

Second by Robert Jacobsen.

Wayne Platte

52:07 - 52:11

All in favor of green plot is a, yes, Robert, Jacobsen, yes.

Wayne Platte

52:14 - 52:14

Charles Polacco

Charles J Polacco Jr

52:16 - 52:17

Yes.

Wayne Platte

52:18 - 52:19

Mary Joe Wiltshire.

Mary Jo Wiltshire

52:20 - 52:21

Yes.

Wayne Platte

52:22 - 52:22

Gillis.

Matt Gillis

52:23 - 52:23

Yes.

Wayne Platte

52:24 - 52:26

Ok, motion is approved.

Wayne Platte

52:27 - 52:30

Thank you Chuck, and thank you Sue for working on those numbers.

Wayne Platte

52:33 - 52:35

Seeing about come.

Chase

52:35 - 52:36

Out, yes.

Wayne Platte

52:36 - 52:38

Right, thanks.

Wayne Platte

52:42 - 52:45

Ok, moving on, here, we have.

Item #6: Zoning Code Amendment REFFERAL from the Common Council seeking Lead Agency status in the SEQR review and requesting comment on the proposal to include 10% affordable housing citywide.

Wayne Platte

52:49 - 52:53

Ok, we're going on to Item number six, this is our final item, right, so.

Suzanne Cahill

52:54 - 52:55

Yes, that's correct.

Wayne Platte

52:57 - 53:00

Item number six is the Zoning Code Amendment.

Wayne Platte

53:00 - 53:03

We have a referral from the Common Councils.

Wayne Platte

53:04 - 53:06

They have sought lead agency status.

Wayne Platte

53:06 - 53:12

I see a question or comment on the proposal to exclude 10% affordable housing, citywide?

Wayne Platte

53:15 - 53:28

We've had, we've had this before our board last month, we've asked, we've been getting some more time to take a look at it and offer some feedback on the recommendation of Alto.

Wayne Platte

53:33 - 53:39

And if anybody just jump right in, to start with this, Anybody have any comment on this?

Wayne Platte

53:39 - 53:40

I know about it?

Wayne Platte

53:46 - 53:51

This is Wayne Platte again, before we go any further with this.

Wayne Platte

53:53 - 53:54

What's.

Wayne Platte

53:54 - 53:54

That?

Mary Jo Wiltshire

53:55 - 53:56

Kevin Roach has his hand up.

Wayne Platte

53:57 - 53:59

Ok, but this is.

Kevin

53:59 - 54:02

Kevin, but I'll let you speak first, Wayne, if you want to say something.

Wayne Platte

54:03 - 54:04

Why don't you go ahead?

Wayne Platte

54:04 - 54:11

I gotta look up kyla's e-mail, outlining what what we're able to consider the.

Wayne Platte

54:11 - 54:13

So, Kevin, go ahead, but a very.

Kevin

54:13 - 54:14

Good.

Kevin

54:14 - 54:14

This.

Wayne Platte

54:14 - 54:15

Is kept approach.

Kevin

54:15 - 54:19

I just was continuing on the thoughts I had last last month.

Kevin

54:20 - 54:23

That I think the 10% number, it's just.

Kevin

54:26 - 54:27

Overbearing.

Kevin

54:27 - 54:38

If the project is small, if it is a project of, um, nine units or less, I don't feel there should be any requirement.

Kevin

54:38 - 54:42

If there's a project of between 10 and 19.

Kevin

54:42 - 54:52

I could see it reasonable to request one unit, Leaving it at 10%, anything over 10, 11 through 19, would mean there would have to be, too.

Kevin

54:53 - 55:02

I just think that would be too cumbersome of a number, and honestly it would be that decrease from now, from those two units, would be passed along to the other.

Kevin

55:03 - 55:07

The other units in the building, and I think it would just be too much of an increase.

Kevin

55:07 - 55:11

So I propose from nine or below, there'll be none required.

Kevin

55:12 - 55:15

From 10 to 19, there'll be one required.

Kevin

55:16 - 55:23

From 20 to 29, there'll be two required, and then from 30 and above, I would be fine with the 10%.

Suzanne Cahill

55:24 - 55:24

Suggestion.

Kevin

55:25 - 55:28

Forward, I just think it just too cumbersome.

Kevin

55:28 - 55:38

That anything, it's that 10% or more, number that really jumps up that extra apartment for all of those small units.

Kevin

55:38 - 55:44

So I was just doing some numbers and thought that would be more reasonable than just the blanket 10% on the smaller units.

Kevin

55:45 - 55:46

Lower number of units.

Kevin

55:47 - 55:47

Thank you.

Wayne Platte

55:49 - 55:49

Kevin?

Suzanne Cahill

55:50 - 55:51

Swain:.

Suzanne Cahill

55:53 - 55:54

Two.

Suzanne Cahill

55:54 - 55:59

I just forwarded an e-mail to the Board members.

Suzanne Cahill

55:59 - 56:04

There was a comment that came through at five o'clock this evening.

Suzanne Cahill

56:05 - 56:10

I've spoken with Dan Gartenstein and I'm going to read that comment.

Suzanne Cahill

56:10 - 56:11

You can read along.

Suzanne Cahill

56:12 - 56:28

With me, is from Victoria Polidoro with the Law Offices of Rodenhausen, Chale and Polidoro ..., And it is addressed to you why it is stating that it says it's dated March 18th.

Suzanne Cahill

56:28 - 56:31

I believe that is a typo and it's today.

Suzanne Cahill

56:34 - 56:49

Dear Chairman Platte, members of the Planning Board represent several entities which own property in Uptown Kingston that would be impacted by the proposed affordable housing requirements proposed by the Council.

Suzanne Cahill

56:49 - 56:53

And then parens, in quotes, proposed legislation.

Suzanne Cahill

56:53 - 56:58

Please consider the comments, as part of the planning boards discussion this evening.

Suzanne Cahill

56:59 - 57:09

The proposed legislation disproportionately burdened, all of that development projects, Section 405 dash eight, A.

Suzanne Cahill

57:09 - 57:18

In ..., one of the proposed legislation requires 10% of units to be set aside in any development project.

Suzanne Cahill

57:18 - 57:22

That includes five units as no provision is made.

Suzanne Cahill

57:22 - 57:32

For half units, development to five multi-family units would be required to set aside one full unit as affordable or 20% of the total.

Robert R Jacobsen

57:32 - 57:33

Units.

Suzanne Cahill

57:33 - 57:38

Same number of units that a project double its size would be required to set aside.

Suzanne Cahill

57:39 - 57:45

This requirement will create a disproportionate burden on smaller projects and should be reconsidered.

Suzanne Cahill

57:46 - 57:54

The second comment the proposed legislation should include any Zipkin for adaptive re-use projects.

Suzanne Cahill

57:54 - 58:05

It is generally understood that renovation of the historic structures with asbestos and the need to retrofit utilities is more costly than building new.

Suzanne Cahill

58:05 - 58:27

We believe the visions in the mixed use overlay district for affordable housing was an attempt to provide owners of existing historic buildings in the Stockade area with an incentive to rehabilitate such structures, by allowing them to be used for residential uses or such residential uses for not otherwise allowed.

Suzanne Cahill

58:27 - 58:43

And there's a footnote which reads the city's zoning Board of Appeals disagreed with this March 13th, 2020 decision would just being appealed a copy of our submission to the CVA supporting our assertion is enclosed terroir.

Suzanne Cahill

58:44 - 58:51

Then they'd go back to the meeting requiring affordable units, places additional burdens on such development.

Suzanne Cahill

58:53 - 59:04

If residential uses are permitted to city underlying fee to zoning district, there is less of an incentive to save and restore existing structures.

Suzanne Cahill

59:04 - 59:21

We request that the city and then the proposed legislation to exempt adaptive re-use projects from the affordable housing requirement to encourage the rehabilitation of historic structures and the cohesiveness of the areas such as the Kingston Stocky Historic District.

Suzanne Cahill

59:21 - 59:23

Thank you for your consideration.

Suzanne Cahill

59:23 - 59:29

Sincerely, Victoria Polidoro, and she copied on that, her client.

Suzanne Cahill

59:35 - 59:38

Dan, do you want to comment on that?

Gartenstein, Daniel

59:42 - 59:56

In private, you would set a link for a phone number for an attorney client discussion, and we certainly can discuss this in that context.

Gartenstein, Daniel

59:57 - 01:00:02

There are certain things that I will not discuss in the public meeting with regard to that letter.

Gartenstein, Daniel

01:00:03 - 01:00:11

I have no problem with the two submissions being made part of the record despite the fact that they were submitted after your deadline.

Gartenstein, Daniel

01:00:12 - 01:00:22

Given that there's a 45 day window for this board to make comment and, therefore, it doesn't prejudice anybody to.

Gartenstein, Daniel

01:00:24 - 01:00:33

Consider the submission is the second submission was submitted to the ZBA on behalf of ...

Gartenstein, Daniel

01:00:33 - 01:00:33

Client.

Gartenstein, Daniel

01:00:34 - 01:00:43

As she indicated in her letter, the zoning Board of Appeals has issued a decision and rejected her reasoning, that is set forth in that letter.

Gartenstein, Daniel

01:00:43 - 01:00:45

You all have a copy of the ...

Gartenstein, Daniel

01:00:45 - 01:00:51

Decision and at this point, this ZBA's decision is or was it over.

Gartenstein, Daniel

01:00:52 - 01:00:55

So, the arguments that you present have already been rejected.

Wayne Platte

01:01:05 - 01:01:08

Do we need to go to an attorney?

Robert R Jacobsen

01:01:09 - 01:01:09

Client.

Wayne Platte

01:01:09 - 01:01:10

Privilege?

Robert R Jacobsen

01:01:12 - 01:01:13

I don't see why.

Wayne Platte

01:01:14 - 01:01:15

Ok.

Wayne Platte

01:01:20 - 01:01:20

Mary.

Suzanne Cahill

01:01:20 - 01:01:21

Tab.

Wayne Platte

01:01:26 - 01:01:27

Mary Jo, question.

Mary Jo Wiltshire

01:01:28 - 01:01:28

No.

Suzanne Cahill

01:01:29 - 01:01:29

Ok.

Robert R Jacobsen

01:01:31 - 01:01:34

What are the comments from other board members?

Robert R Jacobsen

01:01:34 - 01:01:44

I mean, I obviously made my thoughts known last week, and I think Kevin has been an advocate, but I'm not really hearing from other board members who wanted the month to discuss this.

Robert R Jacobsen

01:01:44 - 01:01:45

So what are their viewpoints?

Wayne Platte

01:01:47 - 01:01:49

This is Wayne Platte.

Wayne Platte

01:01:51 - 01:01:52

Looking through all this.

Wayne Platte

01:01:52 - 01:02:09

I know that these are, these are, this is something that was discussed when we had Dan Shuster as the consultant for, for, you know, we were discussing the the Comprehensive Plan changing the zoning requirements back then.

Wayne Platte

01:02:10 - 01:02:17

One thing that I would like to see included in any language that gets sent back to the Common Council from us.

Wayne Platte

01:02:17 - 01:02:24

I would like an applicant to have a type of relief valve, if you will.

Wayne Platte

01:02:25 - 01:02:35

If they are looking to, not that, you know, to have the affordable housing aspect included in their project.

Wayne Platte

01:02:36 - 01:02:47

Back then, we've discussed some type of fee, like we have for the recreation fee that we have out, for you.

Wayne Platte

01:02:48 - 01:02:49

Some something like that.

Wayne Platte

01:02:49 - 01:03:10

If an applicant is looking not to be required, to have a wants to get out of that requirement, of providing affordable housing, , a fee, that that person, that applicant could pay, you know, in lieu of having to that, that's what's jumping out at me on this.

Wayne Platte

01:03:12 - 01:03:14

So, does anybody else?

Wayne Platte

01:03:15 - 01:03:16

Mary Jo?

Mary Jo Wiltshire

01:03:17 - 01:03:25

Um, yeah, that's actually reading through the samples that Sue had sent, and I think I made this comment last meeting.

Mary Jo Wiltshire

01:03:26 - 01:03:48

I think there needs to be some kind of using your term relief valve, you know, that we have the option as a planning board or the Common Council, to, just to give some relief to a developer if it's not appropriate for the for the affordable housing, Kevin's idea.

Mary Jo Wiltshire

01:03:49 - 01:03:52

Know, assigning a certain number per per unit.

Mary Jo Wiltshire

01:03:52 - 01:03:55

That's that's also good as well.

Mary Jo Wiltshire

01:03:55 - 01:04:05

But I think that, you know, we as the city should have the option of agreeing or disagreeing whether affordable housing is appropriate for a specific project.

Mary Jo Wiltshire

01:04:07 - 01:04:11

So I would like to see some kind of wording in there, not a strict 10% across the board.

Mary Jo Wiltshire

01:04:11 - 01:04:13

I don't agree with that.

Robert R Jacobsen

01:04:19 - 01:04:20

This is Robert.

Wayne Platte

01:04:20 - 01:04:20

again.

Wayne Platte

01:04:22 - 01:04:22

Go ahead.

Wayne Platte

01:04:23 - 01:04:24

Matt, I'm sorry you had a question.

Matt Gillis

01:04:25 - 01:04:26

Yes, this is Matt Gillis.

Matt Gillis

01:04:27 - 01:04:32

I agree with Mary Jo, the way that she phrased that, and then what Kevin had with his numbers.

Matt Gillis

01:04:33 - 01:04:35

I think that was reasonable.

Robert R Jacobsen

01:04:37 - 01:04:46

Anyway, the only thing I'd like to add, is, you're talking about a fee, where I think, Mary Jo and Kevin had mentioned, which I tend to agree with.

Robert R Jacobsen

01:04:47 - 01:05:00

Instead of just a fee, there's more, um, there's a release on the part of the planning board, where if an applicant came forward and said, Look, this is the project, this is the building, this is the expense, or we're doing.

Robert R Jacobsen

01:05:00 - 01:05:07

We're going green, Or we're spending X dollars in this area, Therefore, we want relief from the.

Robert R Jacobsen

01:05:09 - 01:05:14

Affordable housing unit, that the planning board would have, the ability to.

Robert R Jacobsen

01:05:19 - 01:05:20

Waive that.

Robert R Jacobsen

01:05:20 - 01:05:29

Whereas, you know, the planning board is various residents of a city across the city.

Robert R Jacobsen

01:05:29 - 01:05:32

Many of us have all been appointed by various mayors.

Robert R Jacobsen

01:05:32 - 01:05:38

And I just think that you have a broad spectrum of people that takes politics out of it.

Robert R Jacobsen

01:05:38 - 01:05:47

Versus if you go to the Common Council, I think a lot of times you're gonna have more decisions that are going to be based on political decisions.

Robert R Jacobsen

01:05:47 - 01:05:58

Depending upon the size of the project, where the project is, what neighborhood, where I think the, the planning board, you have a good cross-section, and we should have the ability to say, Does this work for this particular project in this.

Wayne Platte

01:05:58 - 01:05:59

Particular.

Robert R Jacobsen

01:05:59 - 01:06:03

Area versus a different project or a different area.

Robert R Jacobsen

01:06:03 - 01:06:04

And I think that's what we've generally done.

Robert R Jacobsen

01:06:05 - 01:06:11

Over the past, I do like Kevin's view with the numbers of units.

Robert R Jacobsen

01:06:12 - 01:06:21

I mean, I looked at the materials that Sue and Kyle has said, and I looked at a few others.

Robert R Jacobsen

01:06:21 - 01:06:24

Many of them talked about a 10 unit.

Robert R Jacobsen

01:06:26 - 01:06:31

Number, which is, I think, what many those towns used to mean.

Robert R Jacobsen

01:06:32 - 01:06:33

A lot of the language was the same.

Robert R Jacobsen

01:06:33 - 01:06:35

I mean, they all kind of use each other as a template.

Robert R Jacobsen

01:06:35 - 01:06:47

But given that we're a city, we're one of the only taxing jurisdictions in a state that has a non homestead tax rate, which is basically double for commercial properties.

Robert R Jacobsen

01:06:47 - 01:06:51

And any property that's four units or above, it's a double tax rate.

Robert R Jacobsen

01:06:51 - 01:06:59

So you can take a three family in a city that could each have two bedrooms each and have six bedrooms or you could have a four family.

Robert R Jacobsen

01:06:59 - 01:07:05

They're all one bedrooms that are four bedrooms, You gotta have less people on a four unit than the, than the three family.

Robert R Jacobsen

01:07:05 - 01:07:08

Yet, the taxes are double on the four unit.

Robert R Jacobsen

01:07:08 - 01:07:13

And I think at Ted, in the city cakes and the developers just can't make the numbers work.

Robert R Jacobsen

01:07:13 - 01:07:21

It's too low, a number based on what the end result the taxes are going to be, especially if it's a private development and I think you're just gonna stifle development.

Robert R Jacobsen

01:07:21 - 01:07:23

I just don't think it's good for the city.

Robert R Jacobsen

01:07:23 - 01:07:26

I think that number has got to get pushed up, like Kevin said.

Suzanne Cahill

01:07:30 - 01:07:31

This is Sue.

Suzanne Cahill

01:07:31 - 01:07:35

Kevin, can I ask you just to restate your numbers again?

Kevin

01:07:36 - 01:07:37

Certainly.

Kevin

01:07:38 - 01:07:46

I was thinking that any any building with nine or less would not have to comply with any required.

Kevin

01:07:46 - 01:07:53

They could, of course, if they wish to, but they don't have to do anything from 10 through 19 would be the single unit.

Kevin

01:07:55 - 01:08:05

Anything with 20 to 29 would be two units, and anything at 30 or above, you'd have to go with the three or the 10%.

Kevin

01:08:09 - 01:08:17

Kind of an agreement with the first letter that you read, that just said, the numbers just aren't going to work with that for that split percentile.

Kevin

01:08:17 - 01:08:21

Anything, you know, 10.1 is going to be rounded up to two.

Kevin

01:08:21 - 01:08:23

And I think that's where the numbers get.

Gartenstein, Daniel

01:08:23 - 01:08:29

Actually, Dan, Gartenstein, jumping in 10.1, 10 is not going to be rounded up to.

Gartenstein, Daniel

01:08:30 - 01:08:32

I don't know where you're coming up with that.

Gartenstein, Daniel

01:08:32 - 01:08:32

No.

Kevin

01:08:33 - 01:08:34

I didn't say 10, 10.

Gartenstein, Daniel

01:08:35 - 01:08:36

10, 10 would be if.

Kevin

01:08:37 - 01:08:38

It says, 10%.

Kevin

01:08:38 - 01:08:42

If you get to 11 units, that's 10 point, That's going to be 1.1.

Kevin

01:08:42 - 01:08:43

Does that require.

Gartenstein, Daniel

01:08:45 - 01:08:45

One unit?

Kevin

01:08:47 - 01:08:49

Well, at what point does it does it roundup.

Gartenstein, Daniel

01:08:50 - 01:08:53

Pinpoint at 16 or so?

Gartenstein, Daniel

01:08:54 - 01:08:55

Basic rounding up numbers?

Gartenstein, Daniel

01:08:56 - 01:09:00

So, it's sixteen requires two, below 15 and below is 1.

Gartenstein, Daniel

01:09:00 - 01:09:01

You require one.

Kevin

01:09:02 - 01:09:03

Ok, well, that's not what I read.

Kevin

01:09:03 - 01:09:13

The first reading was at least, the at least, phrase, so I thought it was 10.1, was going to round up to two, a minimum of 10%.

Kevin

01:09:14 - 01:09:16

I thought it was going to round up to 2 at 11.

Kevin

01:09:25 - 01:09:38

I still feel that even if the rounding I just feel the numbers are a little bit too much that the other tenants, the other units are going to make up for the shortfall caused by the whatever number of.

Kevin

01:09:40 - 01:09:44

Subsidized housing, I also don't know exactly what those numbers would be.

Kevin

01:09:44 - 01:09:50

Last time I asked for some examples, but I really don't know if it's a if it's a \$650 apartment.

Kevin

01:09:50 - 01:09:52

Two bedroom apartment.

Kevin

01:09:52 - 01:09:58

What does what is the shortfall going to be caused by naming it as an affordable housing?

Kevin

01:09:58 - 01:10:00

Is it going to be half the rent?

Kevin

01:10:00 - 01:10:02

Is it going to be a thousand dollars?

Kevin

01:10:02 - 01:10:03

Instead of 650.

Kevin

01:10:03 - 01:10:08

We really don't have the numbers, too, available to us to make that decision.

Mary Jo Wiltshire

01:10:19 - 01:10:22

Robert R Jacobsen

01:10:22 - 01:10:22

We.

Mary Jo Wiltshire

01:10:22 - 01:10:37

Want to increase housing in the city of Kingston and I think that this just as we've discussed, you know, Robert and Kevin, I think this is going to hamper the development, not help it the 10% across the board.

Mary Jo Wiltshire

01:10:37 - 01:10:38

I, I agree with Kevin.

Mary Jo Wiltshire

01:10:38 - 01:10:45

I think that, you know, you're gonna get to a point where the developers just not going to be able to make money.

Mary Jo Wiltshire

01:10:45 - 01:10:48

And that's really, honestly, the bottom line they have.

Mary Jo Wiltshire

01:10:48 - 01:10:56

It has to be profitable for them in order for them to do it, and we want to encourage them to provide affordable housing.

Mary Jo Wiltshire

01:10:56 - 01:11:00

And I don't think that's the way it's worded to me, doesn't feel like it does that.

Wayne Platte

01:11:06 - 01:11:07

This is way acquired again.

Wayne Platte

01:11:09 - 01:11:12

I mean, I think, I agree with Joe.

Wayne Platte

01:11:13 - 01:11:15

I have.

Robert R Jacobsen

01:11:15 - 01:11:15

The.

Wayne Platte

01:11:15 - 01:11:29

Two points was that, like, Robert, it was either the fee or having a planning board, either deciding the deciding factor in whether it have to provide affordable housing or not.

Wayne Platte

01:11:31 - 01:11:33

What I worry about with.

Wayne Platte

01:11:35 - 01:11:36

Robert.

Wayne Platte

01:11:36 - 01:11:37

I agree with you that we didn't.

Wayne Platte

01:11:38 - 01:11:51

We are, our board is pretty well across the city, representative of all of our city, and, uh, I just worry that we have been out of beta.

Wayne Platte

01:11:51 - 01:11:54

Anything, political about a, That's the decisions that we've made.

Wayne Platte

01:11:55 - 01:12:08

I just worry about, um, no, any repercussions from, from the, know, the amount of latitude that the board will have when it comes down to those type of that, that type of decision, I agree.

Robert R Jacobsen

01:12:08 - 01:12:09

With that.

Robert R Jacobsen

01:12:09 - 01:12:09

I.

Wayne Platte

01:12:09 - 01:12:10

Think.

Robert R Jacobsen

01:12:10 - 01:12:15

The problem with the problem of the fee, though, is you're going to have developer that, have just come in and just write the check.

Robert R Jacobsen

01:12:15 - 01:12:20

Whereas, if you allow it, to have discretion to the board, the Board could turn around and say, no.

Robert R Jacobsen

01:12:20 - 01:12:25

We're requiring this housing combo, and this is what our code is asking us to do.

Robert R Jacobsen

01:12:25 - 01:12:30

And we don't see that what you're doing rises to the level of a require the exception.

Wayne Platte

01:12:33 - 01:12:34

Ok.

Mary Jo Wiltshire

01:12:35 - 01:12:36

Yeah, I agree with that.

Matt Gillis

01:12:36 - 01:12:37

I do, too.

Suzanne Cahill

01:12:39 - 01:12:39

Chuck?

Wayne Platte

01:12:42 - 01:12:42

Go ahead.

Charles J Polacco Jr

01:12:43 - 01:12:43

Kevin.

Charles J Polacco Jr

01:12:44 - 01:12:48

I think the numbers will work, but I agree.

Charles J Polacco Jr

01:12:48 - 01:12:52

The law, we're just going to be chasing the developers away.

Suzanne Cahill

01:12:59 - 01:13:01

This is Sue Vince.

Suzanne Cahill

01:13:01 - 01:13:02

Do you have any comment?

Charles J Polacco Jr

01:13:04 - 01:13:07

Not of saying the same stuff all over again.

Charles J Polacco Jr

01:13:10 - 01:13:11

I like what Kevin.

Charles J Polacco Jr

01:13:12 - 01:13:16

And what Robert said?

Wayne Platte

01:13:18 - 01:13:25

Feel your ask in advance at the comments, right.

Vince

01:13:25 - 01:13:25

Now.

Wayne Platte

01:13:28 - 01:13:28

Ok.

Suzanne Cahill

01:13:28 - 01:13:29

Now.

Vince

01:13:29 - 01:13:33

I think everything was covered with like Kevins proposal.

Vince

01:13:35 - 01:13:36

I can understand.

Vince

01:13:38 - 01:13:42

I had a four unit building, and it was rated commercial and put an extra 10% on.

Vince

01:13:42 - 01:13:46

I don't think that's, that's an appropriate solution.

Vince

01:13:47 - 01:13:48

Since got rid of that.

Vince

01:13:52 - 01:13:54

Robert R Jacobsen

01:13:59 - 01:14:03

I mean I'll be asked or unit building just like Vince as well.

Robert R Jacobsen

01:14:03 - 01:14:05

I sold my two years ago.

Robert R Jacobsen

01:14:05 - 01:14:06

The numbers just got to a point.

Robert R Jacobsen

01:14:07 - 01:14:11

With the commercial tax rate just didn't make sense, so I can't imagine having a unit that would be affordable.

Wayne Platte

01:14:14 - 01:14:26

So, this way, just to clarify your, your proposal, it would give to the planning board, the ability to waive the affordable housing component.

Wayne Platte

01:14:26 - 01:14:27

Is that correct?

Wayne Platte

01:14:27 - 01:14:29

My right, what you said.

Robert R Jacobsen

01:14:30 - 01:14:37

Look, if a proposal through the Common Council came through, like, Kevin, I would be happy.

Robert R Jacobsen

01:14:37 - 01:14:52

I believe, with those numbers, but I have a feeling that that's not going to fly, and the numbers are going to be a lot lower, if the numbers are a lot lower, than, I think, the planning board needs to have some type of waiver mechanism.

Robert R Jacobsen

01:14:52 - 01:15:04

And, even if the Common Council wants to allow the waiver, instead of being a majority, maybe it has to be two thirds, or maybe it has to be 90% of the board, or a unanimous.

Robert R Jacobsen

01:15:04 - 01:15:14

But, there has to be some type of high threshold where it, or it can say, look, here's the building, we know it, We've studied it, here's the expenses to develop it.

Robert R Jacobsen

01:15:14 - 01:15:16

This is what they want to do.

Robert R Jacobsen

01:15:16 - 01:15:18

This is what's needed in this area.

Robert R Jacobsen

01:15:18 - 01:15:24

Or this is going to help a particular neighborhood grow by leaps and bounds.

Robert R Jacobsen

01:15:25 - 01:15:34

Therefore, affordable component just doesn't make economic sense compared to the project being approved as it's being presented.

Robert R Jacobsen

01:15:34 - 01:15:47

And have the planning board have a high threshold where, you know, if it's 80% or 90% of the board, then you know, the board at least has the option to say we don't think that this is appropriate for this particular project.

Robert R Jacobsen

01:15:49 - 01:15:52

It is going to stifle develop.

Wayne Platte

01:15:54 - 01:15:55

Wait, wait, here, get.

Wayne Platte

01:15:57 - 01:16:00

That, that proposal, that of yours, Rob, there.

Wayne Platte

01:16:00 - 01:16:21

It satisfies my, not wanting to be there to be a relief valve for an applicant, whether it's the planning board, having that ability to waive, or the fee Schedule B, if I'm good, with having the planning board, being able to make that decision, that then, yes, as long as we have some type of relief.

Wayne Platte

01:16:24 - 01:16:28

So, you know, for the advocates, you know, So that's that.

Mary Jo Wiltshire

01:16:30 - 01:16:35

This is Mary Jo, Maybe you could do a combination if they're asking for the waiver.

Mary Jo Wiltshire

01:16:35 - 01:16:44

I like Kevin's numbers, but then, if they're asking for a waiver from those numbers, then they have to pay a fee, and we get to decide if that waiver is appropriate.

Suzanne Cahill

01:16:46 - 01:16:47

This is Sue.

Suzanne Cahill

01:16:47 - 01:16:56

I would, I like Robert Suggestion of not doing a simple majority, but possibly majority plus one vote on that waiver.

Gartenstein, Daniel

01:16:59 - 01:17:03

Seen for a second, if I can just jump in, if we could just back up for a second.

Gartenstein, Daniel

01:17:03 - 01:17:24

The first part of the legislation, which hasn't been addressed at all, when everything sort of flows from there, is changing the color code from including only guidelines with regard to affordable housing in the mixed use overlay districts.

Gartenstein, Daniel

01:17:24 - 01:17:30

Requiring affordable housing uniformly across the city.

Gartenstein, Daniel

01:17:30 - 01:17:38

So, that's the first inquiry, is whether it is going to continue to all be required in the mixed soberly districts or if it's going to be citywide.

Gartenstein, Daniel

01:17:38 - 01:17:41

So, if, we can, just address that first.

Gartenstein, Daniel

01:17:41 - 01:17:48

And then move on to what your verbal housing requirements should look like, wherever it's applicable.

Gartenstein, Daniel

01:17:49 - 01:17:50

I believe that will be helpful to the council.

Robert R Jacobsen

01:17:51 - 01:17:54

But, I think the counter is if it's going to be citywide.

Robert R Jacobsen

01:17:55 - 01:17:59

That allow the Planning Board to have the option, to waive it.

Robert R Jacobsen

01:17:59 - 01:18:01

Where, maybe, there are certain parts of the city.

Robert R Jacobsen

01:18:01 - 01:18:04

It's wouldn't, the planning board doesn't feel that's beneficial.

Robert R Jacobsen

01:18:05 - 01:18:14

If you are if the County Council saying, well, we're just looking at the biggest overuse or overlay area, well, then that changes discussion.

Robert R Jacobsen

01:18:14 - 01:18:16

But right now, they're talking about the entire city.

Robert R Jacobsen

01:18:16 - 01:18:20

I don't feel that a mandate across this entire city is appropriate.

Robert R Jacobsen

01:18:20 - 01:18:31

Therefore, rather than getting involved with the multiple zones we have across the city, which hopefully we're going to change if the Common Council ever gets us this.

Robert R Jacobsen

01:18:33 - 01:18:40

The city's zoning update and master plan done, but that hasn't happened in the past 10 or 12 years.

Robert R Jacobsen

01:18:40 - 01:18:41

I've been working on it.

Robert R Jacobsen

01:18:41 - 01:19:02

So, at this point, I think, if this planning board has the ability to waive it, then you can blanket the city, because then, as a plain board, we can say, this doesn't make sense in this area, because there may not be any businesses, there may not be public transportation, There may not be services that, that would benefit a affordable type unit.

Gartenstein, Daniel

01:19:05 - 01:19:13

You're talking about a waiver, regardless of size, or a waiver, of tool to particular, number, to your left.

Robert R Jacobsen

01:19:14 - 01:19:17

I think there should be a waiver up to a particular number of units.

Robert R Jacobsen

01:19:17 - 01:19:22

I mean, let's be honest that there's a 30 plus unit building that's being proposed.

Robert R Jacobsen

01:19:22 - 01:19:26

I don't think the planning board is going to waive affordable housing.

Robert R Jacobsen

01:19:26 - 01:19:27

Nor do I think they should.

Robert R Jacobsen

01:19:28 - 01:19:37

But when you're talking about numbers of 10, 15, 20, it depends on the economics of the project, and also, is it an adaptive re-use?

Robert R Jacobsen

01:19:37 - 01:19:43

Is that new construction, these are all the things that the planning board looks at, and that's why the planning board should have the authority.

Gartenstein, Daniel

01:19:51 - 01:19:57

Anyone else, in terms of making a uniform across the city, as opposed to just in the current admixtures overlay district?

Mary Jo Wiltshire

01:19:58 - 01:20:00

I think it should be uniform across the city.

Wayne Platte

01:20:02 - 01:20:03

This is carried out.

Mary Jo Wiltshire

01:20:04 - 01:20:06

I'm sorry

Wayne Platte

01:20:06 - 01:20:06

Us, right?

Kevin

01:20:08 - 01:20:08

This is Kevin.

Wayne Platte

01:20:08 - 01:20:10

I have the form.

Gartenstein, Daniel

01:20:13 - 01:20:15

Wait 20 well.

Gartenstein, Daniel

01:20:15 - 01:20:16

Wait, where are you on that.

Wayne Platte

01:20:18 - 01:20:22

I mean, I'm in agreement with it going, citywide and.

Gartenstein, Daniel

01:20:22 - 01:20:22

Charles J Polacco Jr

01:20:31 - 01:20:32

Chuck, I agree.

Charles J Polacco Jr

01:20:32 - 01:20:34

Should go cross city.

Matt Gillis

01:20:35 - 01:20:36

This is Matt.

Matt Gillis

01:20:36 - 01:20:37

I'm also an agreement.

Gartenstein, Daniel

01:20:37 - 01:20:38

Ok, Vince.

Vince

01:20:41 - 01:20:42

I agree.

Gartenstein, Daniel

01:20:44 - 01:20:46

And I think that I asked, Kevin.

Kevin

01:20:47 - 01:20:47

Yes.

Kevin

01:20:47 - 01:20:50

This is Kevin, I agree, it should be citywide.

Gartenstein, Daniel

01:20:50 - 01:20:54

So, the first issue is that everyone agrees that it should be citywide.

Gartenstein, Daniel

01:20:54 - 01:21:11

I assume everyone also agrees that it should be articulated in the code, as one requirement, rather than a guideline, And it sounds like that would be subject to application to the planning board, for a waiver, up to a certain number of units.

Robert R Jacobsen

01:21:13 - 01:21:15

Well, what's the difference between a guideline and a mandate?

Robert R Jacobsen

01:21:15 - 01:21:20

Because a guideline, we as a plane, or don't really have the authority to require affordable housing, correct?

Gartenstein, Daniel

01:21:22 - 01:21:31

The current use of the term guideline is just a poor choice of words that leads to confusion in litigation.

Robert R Jacobsen

01:21:33 - 01:21:33

Understood.

Gartenstein, Daniel

01:21:36 - 01:21:53

So, the recommendation is to change it to a requirement, and if this word is indicating that that requirement should be subject to an application for a waiver, That certainly can be articulated in a letter to the Council, and the Council of ...

Gartenstein, Daniel

01:21:53 - 01:21:56

Can decide whether or not they are in favor.

Gartenstein, Daniel

01:21:56 - 01:22:22

We're giving you that discretion as to indicated, and as Rob indicated, shaping the temper that discretion is, if you were required, you know, a supermajority for a waiver, including any kind of ability to pay out of the requirements is something that I don't believe there will be any interest in.

Gartenstein, Daniel

01:22:24 - 01:22:29

And, I believe, will result in some significant backlash.

Robert R Jacobsen

01:22:30 - 01:22:30

Particularly.

Gartenstein, Daniel

01:22:31 - 01:22:44

If you are reserving the ability to waive the requirement on, you know, good, cause shown, and that's an administrative decision that could certainly be subject to review on an appeal.

Wayne Platte

01:22:49 - 01:22:50

Ok.

Mary Jo Wiltshire

01:22:52 - 01:22:55

Are you still talking about the 10, 10% across the board, Dan?

Gartenstein, Daniel

01:22:59 - 01:23:19

Well, I'm not talking about, you know, the proposal that has been put forth by the mayor and by members of the Council is a 10% across the, Um, I certainly understand what is being discussed with regard to.

Gartenstein, Daniel

01:23:22 - 01:23:38

No buildings that don't have multiples of 10, and certainly, including in the legislation, some language that clarifies what would be done in those circumstances.

Gartenstein, Daniel

01:23:38 - 01:23:40

Certainly is not difficult to do.

Gartenstein, Daniel

01:23:41 - 01:23:55

Whether it's rounding up, you know, or whether it's rounding down, or whether it's specifying 10 to 20 requires 1 unit in 20 to 30 requires you know, two units, whatever language.

Gartenstein, Daniel

01:23:58 - 01:23:59

It needs to be included.

Gartenstein, Daniel

01:23:59 - 01:24:00

To clarify.

Gartenstein, Daniel

01:24:00 - 01:24:01

That really shouldn't be that difficult.

Gartenstein, Daniel

01:24:01 - 01:24:06

But I certainly understand where that, where that concern lies.

Gartenstein, Daniel

01:24:06 - 01:24:07

So.

Robert R Jacobsen

01:24:08 - 01:24:08

Step.

Gartenstein, Daniel

01:24:08 - 01:24:14

Number is what has been proposed by both the mayor and by the council.

Robert R Jacobsen

01:24:15 - 01:24:17

So as a planning board member, I will be clear.

Robert R Jacobsen

01:24:17 - 01:24:25

I am not in favor of a blanket 10% across the city at the five unit that they're proposing right now.

Robert R Jacobsen

01:24:27 - 01:24:33

So are you suggesting that we tell them in a letter that we do not agree with this?

Robert R Jacobsen

01:24:33 - 01:24:37

Or that we do not agree with this, and this is our counter proposed.

Gartenstein, Daniel

01:24:38 - 01:24:46

I think that what you need to do is reach a consensus with regard to the various components of the legislation.

Gartenstein, Daniel

01:24:47 - 01:24:51

I think those concerns have to be articulated in a letter to the council.

Gartenstein, Daniel

01:24:52 - 01:25:05

And depending on whether you phrase it as an objection or suggestions in either does or does not increase from majority, that's required from the council.

Gartenstein, Daniel

01:25:06 - 01:25:10

If you phrase it as an objection, you object to this legislation for these reasons.

Gartenstein, Daniel

01:25:11 - 01:25:18

Ok, with the Council can still adopted, with a Super Majority, with a majority plus one.

Gartenstein, Daniel

01:25:19 - 01:25:34

If you articulate your concerns and just state them as suggestions in the Council, the council can either accept or reject them, and then they and then be adopted without filing with a five volt majority.

Gartenstein, Daniel

01:25:35 - 01:25:50

But each of the components of the legislation should be addressed separately by this board to make sure there's a consensus on each one, if there isn't a majority of this board, with regard to the specific objection, that it can only be a suggestion.

Robert R Jacobsen

01:25:51 - 01:25:57

Well, I'm really, I'm willing, based on our discussions, and I don't know how the other board members feel, at this point.

Robert R Jacobsen

01:25:57 - 01:26:03

But based on what was presented to this board, by the Common Council, I'm willing to go on record with an objection.

Charles J Polacco Jr

01:26:07 - 01:26:07

This is.

Wayne Platte

01:26:07 - 01:26:08

What I.

Charles J Polacco Jr

01:26:08 - 01:26:09

Am also going out there.

Charles J Polacco Jr

01:26:12 - 01:26:12

Good.

Wayne Platte

01:26:14 - 01:26:15

Yeah.

Mary Jo Wiltshire

01:26:15 - 01:26:16

This is Mary Jo.

Wayne Platte

01:26:16 - 01:26:17

Here.

Wayne Platte

01:26:18 - 01:26:19

Yes?

Wayne Platte

01:26:19 - 01:26:20

Joe?

Mary Jo Wiltshire
01:26:20 - 01:26:21

I'm sorry?

Mary Jo Wiltshire
01:26:21 - 01:26:23

Yeah, I agree with Robert.

Mary Jo Wiltshire
01:26:24 - 01:26:26

I would submit as an objection.

Wayne Platte
01:26:30 - 01:26:31

Way plant here.

Wayne Platte
01:26:32 - 01:26:33

Is that an objection?

Wayne Platte
01:26:33 - 01:26:36

Just say you're objecting to it or are we going.

Wayne Platte
01:26:36 - 01:26:37

Wayne Platte
01:26:37 - 01:26:40

Some What are suggestions are too.

Robert R Jacobsen
01:26:40 - 01:26:45

We have to object it and then go back with our recommendations.

Suzanne Cahill
01:26:45 - 01:26:46

Yes.

Mary Jo Wiltshire
01:26:46 - 01:26:47

Yes.

Mary Jo Wiltshire
01:26:48 - 01:26:52

I object to the 10% across the board specifically.

Suzanne Cahill
01:26:56 - 01:27:12

Ok, this is Sue, so taking this in, um, Increments, we've already decided that as a board, we have consensus of this being uniform across the city.

Suzanne Cahill
01:27:12 - 01:27:16

That was number one, I think our next one is.

Robert R Jacobsen
01:27:16 - 01:27:18

That that's a suggestion.

Robert R Jacobsen
01:27:21 - 01:27:28

If we object to the current legislation, we object, then we go back, and we say, here's our recommendations, Recommendation one.

Robert R Jacobsen

01:27:28 - 01:27:30

It should be across the board.

Robert R Jacobsen

01:27:30 - 01:27:31

Recommendation two.

Suzanne Cahill

01:27:32 - 01:27:32

These are the numbers.

Suzanne Cahill

01:27:34 - 01:27:34

Yes.

Robert R Jacobsen

01:27:34 - 01:27:37

So, let's talk about, let's finish the objection.

Robert R Jacobsen

01:27:37 - 01:27:44

And I think we have to have a vote to see where the Members are on the objection, so then we can talk about suggestions.

Suzanne Cahill

01:27:46 - 01:27:50

Ok, Do you want to make that a motion, Robert?

Robert R Jacobsen

01:27:51 - 01:27:52

I'll make the motion.

Suzanne Cahill

01:27:52 - 01:27:53

Ok.

Charles J Polacco Jr

01:27:54 - 01:27:55

I'll second it.

Wayne Platte

01:27:57 - 01:27:58

Way plot here.

Wayne Platte

01:27:58 - 01:28:01

So, can you read that motion into record, please?

Suzanne Cahill

01:28:03 - 01:28:15

Motion is from Robert Jacobsen and it is to state to the Common Council the objection to the language as proposed for the affordable housing.

Wayne Platte

01:28:16 - 01:28:18

Have a second by Chuck Polacco, right?

Suzanne Cahill

01:28:19 - 01:28:19

Correct.

Wayne Platte

01:28:20 - 01:28:22

So on discussion.

Wayne Platte

01:28:24 - 01:28:27

This is Wayne Platte here again, so all the discussion.

Wayne Platte

01:28:28 - 01:28:37

This does go through, as an objection, do weight tonight, highlight illustrate what our proposals will be.

Robert R Jacobsen

01:28:37 - 01:28:38

Yes.

Suzanne Cahill

01:28:38 - 01:28:40

Yes, that would be next.

Wayne Platte

01:28:43 - 01:28:51

Ok, I just want to make that clear, OK, anybody else have a question, we have a motion and a second.

Suzanne Cahill

01:28:54 - 01:28:55

Nobody won.

Wayne Platte

01:28:57 - 01:29:08

All right, so, so a yes vote will be to object, if you, if you, if you're a yes, it will, it will be to object to the proposal.

Wayne Platte

01:29:08 - 01:29:09

Ok, make that clear.

Wayne Platte

01:29:10 - 01:29:13

So, uh, I am going to vote.

Wayne Platte

01:29:13 - 01:29:15

Yes, votes.

Wayne Platte

01:29:15 - 01:29:16

Yes.

Wayne Platte

01:29:16 - 01:29:17

Charles J Polacco Jr

01:29:18 - 01:29:19

Charles J Polacco Jr

01:29:19 - 01:29:20

Yes.

Wayne Platte

01:29:23 - 01:29:24

Robert Jacobsen.

Robert R Jacobsen

01:29:24 - 01:29:25

Yes.

Wayne Platte

01:29:27 - 01:29:28

Mary Jo Wiltshire.

Mary Jo Wiltshire

01:29:29 - 01:29:29

Yes.

Wayne Platte

01:29:31 - 01:29:32

Gillis.

Matt Gillis

01:29:32 - 01:29:32

Yes.

Wayne Platte

01:29:34 - 01:29:37

Motion is carried, all right.

Wayne Platte

01:29:37 - 01:29:45

So let's now discuss, we already have some, some bullets out there, to what we're looking at here.

Wayne Platte

01:29:46 - 01:29:55

So we're OK with having the affordable housing required, we propose this way, but again, to be city, what does that stop them?

Suzanne Cahill

01:29:58 - 01:29:59

This is Sue.

Suzanne Cahill

01:29:59 - 01:30:05

I believe Robert wanted to make that as a motion under our objection, Correct, Robert?

Robert R Jacobsen

01:30:06 - 01:30:10

Well I don't know that: how do you want to do is I don't think you need a motion.

Robert R Jacobsen

01:30:10 - 01:30:18

I think we're just going to go back in the letter saying we objected, and we would make these suggestions as to legislation that the Planning board.

Suzanne Cahill

01:30:19 - 01:30:19

Ok.

Robert R Jacobsen

01:30:20 - 01:30:23

Would either approve, or would like to see revised.

Wayne Platte

01:30:25 - 01:30:26

Alright, so this is the.

Gartenstein, Daniel

01:30:26 - 01:30:30

Motion for each item that you outline, or each suggestion.

Gartenstein, Daniel

01:30:30 - 01:30:42

The way it works is once you outlined them all, you would pass on the motion to accept those suggestions.

Gartenstein, Daniel

01:30:42 - 01:30:49

And then if the council accepts those suggestions, they only need a regular majority rather than a super majority.

Gartenstein, Daniel

01:30:49 - 01:30:54

If they reject those suggestions, they need a majority plus one.

Wayne Platte

01:30:57 - 01:31:08

Ok, way implied here again, so, so Dan, just so we have to vote on each one of these, like, then vote on it as an entire package to send to the area you're saying.

Gartenstein, Daniel

01:31:10 - 01:31:28

I think the easiest way to do that would be to go through them one at a time, and, and, you know, though, in terms of, I mean, it's not technically a motion is no securing a consensus of the board, and then you wrap them all together into one motion.

Wayne Platte

01:31:30 - 01:31:31

So, Wayne Platte here again.

Wayne Platte

01:31:31 - 01:31:32

This.

Wayne Platte

01:31:32 - 01:31:34

The way I've taken everybody's comments.

Wayne Platte

01:31:35 - 01:31:37

It we have, for me.

Wayne Platte

01:31:37 - 01:31:40

It looks like we have three things that we're looking at.

Wayne Platte

01:31:40 - 01:31:45

We have the affordable housing required to be proposed, to be citywide.

Wayne Platte

01:31:46 - 01:31:55

We're looking for the Planning Board to have the ability to waive the requirement, whether it be with a supermajority vote or the members present.

Wayne Platte

01:31:55 - 01:32:04

And, also, are we looking at establishing a numbers like around like Kevin Roach has proposed?

Wayne Platte

01:32:04 - 01:32:08

Is that seem to be the consensus of the board, those three items that we're looking at?

Wayne Platte

01:32:08 - 01:32:12

And if there's anything else, please, please interject.

Mary Jo Wiltshire

01:32:16 - 01:32:17

Mary Jo.

Mary Jo Wiltshire

01:32:17 - 01:32:18

I agree with that.

Mary Jo Wiltshire

01:32:18 - 01:32:19

I agree with that mine.

Gartenstein, Daniel

01:32:20 - 01:32:21

Let me just jump in.

Gartenstein, Daniel

01:32:21 - 01:32:23

Again Dan Gartensein.

Gartenstein, Daniel

01:32:23 - 01:32:39

What you had said was that you did not believe that the planning board showed or would waive the requirement over a certain number of units, what I didn't hear, you say, it was whether or not they did.

Gartenstein, Daniel

01:32:39 - 01:32:42

Ok, and that's, you know, that's my question, I.

Robert R Jacobsen

01:32:42 - 01:32:43

Expect high.

Gartenstein, Daniel

01:32:43 - 01:32:46

Circumstances would be very rare.

Gartenstein, Daniel

01:32:46 - 01:32:47

When you would.

Gartenstein, Daniel

01:32:47 - 01:33:03

The question is whether you are suggesting that you retain your authority to waive the requirement, regardless of the size of the development, or do you want to limit that to buildings of less than, let's say, 30 units?

Robert R Jacobsen

01:33:04 - 01:33:11

I would say that that authority should be limited to smaller buildings, I think, any large-scale project.

Robert R Jacobsen

01:33:11 - 01:33:17

The affordable housing, If it's if it's new construction, large, complex, it should be a mandate.
Robert R Jacobsen
01:33:18 - 01:33:21
I say, I'm OK with that.
Gartenstein, Daniel
01:33:21 - 01:33:23
What numbers are you looking at?
Robert R Jacobsen
01:33:24 - 01:33:28
I think, in Kevin's example, I'm just trying it, and maybe ...
Robert R Jacobsen
01:33:28 - 01:33:34
Can help us, But some of our larger projects that we've done, the city, such as the ...
Robert R Jacobsen
01:33:34 - 01:33:39
Projects, certainly the Kingstonian, which is on the horizon.
Robert R Jacobsen
01:33:40 - 01:33:45
I would say the average of those projects have all been at least 30 units or above, correct?
Suzanne Cahill
01:33:47 - 01:33:48
Yes.
Robert R Jacobsen
01:33:48 - 01:33:51
So, I mean, I, I think that that's, You.
Robert R Jacobsen
01:33:51 - 01:33:56
Know, again, I don't have any of the data as the economics of building these buildings.
Robert R Jacobsen
01:33:56 - 01:34:05
And what the affordable housing combat component does, but I would think the 30 unit or above, you know, I would say, start there.
Robert R Jacobsen
01:34:05 - 01:34:13
And if The city in a few years doesn't have certain amount of development than the Common Council can revisit it, but I don't.
Robert R Jacobsen
01:34:13 - 01:34:20
I don't think that any planning board really should be waving for any unit, any size development.
Robert R Jacobsen
01:34:20 - 01:34:22
That's that's larger than that.
Mary Jo Wiltshire
01:34:24 - 01:34:26
I think that was in kevins numbers, too.
Kevin
01:34:27 - 01:34:27
It was, yes.

Kevin

01:34:28 - 01:34:29

This is Kevin Road.

Kevin

01:34:29 - 01:34:38

So that's the number I, not necessarily mathematically came up with, but without having the exact numbers, as Rob just mentioned, but anything.

Robert R Jacobsen

01:34:38 - 01:34:38

Over.

Kevin

01:34:38 - 01:34:42

Severity or so, should definitely have to comply with the 10% number.

Robert R Jacobsen

01:34:43 - 01:34:54

And so, I'm just throwing this out, and I'm not picking on any particular person in the city, But I know we had some complex as that were smaller in the past, such as, like, oakwood up on Westchester Street.

Robert R Jacobsen

01:34:54 - 01:35:00

And we had, I know that the Gokey, they had some some projects, but they weren't anywhere near 30 units, correct.

Suzanne Cahill

01:35:01 - 01:35:06

Now, they were not, they were more around the 8 to 15.

Robert R Jacobsen

01:35:06 - 01:35:16

Yeah, and those are the complexes that I just don't feel should should, you know, have this this type of mandates because they're just, they're just they're small.

Suzanne Cahill

01:35:18 - 01:35:24

Well, with Kevin using Kevin, this is so again, with Kevin's numbers, let's just.

Wayne Platte

01:35:25 - 01:35:25

Run.

Suzanne Cahill

01:35:25 - 01:35:26

Them through again.

Suzanne Cahill

01:35:26 - 01:35:29

He said nine or less.

Suzanne Cahill

01:35:29 - 01:35:36

They would not have to comply with providing an affordable unit unless they wanted to, of course.

Suzanne Cahill

01:35:38 - 01:35:57

And then he had 10 to 19 units, would require one affordable unit, 20 to 29 units would have two units of affordable housing required, and 30 or above, would either be three units or 10%, whatever the number is.

Suzanne Cahill

01:35:57 - 01:36:04

And that 30 is the number that we're talking about triggering, it being mandated to 10% now.

Robert R Jacobsen

01:36:07 - 01:36:07

I.

Robert R Jacobsen

01:36:09 - 01:36:14

Just shooting, shooting from the dark, but I mean, even at 10 units would be a bath.

Robert R Jacobsen

01:36:14 - 01:36:22

And, I think that, if the planning board had the discretion then, you know, developer said, look, here's the mass and it just doesn't work with 10 wears.

Robert R Jacobsen

01:36:22 - 01:36:26

It may work for 15 if the Planning board has discretion OK with those numbers.

Suzanne Cahill

01:36:28 - 01:36:28

Right?

Suzanne Cahill

01:36:29 - 01:36:30

Yeah, I agree with you.

Suzanne Cahill

01:36:30 - 01:36:30

And that's.

Vince

01:36:30 - 01:36:31

Why.

Suzanne Cahill

01:36:32 - 01:36:54

three suggestions have to be looked at and considered in there, no compromise comprehensively at the end, but I think what Dan Gardentein is asking is to go through each one, gain a consensus, and then at the end, form a final vote on all of them together.

Vince

01:36:58 - 01:36:58

This.

Kevin

01:36:58 - 01:37:00

Is Kevin Roach again.

Kevin

01:37:00 - 01:37:13

If I can just make one more observation that I don't know how units are defined we could have a unit or a building which has 18, three bedroom units and then one single bedroom unit.

Kevin

01:37:13 - 01:37:19

I don't want to get too much into the minutia here, but I don't want to see us taken advantage of.

Kevin

01:37:20 - 01:37:26

And that way, either where someone just throws in a single closet sized unit, just to get through the.

Vince

01:37:27 - 01:37:28

Planning.

Kevin

01:37:28 - 01:37:29

Process?

Kevin

01:37:31 - 01:37:36

Dan, is there some average or something that we should be using to decide the number of units?

Gartenstein, Daniel

01:37:37 - 01:37:48

The language you put in other than 10%, is just going to have for your discretion, even when an application comes in front of you for a waiver.

Gartenstein, Daniel

01:37:48 - 01:37:50

I think that is the case by case basis.

Gartenstein, Daniel

01:37:50 - 01:37:57

And the property owner is going to have to convince you that what they are proposing is appropriate.

Gartenstein, Daniel

01:37:57 - 01:38:01

And that goes for our developments.

Vince

01:38:02 - 01:38:02

That.

Gartenstein, Daniel

01:38:02 - 01:38:05

Are not even contesting the affordable housing.

Gartenstein, Daniel

01:38:05 - 01:38:06

You still have to review site plan.

Gartenstein, Daniel

01:38:07 - 01:38:10

And if they come before, you want a site, plan, review and say.

Gartenstein, Daniel

01:38:10 - 01:38:18

This is our plan, where, you know, proposing a 40 unit building.

Gartenstein, Daniel

01:38:18 - 01:38:19

They're going to be affordable.

Gartenstein, Daniel

01:38:19 - 01:38:27

But he shall, before affordable apartments are going to be, you know, 500 square foot goes.

Gartenstein, Daniel

01:38:27 - 01:38:29

You're gonna, you're not gonna buy that.

Gartenstein, Daniel

01:38:30 - 01:38:34

I just want to address that, knowing your review of site plan.

Kevin

01:38:35 - 01:38:37

This is Kevin, Thank you, Dan, for clarifying that.

Mary Jo Wiltshire

01:38:40 - 01:38:42

And this is Mary Jo.

Mary Jo Wiltshire

01:38:43 - 01:38:43

I'm sorry, go ahead.

Wayne Platte

01:38:43 - 01:38:44

How.

Mary Jo Wiltshire

01:38:44 - 01:39:02

Are we going to also recommend that, so that we don't get taken advantage of and if they want to get in, if they don't want to provide affordable housing, is it going to be a fee in lieu of, like there's some of the examples that to Kyle had sent around?

Mary Jo Wiltshire

01:39:03 - 01:39:06

They had a fee in lieu of the affordable housing unit.

Mary Jo Wiltshire

01:39:07 - 01:39:08

Are we considering that?

Gartenstein, Daniel

01:39:09 - 01:39:24

What is anyone else interested in making in providing that as an option.

Robert R Jacobsen

01:39:24 - 01:39:24

Robert R Jacobsen

01:39:25 - 01:39:25

I.

Gartenstein, Daniel

01:39:25 - 01:39:25

Personally.

Robert R Jacobsen

01:39:25 - 01:39:28

Am not, I think that that's a slippery slope.

Robert R Jacobsen

01:39:28 - 01:39:33

And, I'd say, it gets can be perceived by the public, as somebody basically paying the play.

Robert R Jacobsen

01:39:33 - 01:39:37

And I don't think that's really what the city wants.

Robert R Jacobsen

01:39:37 - 01:39:38

I mean, obviously, we want affordable housing.

Robert R Jacobsen

01:39:38 - 01:39:40

We know we need affordable housing.

Robert R Jacobsen

01:39:40 - 01:39:42

We're just, as a planning board, My.

Robert R Jacobsen

01:39:44 - 01:39:54

My opinion tonight and decision, is, I'm trying to balance the affordability and providing that, against the economics of not stifling development.

Robert R Jacobsen

01:39:54 - 01:39:56

So I don't really think we're a fee.

Robert R Jacobsen

01:39:56 - 01:40:06

I just, I don't agree with that I would rather stick to Kevin's model have the claim board have the ability to either waiver that way And that's it.

Gartenstein, Daniel

01:40:08 - 01:40:11

Ok, where is everyone else on the option of a buyout?

Vince

01:40:13 - 01:40:14

Yeah.

Matt Gillis

01:40:16 - 01:40:19

I'm not in favor of the buyout.

Suzanne Cahill

01:40:23 - 01:40:23

Kevin?

Suzanne Cahill

01:40:25 - 01:40:26

Chuck?

Suzanne Cahill

01:40:31 - 01:40:35

This is what is your position on the buyout?

Charles J Polacco Jr

01:40:36 - 01:40:36

No.

Gartenstein, Daniel

01:40:39 - 01:40:39

And.

Suzanne Cahill

01:40:39 - 01:40:41

Now, Mary Jo.

Mary Jo Wiltshire

01:40:42 - 01:40:43

That's fine.

Mary Jo Wiltshire

01:40:43 - 01:40:45

I was just asking if we were considering it.

Mary Jo Wiltshire

01:40:45 - 01:40:48

So if that's the consensus of the board, I'm fine with that.

Suzanne Cahill

01:40:49 - 01:40:50

Vince, do you have an opinion?

Vince

01:40:52 - 01:40:54

I agree with Robert Sussman on that.

Gartenstein, Daniel

01:40:55 - 01:40:55

Oh.

Suzanne Cahill

01:40:56 - 01:40:57

Ok, so, it sounds to.

Gartenstein, Daniel

01:40:57 - 01:41:01

Me, like, there's, basically consensus on what your suggestions would be.

Gartenstein, Daniel

01:41:03 - 01:41:21

That it would be, you know, 10% requirement, Which specific numbers built in, In accordance with what, know, Kevin was speaking about, with, you know, that the requirement would be ...

Gartenstein, Daniel

01:41:22 - 01:41:28

On good cause shown to the planning board for property up to 30 units.

Gartenstein, Daniel

01:41:28 - 01:41:36

I think the only outstanding issue, at this point would be whether that waiver would need a super majority.

Gartenstein, Daniel

01:41:37 - 01:41:48

And I certainly believe that during the supermajority make it more likely that the council would accept your recommendations.

Gartenstein, Daniel

01:41:49 - 01:41:50

Rather than.

Gartenstein, Daniel

01:41:52 - 01:41:55

No voting to overrule them with a supermajority.

Robert R Jacobsen

01:41:55 - 01:41:59

Dan, super majority would be.

Robert R Jacobsen

01:42:02 - 01:42:04

The majority plus one, correct?

Gartenstein, Daniel

01:42:05 - 01:42:05

Correct.

Robert R Jacobsen

01:42:07 - 01:42:08

I agree with that.

Robert R Jacobsen

01:42:08 - 01:42:19

And I would even, I mean, knowing this board and having been on it for the period of time that I'm on, I think the board really works hard to listen to all the board members, and really now.

Robert R Jacobsen

01:42:22 - 01:42:27

Uh, to listen to everyone and really make sure that board as a whole is on board.

Robert R Jacobsen

01:42:27 - 01:42:37

So I would even be willing to go to a higher number, like, you know, 75%, or I just, you know, I'm, I will leave that to what the council would desire.

Robert R Jacobsen

01:42:37 - 01:42:43

I mean, we can certainly make a recommendation supermajority, but if they came back with a higher number, I wouldn't be OK with that.

Gartenstein, Daniel

01:42:45 - 01:42:49

Typically speaking, I'm not sure that it makes much of a difference, Rob.

Robert R Jacobsen

01:42:50 - 01:42:50

You.

Gartenstein, Daniel

01:42:50 - 01:42:57

Know, the difference between a majority plus one and 75% of a board.

Gartenstein, Daniel

01:42:57 - 01:43:02

I mean, you know, some of the mathematician here, but I think it's the same time.

Kevin

01:43:03 - 01:43:03

Ok.

Kevin

01:43:03 - 01:43:04

Actually, this is Kevin.

Kevin

01:43:05 - 01:43:08

Majority plus one would be 4 to 1, which is 80%.

Robert R Jacobsen

01:43:09 - 01:43:09

Ok.

Gartenstein, Daniel

01:43:09 - 01:43:10

That's what I thought were.

Kevin
01:43:10 - 01:43:11
Already there.
Robert R Jacobsen
01:43:11 - 01:43:13
I'm not a math guy, so, I guess.
Vince
01:43:15 - 01:43:15
Yeah.
Wayne Platte
01:43:17 - 01:43:19
So, this plot here.
Wayne Platte
01:43:19 - 01:43:21
So, again, we're back to those words.
Wayne Platte
01:43:21 - 01:43:25
Back to three pretty basic apps right here, right.
Wayne Platte
01:43:25 - 01:43:31
We've already talked about and agreed that the affordable housing requirement is proposed to be citywide.
Wayne Platte
01:43:31 - 01:43:33
That's stuff that we've all agreed on.
Wayne Platte
01:43:33 - 01:43:34
We've already for that, right?
Suzanne Cahill
01:43:36 - 01:43:36
Correct.
Wayne Platte
01:43:38 - 01:43:38
All right.
Wayne Platte
01:43:38 - 01:43:39
So.
Robert R Jacobsen
01:43:39 - 01:43:40
Are we going.
Wayne Platte
01:43:40 - 01:43:41
To.
Wayne Platte
01:43:44 - 01:43:44
All right.
Wayne Platte
01:43:45 - 01:43:54

I'm inclined to go with Kevin's numbers here on, on the threshold of when affordable housing would kick in.

Wayne Platte

01:43:55 - 01:43:56

Everybody good with that?

Wayne Platte

01:43:56 - 01:43:57

I'll read them in the record, again.

Mary Jo Wiltshire

01:43:58 - 01:43:59

It's less.

Wayne Platte

01:43:59 - 01:44:00

Than nine, no requirement.

Wayne Platte

01:44:02 - 01:44:13

10 to 19 would be one unit required, 20 to 29 DB 2 units, and 30 plus would be 10% of the total number of units proposed.

Wayne Platte

01:44:13 - 01:44:14

Is that correct?

Vince

01:44:15 - 01:44:16

Millimeter.

Suzanne Cahill

01:44:16 - 01:44:16

Correct?

Vince

01:44:16 - 01:44:17

Yeah.

Suzanne Cahill

01:44:17 - 01:44:20

That would be, without the waiver, no waiver.

Wayne Platte

01:44:20 - 01:44:24

Of the way cabinet waiver.

Kevin

01:44:25 - 01:44:26

This is Kevin.

Wayne Platte

01:44:26 - 01:44:26

Just.

Kevin

01:44:26 - 01:44:31

Correct character, when you just said, less than nine, when it actually would be nine or less.

Kevin

01:44:32 - 01:44:33

So, you want to have nine.

Wayne Platte

01:44:33 - 01:44:33

Asked.

Wayne Platte

01:44:34 - 01:44:36

Sorry, 900 last year, even though.

Kevin

01:44:37 - 01:44:38

Right, and then if we.

Wayne Platte

01:44:38 - 01:44:39

Also.

Kevin

01:44:39 - 01:44:41

Use dans method of rounding.

Kevin

01:44:42 - 01:44:51

So, we could now have those people who, once you get up to 35 or 36, whatever the standard rounding process would be.

Wayne Platte

01:44:53 - 01:44:56

Ok, that sounds good.

Robert R Jacobsen

01:45:01 - 01:45:03

So we're good to go with the rangers.

Robert R Jacobsen

01:45:03 - 01:45:09

But the planning board can make an exception only for the first two ranges, correct?

Suzanne Cahill

01:45:12 - 01:45:13

Yes, I.

Wayne Platte

01:45:14 - 01:45:16

Teach in the 20th and 29, right.

Suzanne Cahill

01:45:17 - 01:45:18

Ok.

Wayne Platte

01:45:20 - 01:45:24

All right, so we're all in agreement on the one that's proposed.

Wayne Platte

01:45:26 - 01:45:28

Everybody's good, everybody.

Suzanne Cahill

01:45:30 - 01:45:31

Yes.

Suzanne Cahill

01:45:33 - 01:45:33

Yes, yeah.

Wayne Platte

01:45:36 - 01:45:39

All right, so moving on to Number three here.

Wayne Platte

01:45:40 - 01:45:40

Ugh.

Wayne Platte

01:45:41 - 01:45:57

The planning board will have the ability to the affordable housing requirement with a supermajority vote members present and applicants should show good cause to the Planning Board, and this would be up to 30 units.

Gartenstein, Daniel

01:45:58 - 01:46:03

Ok, let me just it's not a super majority of the members present into a supermajority.

Wayne Platte

01:46:04 - 01:46:05

Super majority.

Wayne Platte

01:46:05 - 01:46:07

I'll take that out of members.

Wayne Platte

01:46:07 - 01:46:11

Super majority of the Planning Board, OK?

Gartenstein, Daniel

01:46:11 - 01:46:15

Because if someone's absent, you still need the same results.

Robert R Jacobsen

01:46:16 - 01:46:16

Correct.

Wayne Platte

01:46:18 - 01:46:21

Robert, is that what you're saying, is that basically mirror what you're saying?

Robert R Jacobsen

01:46:22 - 01:46:31

Yeah, that was Kevin's number, and we have the ability to wave up until 30, anything, 30 and above, the city, as a whole, It sounds, wants to affordable housing.

Robert R Jacobsen

01:46:33 - 01:46:34

Add a 10% number.

Wayne Platte

01:46:36 - 01:46:38

Yes, OK.

Wayne Platte

01:46:38 - 01:46:40

There's everybody in agreement with that.

Vince

01:46:41 - 01:46:42

yep.

Wayne Platte

01:46:44 - 01:46:44

Yes.

Wayne Platte

01:46:44 - 01:46:45

All right.

Wayne Platte

01:46:46 - 01:46:53

Does anybody the, are we, are we going to go with just those three, those three items, or do we have to include something else?

Wayne Platte

01:46:53 - 01:46:54

Everybody's good with those three.

Gartenstein, Daniel

01:46:57 - 01:46:58

The other actually.

Gartenstein, Daniel

01:47:00 - 01:47:06

Brought it up, is whether or any kind of exemption would be allowed for an adaptive re-use.

Gartenstein, Daniel

01:47:08 - 01:47:10

What I would suggest is that.

Robert R Jacobsen

01:47:13 - 01:47:18

I think an adaptive re-use, though, Dan would likely be a smaller project under the 30 number.

Gartenstein, Daniel

01:47:19 - 01:47:35

Well, and that's where I was going to say, it falls within your discretion anyway, and they could present to you documentation with regard to excessive costs associated with the adaptive re-use that could prompt you to waive the requirement.

Gartenstein, Daniel

01:47:35 - 01:47:45

So, I don't necessarily believe that you need to further address the adaptive re-use issue, but it has been raised to you in that letter, so, you should discuss it.

Wayne Platte

01:47:47 - 01:47:54

But, this is way wouldn't that be showing good cause to the planning board for, for requesting a waiver Rob.

Gartenstein, Daniel

01:47:55 - 01:47:55

And I just said.

Wayne Platte

01:47:57 - 01:47:57

Ok.

Wayne Platte

01:48:00 - 01:48:01

Ok.

Robert R Jacobsen

01:48:01 - 01:48:11

Dan, Dan, obviously, if this is discussed by a common council, do we need to flag that, in our letter, that adaptive re-use, this will be considered toward waiver?

Robert R Jacobsen

01:48:11 - 01:48:12

So they know that we had this discussion.

Gartenstein, Daniel

01:48:15 - 01:48:25

Assumption is that Ms. Polidoro is going to submit the same letter to the Council, and I'd.

Robert R Jacobsen

01:48:25 - 01:48:25

Rather.

Gartenstein, Daniel

01:48:27 - 01:48:35

You can put it in your letter, just to establish that you discuss it, and that you don't believe it's necessary, as long as you have the discretion to waive.

Robert R Jacobsen

01:48:35 - 01:48:36

That.

Robert R Jacobsen

01:48:36 - 01:48:43

That I would like to do, so, just so that the Council realizes the extent that the discussions that the planning Board had in this.

Wayne Platte

01:48:46 - 01:48:48

And Wayne flag here again.

Wayne Platte

01:48:52 - 01:48:53

Everybody's good with adding that language.

Suzanne Cahill

01:48:54 - 01:48:57

OK.

Wayne Platte

01:48:58 - 01:48:58

Ok.

Wayne Platte

01:49:01 - 01:49:06

Alright, so we, I think we have something to go with here to ship off to the Common Council.

Wayne Platte

01:49:06 - 01:49:11

Or does anybody have any further discussion on this right now?

Wayne Platte

01:49:11 - 01:49:14

Wayne Platte

01:49:18 - 01:49:19

Everybody's good.

Robert R Jacobsen

01:49:20 - 01:49:22

I'm good, I think this was a good, healthy conversation.

Wayne Platte

01:49:25 - 01:49:27

Sue do you have everything written down?

Wayne Platte

01:49:27 - 01:49:31

What we're going to be voting on, or do we, should I just, go ahead, Eric.

Wayne Platte

01:49:31 - 01:49:33

I don't know if you've written anything down.

Suzanne Cahill

01:49:33 - 01:49:35

I've written a lot.

Suzanne Cahill

01:49:37 - 01:49:39

Ok, so the motion would.

Robert R Jacobsen

01:49:39 - 01:49:39

Be.

Suzanne Cahill

01:49:41 - 01:49:51

That the planning board objects to the language as it's proposed, and we have already taken the vote on that with the.

Wayne Platte

01:49:51 - 01:49:52

Suggestion.

Suzanne Cahill

01:49:53 - 01:50:00

That the affordable housing be applied on a city, uniformly across the city.

Suzanne Cahill

01:50:01 - 01:50:12

That there be a provision within the language, that it would be wave a bull by the planning board, with good cause tone.

Suzanne Cahill

01:50:13 - 01:50:22

Up to 30 units by a super majority, which equates to a majority plus one of the voting of the voting Membership.

Suzanne Cahill

01:50:23 - 01:50:39

And that the numbers were followed, would follow Kevin's recommendation nine or less: Unit number of units would not have to comply with portable housing unless the developer chose to do so.

Suzanne Cahill

01:50:40 - 01:50:47

10 units, 10 units, 19 units would be required to provide one unit of affordable housing.

Suzanne Cahill

01:50:48 - 01:51:00

20 units to 29 units would require two units of affordable housing, and 30 or more would require three or 10% of the number.

Suzanne Cahill

01:51:01 - 01:51:17

That 10% could be rounded using the method, standard rounding practice, and I would also include a discussion was held on the adaptive re-use.

Suzanne Cahill

01:51:21 - 01:51:22

That's what I have in.

Wayne Platte

01:51:22 - 01:51:23

Syndication.

Wayne Platte

01:51:24 - 01:51:27

Everybody's good with that as as, as well.

Wayne Platte

01:51:27 - 01:51:27

We're going to.

Robert R Jacobsen

01:51:27 - 01:51:28

Be sending.

Wayne Platte

01:51:28 - 01:51:29

Off.

Robert R Jacobsen

01:51:29 - 01:51:35

And the discussion on the Adaptive re-use is that if we would be able to have the ability to waive based on.

Mary Jo Wiltshire

01:51:37 - 01:51:40

We can waive anything under 30 units.

Mary Jo Wiltshire

01:51:40 - 01:51:41

Is that, am I correct on that.

Robert R Jacobsen

01:51:41 - 01:51:42

Aspect?

Wayne Platte

01:51:45 - 01:51:50

Ok, they are going to make that motion, which we.

Suzanne Cahill

01:51:50 - 01:51:50

Just read into.

Wayne Platte

01:51:50 - 01:51:51

Record ways, this.

Suzanne Cahill

01:51:52 - 01:51:53

Is Sue.

Suzanne Cahill

01:51:53 - 01:52:00

Before you make that motion, we just need you to do the action on the seeker.

Suzanne Cahill

01:52:00 - 01:52:07

The council had requested that they, that we concur with them, acting as lead agency.

Wayne Platte

01:52:12 - 01:52:19

This time, I'll make a motion that we concur with the common council acting as with this proposal.

Suzanne Cahill

01:52:22 - 01:52:22

Mary Jo.

Wayne Platte

01:52:24 - 01:52:28

Mary Jo, all in favor, Wayne Platte is a yes.

Wayne Platte

01:52:30 - 01:52:31

Charles Polacco.

Charles J Polacco Jr

01:52:32 - 01:52:33

Polacco was a yes.

Wayne Platte

01:52:35 - 01:52:35

Rob Jacobsen.

Robert R Jacobsen

01:52:36 - 01:52:36

Yes.

Wayne Platte

01:52:38 - 01:52:39

Mary Jo Wiltshire.

Mary Jo Wiltshire

01:52:39 - 01:52:40

Yes.

Wayne Platte

01:52:41 - 01:52:42

Yes.

Matt Gillis

01:52:42 - 01:52:43

Yes.

Wayne Platte

01:52:44 - 01:52:45

Motion is carried.

Wayne Platte

01:52:48 - 01:52:51

Ok now I can move on to that other issue, then, So.

Suzanne Cahill

01:52:51 - 01:52:52

Yes.

Wayne Platte

01:52:55 - 01:52:58

Alright, so we've already made a motion to object.

Wayne Platte

01:52:58 - 01:52:59

We've kept, we're past that.

Robert R Jacobsen

01:53:00 - 01:53:00

We're.

Wayne Platte

01:53:00 - 01:53:05

Object to the language as proposed, right?

Wayne Platte

01:53:05 - 01:53:08

Suzanne Cahill

01:53:09 - 01:53:09

Yes, I'm.

Wayne Platte

01:53:09 - 01:53:10

Done.

Wayne Platte

01:53:12 - 01:53:16

All right, so moving on to our suggestions as to how to read into record.

Wayne Platte

01:53:16 - 01:53:20

I'm going to make that a motion that we approve that.

Wayne Platte

01:53:21 - 01:53:23

Do I have a second on that?

Wayne Platte

01:53:27 - 01:53:31

second goes OK.

Wayne Platte

01:53:32 - 01:53:34

And know if there's any further discussion on this right.

Wayne Platte

01:53:34 - 01:53:34

Now.

Wayne Platte

01:53:35 - 01:53:36

No.

Wayne Platte

01:53:38 - 01:53:41

Ok, so that is a second.

Wayne Platte

01:53:41 - 01:53:42

All in favor.
Wayne Platte
01:53:43 - 01:53:44
Wayne Platte is a yes.
Wayne Platte
01:53:45 - 01:53:46
Charles Polacco.
Charles J Polacco Jr
01:53:47 - 01:53:48
yes.
Wayne Platte
01:53:49 - 01:53:50
Jacobsen?
Robert R Jacobsen
01:53:51 - 01:53:51
Yes.
Wayne Platte
01:53:53 - 01:53:54
Rachel, Wiltshire.
Mary Jo Wiltshire
01:53:54 - 01:53:55
Yes.
Wayne Platte
01:53:57 - 01:53:57
Gillis.
Matt Gillis
01:53:58 - 01:53:58
Yes.
Wayne Platte
01:54:00 - 01:54:01
That is carried.
Wayne Platte
01:54:02 - 01:54:05
All right Dan, thank you for your input on that, too.
Gartenstein, Daniel
01:54:07 - 01:54:07
Everyone.
Wayne Platte
01:54:13 - 01:54:15
All right, anything else before us, so.
Suzanne Cahill
01:54:16 - 01:54:17
That is it for this.
Robert R Jacobsen
01:54:17 - 01:54:18
Evening.
Wayne Platte
01:54:20 - 01:54:22

I want to thank everybody's input.

Wayne Platte

01:54:23 - 01:54:24

The entire board was?

Wayne Platte

01:54:27 - 01:54:29

Very helpful in formulating our opinion.

Wayne Platte

01:54:30 - 01:54:34

What we're setting off to the Common Council also Kyla.

Wayne Platte

01:54:34 - 01:54:41

So thank you for getting all of our visuals up and running here, so we can get a better idea of what we're dealing with.

Wayne Platte

01:54:42 - 01:54:47

And so at this time I will make a motion that we adjourn.

Wayne Platte

01:54:47 - 01:54:48

Second.

Robert R Jacobsen

01:54:49 - 01:54:50

Just question.

Robert R Jacobsen

01:54:50 - 01:54:58

Before we adjourn, to have where there have been any decisions made with regard to our summer meetings yet.

Robert R Jacobsen

01:55:00 - 01:55:03

I know a few but, I know August.

Suzanne Cahill

01:55:06 - 01:55:14

We are staying at this point, we are staying with our normal calendar as we would so there will not be a meeting in August this time.

Robert R Jacobsen

01:55:15 - 01:55:15

Ok.

Wayne Platte

01:55:17 - 01:55:21

All right, thank you, Robert for that, so do I have a second on the motion to adjourn?

Wayne Platte

01:55:23 - 01:55:25

Second, by Robert Jacobsen.

Wayne Platte

01:55:25 - 01:55:28

Weight flight as a yes, Charles palko.

Charles J Polacco Jr

01:55:28 - 01:55:29

Yes.

Wayne Platte

01:55:30 - 01:55:31

Jacobsen.

Robert R Jacobsen

01:55:31 - 01:55:32

Yes.

Wayne Platte

01:55:33 - 01:55:34

Joe Wiltshire.

Mary Jo Wiltshire

01:55:35 - 01:55:35

Yes.

Wayne Platte

01:55:37 - 01:55:38

That gives us.

Robert R Jacobsen

01:55:38 - 01:55:38

Yes.

Wayne Platte

01:55:40 - 01:55:46

Most of this carrot, Sue, I will see you on Wednesday to sign those maps, OK.

Suzanne Cahill

01:55:48 - 01:55:49

Yes.

Wayne Platte

01:55:50 - 01:55:51

And that is.



CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES
May 18, 2020 at 6P.M. EST
GoToMeeting.com

NOTES: (1) These meeting minutes are a summarization of the decisions that were made at the virtual meeting on GoToMeeting.com. (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 May 18, 2020 on GoToMeeting.com. 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, Matt Gillis, Kevin M. Roach, and Vicente Archer.

BOARD MEMBERS/ALTERNATES ABSENT: Katie Bawarski.

OTHERS: Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Daniel Gartenstein; Assistant Corporation Counsel.

GENERAL NOTES:

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

REGULAR BUSINESS:

Item #1: Adoption of the April 20, 2020 Planning Board Meeting Minutes.

Decision: The Board voted unanimously to adopt the minutes from the April Planning Board meeting. (WP, RJ, MW, MG, CP – yes)

PUBLIC HEARINGS:

Item #2: #69 Spring Street SPECIAL PERMIT RENEWAL for a 2-room bed and breakfast. SBL 56.42-7-14. SEQR Determination. Zone RT, Rondout West Historic District. Ward 8. Maribel Rodriquez; applicant /owner.

Maribel Rodriquez was present to represent the application.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a period of 1 year with all original conditions carried forward and upon restrictions being lifted, a favorable inspection by the Building Department. (WP, RJ, CP, MJ, MG – yes)

Item #3: **#20 Cedar Street** SPECIAL PERMIT to install and operate an antenna for the purposes of providing community wifi. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. Radio Kingston/applicant; RUPCO/owner.

Kale Kaposhalin, Scott Dutton, and Charles Snyder were present at the meeting.

Decision: The Board voted unanimously to render a negative declaration of environmental significance and to approve the special permit as submitted for a 5 year term. Any proposed changes will return to the Board for review. (WP, MW, CP, RJ, MG – yes)

OLD BUSINESS:

Item #4: **#23 Crown Street** SPECIAL PERMIT to establish residential apartments in the Mixed Use Overlay District. SBL 48.330-3-18. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Megan Jinhi Baron/applicant; Tree2x Inc./owner.

Megan Jinhi Baron, owner, and Jordan Valdina, architect, were present to represent the application.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a period of 18 months with the following conditions: refuse plan submitted to staff for review and lighting plan if proposed, as well as, Board Policies #6, 7, 7a, 14, 22, 23, 25, 26. (WP, CP, MW, RJ, MG – yes)

BOND RELEASE:

Item #5: **#20 Cedar Street** REQUEST for performance bond reduction. SBL 56.109-4-2.100. Zone C-2, MUOD. Ward 4. RUPCO; applicant/owner.

Charles Snyder and Scott Dutton were present to represent the request.

Decision: The Board voted unanimously to approve the request for a partial bond reduction from \$778,803 to \$202,518 releasing \$576,285.

The reduction was based on the following notes and spreadsheet.

1. Staff concurs with the findings of Lines #1-#13. Note on Line #13 – Once the topcoat layer of asphalt surface is applied, existing cleanouts/casings currently well above final grade will be cut and made flush to surface.
2. Line #14 – Sidewalks – During site inspection it was noted that sidewalk must be extended along full length of Cedar and a short length along Iwo Jima Lane. In addition, there is a short distance at the end of the sidewalk on Cedar, where it meets the next property at 579 Broadway where the sidewalk must be extended to have a continuous pedestrian walkway. An ADA ramp at the intersection of Cedar and Iwo Jima, with tactile warnings should be installed and the existing STOP sign at the intersection relocated to the inside of the new sidewalk after constructed. The temporary power poles and other infrastructure must be removed from the inside of the sidewalk area along Cedar at the northeast corner of the property. Staff recommends that the completeness be reduced to 75%, leaving 25% to complete or \$11,684.

3. Line #15 – Concrete curbing – Discussion over changes along Cedar Street and a portion of Iwo Jima Lane. There is some pre-existing bluestone curbing left in place which shows signs of delamination, also tie-ins to existing curbing need to be improved. Staff recommends 95% complete leaving a 5% balance or \$52.50 round to \$55.
4. Staff concurs with the findings for Lines #16-#27.
5. Line #28 – Storm Water Infiltration System – Staff spoke with R. Ruth, P.E. of Brinnier and Larios, P.C. He did all the inspections at various times during installation and has prepared a final report which indicates that the system was completed in accordance with all plans and specifications as designed and thus conforms 100%. Staff concurs with findings.
6. Line #29 – Site Lighting – One pole and fixture are on-site, but yet to be installed so as not to interfere with mason's work/staging area. Also, staff has requested a copy of the Electrical Inspector's issuance of certificate for code compliance. A check with Building Safety Division shows that the City has not yet received. The applicant had thought that this was completed. An email has been submitted to the project architect to determine if they have any record on file. Until a final certificate is issued and received for record, staff would recommend withholding 10% or \$3,450.
7. The Contingency Line should continue at 10% of the approved Sub-total.



RUPCO Energy Square Site Estimate for City of Kingston Bond							
ITEM #	DESCRIPTION	% COMPLETE	QTY	UNIT	UNIT COST	EXTENDED COST	STAFF REVIEW MAY 2020
1	Existing building to be removed	100%	21,061	SF	\$ 2.65	\$ -	\$ -
2	Existing asphalt paving to be removed	100%	33,614	SF	\$ 0.50	\$ -	\$ -
3	Existing concrete sidewalks to be removed	100%	6,062	SF	\$ 1.00	\$ -	\$ -
4	Existing concrete curbs to be removed	100%	385	LF	\$ 2.00	\$ -	\$ -
5	Telephone / lighting poles to be relocated	100%	1	EA	\$ 3,600.00	\$ -	\$ -
6	Grass areas to be removed	100%	1,746	SF	\$ 0.30	\$ -	\$ -
7	Shrubs to be removed	100%	22	EA	\$ 100.00	\$ -	\$ -
8	Traffic signs to be removed	100%	4	EA	\$ 50.00	\$ -	\$ -
9	Chain link fence to be removed	100%	102	LF	\$ 4.00	\$ -	\$ -
10	Trees to be removed	100%	4	EA	\$ 750.00	\$ -	\$ -
11	Site excavation and trenching	100%	2,496	CY	\$ 19.00	\$ -	\$ -
12	Building excavation	100%	5,918	CY	\$ 19.00	\$ -	\$ -
13	Asphalt paving (sub-base and binder installed; only top coat remains)	70%	30,271	SF	\$ 3.58	\$ 32,541	\$ 32,541
14	Sidewalk concrete paving with (2) ADA ramps (only a portion along Cedar St remains to be done)	80%	7,589	SF	\$ 5.85	\$ 9,347	\$ 11,684
15	New concrete curbs	100%	2,029	LF	\$ 13.50	\$ -	\$ 55
16	Concrete transformer pad/vault	100%	1	LS	\$ 6,000.00	\$ -	\$ -
17	Concrete generator pad	100%	70	SF	\$ 15.00	\$ -	\$ -
18	Ballards	100%	7	EA	\$ 760.00	\$ -	\$ -
19	Traffic signs (1) One way, (1) Do Not Enter	0%	2	EA	\$ 250.00	\$ 500	\$ 500
20	ADA parking signs	0%	3	EA	\$ 75.00	\$ 225	\$ 225
21	Parking lot striping	0%	2,408	LF	\$ 0.35	\$ 843	\$ 843
22	Traffic directional arrows	0%	22	EA	\$ 45.75	\$ 1,007	\$ 1,007
23	No Parking pavement sign	0%	1	EA	\$ 250.00	\$ 250	\$ 250
24	Terrace Planters	0%	20	EA	\$ 1,000.00	\$ 20,000	\$ 20,000
25	Terrace Waterproofing (sand blasting prep complete; waterproofing remains to be installed)	20%	5,936	SF	\$ 8.75	\$ 41,552	\$ 41,552
26	Terrace Playarea (equipment installed; playsurface remains to be installed)	50%	1	LS	\$ 35,000.00	\$ 17,500	\$ 17,500
27	Landscaping	0%	1	LS	\$ 54,500.00	\$ 54,500	\$ 54,500
28	Storm water infiltration system	100%	1	LS	\$ 65,000.00	\$ -	\$ -
29	Site lighting	100%	1	LS	\$ 34,500.00	\$ -	\$ 3,450
	Sub-total					\$ 178,266	\$ 194,107
	Contingency	0%				\$ -	\$ 18,411
	Grand Total					\$ 178,266	\$ 202,518
**Note: this estimate assumes prevailing wage rates apply							

(WP, RJ, MW, CP, MG – yes)

REFERRAL:

Item #6: Zoning Code Amendment REFFERAL from the Common Council seeking Lead Agency status in the SEQR review and requesting comment on the proposal to include 10% affordable housing citywide.

Decision: The Board voted to concur with the request for the Common Council to be Lead Agency.

The Board also voted to reject the proposed affordable housing zoning amendment and offer the following statements:

1. Consented to the Common Council acting as Lead Agency in the matter of the SEQR review for the Code Amendment.
2. The Board agreed that any adopted language should be applied uniformly throughout the City and should be articulated as a mandate, not a guideline. However, the Board OBJECTED to the DRAFT Zoning Amendment Language as proposed (Vote: R.J.- Motion, C.P.- Seconded, No discussion – vote unanimous) with the following SUGGESTIONS for consideration:
 - That strict compliance with the provisions of incorporating affordable housing units be waivable by the Kingston Planning Board with the following:
 - a. The applicant submit documentation to show good cause and sound reasoning for requesting a waiver of all or portion of the number of units required.
 - b. That the Board must vote to approve a waiver, stating reasoning for their decision, and by a super majority (majority plus one of full Board voting number).
 - c. That waivers will not be allowed for projects of thirty (30) units or more.
 - That the following schedule be adopted within the Code:

REQUIRED AFFORDABLE UNITS IN PROPOSED RESIDENTIAL DEVELOPMENTS*

Total Number of Units	Affordable Units Required
9 or Less	0 unless developer proposes
10-19	1
20-29	2
30 or more	3 or 10%**

* Includes both new construction and Adaptive Re-Use

** In cases where there are 30 units or more, the Planning Board will mathematically round the 10% rule using standard method. For example, 33 units x 10% = 3.3 Round down to 3 Units; 35 units x 10% = 3.5 Round up to 4 Units.

- That the Board had discussion on the one comment received regarding the issue of applicability of this language to projects which are adaptively re-using structures. The Board found that these projects do not need to be specifically addressed as they could be considered under the waiver language which is being proposed, if they are under 30 units.

(WP, MG, CP, MW, RJ – yes)

Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #2: 79 & 81-83 West Union Street LOT LINE DELETION of the Lands of Talia Bosco and Samuel Wilkinson. SBL 56.43-1-23 & 24. SEQR Determination. Zone RT. Ward 8. Talia Bosco and Samuel Wilkinson; applicants/owners.

Suggested Action:

Attachments:

[79-81 & 83 W. Union St. - Lot Line Deletion PBM 061520.pdf](#)

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: 83 West Union St
2. Location: 79-83 West Union St Property Tax map ID# (SBL) 56.43-1-23624
3. Size (acres) of land to be modified: 61x63'
4. Number of lots to be created: 1
5. Name & mailing address of owner: Sam & Talia Wilo. 83 West Union St.
6. Name & mailing address of applicant: _____
E-mail/Website: sam@wilo.fun
7. Construction plans submitted? None
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: 
Date: 5/28/2020 Phone: (H) 646.271.2736 (W) _____ E-mail sam@wilo.fun

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: 5/27/20 56L-56.43-1-24
2. Application fee received: \$200 Receipt # 018923 56.43-1-23
3. Zoning district: RT, Coastal Zone Ward: 8-1
4. UCHD approval? ☐ Fire Dept. approval? ☐ Water Dept. approval? ☐ HAC ✓
HLPC ✓
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

PROJECT NARRATIVE FORM

Property Address: 79-83 West Union 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...

My wife and I own two adjacent parcels, we'd like to combine them.
There will be no additional permanent development on the property aside from a small shed. There are no water nor electrical hookups or accounts associated with our vacant lot, and we do not intend on adding any.

Prepared By (Please Print): Samuel Wilo
Date: 5.28.2020
Rev.10/02

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.
- NA 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

5.28.2020
Date

Samuel Wilo
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: 83 West Union St			
Project Location (describe, and attach a location map): 79-81, and 83 West Union St			
Brief Description of Proposed Action: Combining two lots, one a vacant lot, and the other a single family residence. Both owned by my wife and I. Not developing, not adding utilities or services.			
Name of Applicant or Sponsor: Samuel Wilo		Telephone: 646-271-2736	
		E-Mail: sam@chawbacog.com	
Address: 83 West Union St			
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.		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: Kingston Planning Board		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		.0826 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?		.0826 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>Samuel Wilo</u> Date: <u>5.28.2020</u> Signature: <u>Samuel Wilo</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)

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES PROPERTY RECORD CARD					Site Info. SWIS/SBL 510800 05604300010230000000 Card No. 1										
SWIS 510800 TAX MAP No. 56.43-1-23					Site No. 1 Property Class 311										
OWNER Bosco Talia J					Route No. 106348000										
LOCATION 79-81 W Union St Kingston					Nbhd. Code: 8800 Val Dist: 0										
					Sewer Type: 1=None 2=Private 3=Comm/Public 3										
					Water Supply: 1=None 2=Private 3=Comm/Public 3										
					Utilities: 1=No Public 2=Gas 3=Electric 4=Gas and Electric 4										
					Site Desirability: 1=Inferior 2=Typical 3=Superior 2										
					Nbhd Type: 1=Rural 2=Suburban 3=Urban 4=Commercial 3										
					Nbhd Rating: 1=Below Avg. 2=Average 3=Above Avg. 2										
					Road Type: 1=None 2=Unimproved 3=Improved 4=Right-of-Way 3										
					DC Entry Type: 1=Inter Inspec 2=Inter Refuse 3=Total Refusal 4=Est 5=No Entry 4										
Zoning Code: RT															
Audit Control Section					NOTES										
Collector	Date(mmddyy)		Time	Activity											Source
/ / :															
/ / :															
Audit Control Codes	Source	Sales Information Codes		Valuation Useable											
Activity	1=Owner 2=Relative 3=Tenant 4=Other 5=NOAH 6=Assess. Data	Sales Type 1=Land Only 2=Bldg. Only 3=Land and Bldg 4=Right-of-Way		0=No 1=Yes											
N=None M=Measured Only L=Listed															
Reappraisal Cycle Section															
Date of Last Phy Insp. Date of Reappraisal 11/27/2018															
Sales Information Section															
Sale Date	Sale Price		Sale Type	Valuation Useable											
2009-04-23	\$20,000.00		1	1											
Land Breakdown Section					Waterfront Type: 1=Pond 2=River 3=Lake 4=Canal 5=Ocean 6=Bay										
Land Type					Soil Rating					Influence Code					
01=Primary 05=Tillable 09=Muck 13=Vineyard 02=Secondary 06=Pasture 10=Waterfront 14=Wetland 03=Undeveloped 07=Woodland 11=Orchard 15=Leased Land 04=Residual 08=Wasteland 12=Rear					P Poor : (05) 01-10 (09) 01-04 N Normal : (06) 01-10 (11) 01-10 G Good : (07) 01-04 (13) 01-10					1=Topog 5=View 2=Location 6=Wetness 3=Shape 7=Environmental 4=Restricted Use 8=Other					
Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cd1	Infl Cd2	Infl Cd3				
01	31.00	63.00	0.00	0			0	0							
Signature below does not mean contents verified, only that data was collected in your presence.															
SIGNATURE _____															

Residential Building Section

Building Style

01=Ranch
02=Raised Ranch
03=Split Level
04=Cape Cod
05=Colonial
06=Contemporary

07=Mansion
08=Old Style
09=Cottage
10=Row
11=Log Home
12=Duplex

13=Bungalow
14=Other
15=Town House
16=A-Frame
17=Manf. Housing

No. of Stories

Ext. Wall Mat.

01=Wood
02=Brick
03=Aluminmim/Vinyl

04=Composition
05=Concrete
06=Stucco

07=Stone
08=Synthetic

Actual Yr. Built

Effective Yr. Built

Yr. Remodeled

No. Kitchens

Kitchen Qual:

1=No Central
2=Hot Air

3=Hot Water/Stream
4=Electric

5=Wood
6=Solar

7=Coal
8=Geo

9=Pro

No. Full Baths

Bath Qual:

1=Poor
4=Good

2=Fair
5=Excellent

3=Normal

No. Half Baths

No. Bedrooms

No. Rooms

No. Fireplaces

Firpl Type

Heat Type

Fuel Type

Central Air

Blank=No
1=Yes

Basement Type

1=Pier/Slab
2=Crawl
3=Partial
4=Full

Basement Garage Capacity

Overall Cond

1=Poor
4=Good

2=Fair
3=Normal
5=Excellent

Exterior Cond

1=Poor
4=Good

2=Fair
3=Normal
5=Excellent

Interior Cond

1=Poor
4=Good

2=Fair
3=Normal
5=Excellent

Constr. Grade

A=Excellent
B=Good

C=Average
D=Economy

E=Min

Grade Adjust Pct:

Pct Good:

Func OBS Pct.

Residential Building Area Section

First Story

Second Story:

Addl Story:

Half Story:

Three Qtr Story:

Fin Over Garage:

Fin Attic:

Fin Basement:

Unfin Half Story:

Unfin 3 Qtr Story:

Unfin Room:

Unfin Over Garage

SFLA:

Fin Rec Room:

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

Structure Codes

Garages

RC1=Carport
RG1=Gar-1.0 att
RG2=Gar-1.5 att
RG3=Gar-2.0 att

RG4=Gar-1.0 det
RG5=Gar-1.5 det
RG6=Gar-2.0 det
RG7=Garage/w Apt

Pools

LS1=St/Vnyl
LS2=Fibgls
LS3=Concrete
LS4=Gunite
LS5=Abv Grn

Barns

FB1=1.0 Dry
FB2=1.5 Dry
FB3=2.0 Dry
FB4=1.0 Gen

FB5=1.5 Gen
FB6=2.0 Gen
FB7=Pole
FB8=Horse

Miscellaneous

GH2=Gmhse-res
TC1=Tennis Court
CANOPIES
CP5=Roof Only
CP6=W/Slab
CP7=W/Screen

Sheds

FC1=Shed
FC2=Aluminum
FC3=Galvanized
FC4= Finshd

Mobile Home

MH1=Basement
MH2=Roof
MH5=Mobile Home
MH6=7x12 Room
MH7=7x24 Room
MH8=Tip-Out Room
MH9=Wood Addon

Porch Type

RP1=Open
RP2=Cover
RP3=Screen
RP4=Enclsd

RP5=Up Op
RP6=Up Cov
RP7=Up Scr
RP8=Up Enc

IMPROVEMENT SECTION

Structure Code

MC

Dimension 1

Dimension 2

SQFT (MISC)

Quantity

Grade

COND.

Actual Yr. Built

Effective Yr. Built

PCT. GOOD

[illegible]

[illegible]

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



John Tuey, Comptroller

Steven T. Noble, Mayor

DATE: May 28, 2020

PROPERTY OWNER: Talia J Bosco & Samuel F Wilkinson

PROPERTY ADDRESS: 83 W Union St

SBL# 56.43-1-24

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

Steven T. Noble, Mayor

DATE: May 28, 2020

PROPERTY OWNER: Talia J Bosco & Samuel F Wilkinson

PROPERTY ADDRESS: 79-81 W Union St

SBL# 56.43-1-23

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

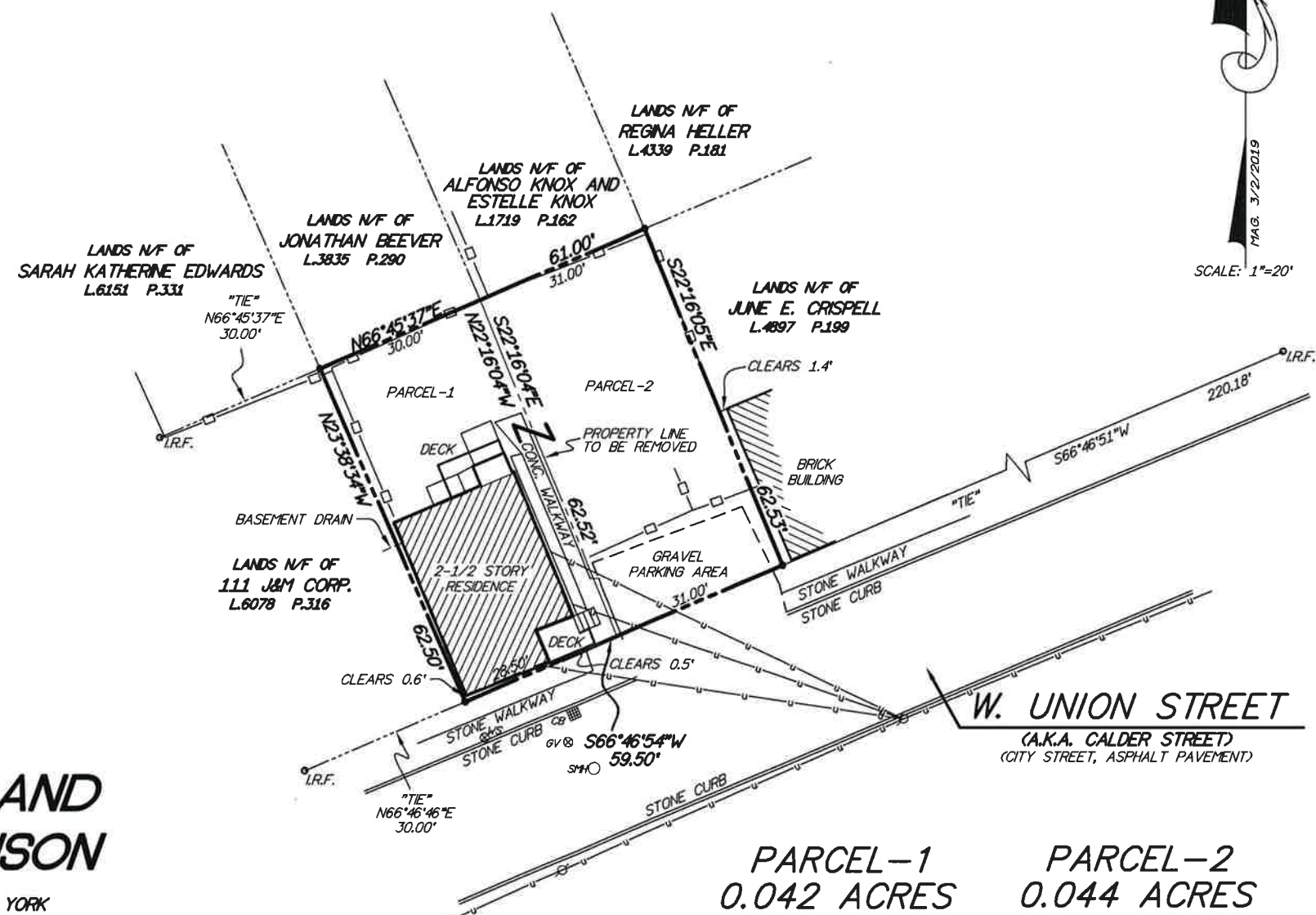
SEAL:

- 1) PREMISES SURVEYED PARCEL-1 IS DESCRIBED IN LIBER 4361 AT PAGE 337 AND PARCEL-2 IS DESCRIBED IN LIBER 4721 AT PAGE 325 ON FILE IN THE ULSTER COUNTY CLERK'S OFFICE.
- 2) REFERENCE IS MADE TO A SURVEY MAP ENTITLED "MAP OF THE DELAWARE HUDSON CANAL CO'S PROPERTY" COMPILED BY R.M. CANNON, DATED 1875 AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON DECEMBER 19, 1966.
- 3) PROPERTY LINE ALONG W. UNION STREET SUBJECT TO THE RIGHTS OF USE BY THE PUBLIC.
- 4) TOTAL AREA IS 0.086 ACRES.
- 5) SUBJECT TO ALL OTHER RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- 6) BOUNDARY EVIDENCE SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON MARCH 2, 2019 IN THE PRESENCE OF ICE AND SNOW WHICH OBSCURED CERTAIN PHYSICAL FEATURES AND REFLECTS VISIBLE CONDITIONS EXISTING AT THAT OCCASION.
- 7) THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.
- 8) SUBJECT TO THE RIGHTS AND EASEMENTS, IF ANY, OF BUILDING OVERHANGS AND ROOF CORNICES TO LIE AND EXIST WITHIN RIGHTS-OF-WAY OF EXISTING STREETS.
- 9) SUBJECT TO THE RIGHTS TO USE AND MAINTAIN UNDERGROUND VAULTS, IF ANY, CONNECTED TO AND BEING A PART OF THE BUILDING ON THE SUBJECT PREMISES WHICH ARE LOCATED WITHIN THE RIGHTS-OF-WAY OF ADJACENT STREETS.
- 10) SUBJECT TO ANY STATE OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS DRAWING ARE VALID ONLY IF THEY BEAR THE IMPRESSED SEAL OF THE PREPARER.

COPYRIGHT © 2000, R. SARDO LAND SURVEYING SERVICES, P.L.L.C. ALL RIGHTS RESERVED.

<i>I.R.F.</i>	<i>DENOTES IRON ROD FOUND</i>
<i>I.P.F.</i>	<i>" IRON PIPE FOUND</i>
<i>I.R.S.</i>	<i>" IRON ROD SET</i>
	<i>" NO PHYSICAL BOUNDS</i>
	<i>" UTILITY POLE AND OVERHEAD UTILITY</i>
	<i>" WOOD FENCE</i>
	<i>" EXISTING SEWER MANHOLE</i>
	<i>" EXISTING GAS VALVE</i>
	<i>" EXISTING WATER SERVICE</i>
	<i>" EXISTING CATCH BASIN</i>



PROPERTY OF
TALIA J. BOSCO AND
SAMUEL F. WILKINSON

CITY OF KINGSTON, ULSTER COUNTY, NEW YORK

PREPARED BY:
R. SARDO LAND SURVEYING SERVICES, PLLC
135 GEORGE ROAD
GHENT, NEW YORK 12075
(518)821-9547
RSardoPLS@aol.com
sardolandsurvey.com



RICHARD W. SARDO, P.L.S.

N.Y.S.L.S. #1050560

PROJECT: 19009map.dwg
DATE: 3/2/2019
DRAWN BY: RWS
FILE: 19009map.dwg
TAX #: PARCEL-1: 56.43-1-24
PARCEL-2: 56.43-1-23
ST. NO.: 83 W. UNION STREET

DRAWING:

SV-2

SHEET 1 OF 1

Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #3: #105-107 Henry Street SPECIAL PERMIT RENEWAL for a multidisciplinary arts center with gallery space, exhibition and educational space and administrative offices. SBL 56.108-4-27. SEQR Determination. Zone R-2, Ward 4. Alan Baer, Architect/applicant; Transart/owner.

Suggested Action:

Attachments:

[PBM 061520 Transart Application.pdf](#)

[TRANSART Site Plan #1 on 5-27-20 with photo keys.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) 105 - 107 Henry Street

Property Tax Map ID # (SBL): 56.108-4-27

Name of applicant: Alan Baer, Architect pllc

Applicant Phone #: (845) 338-2730 Fax #: () NA E-Mail: alandbaer@gmail.com

Mailing address of applicant: 34 Hunter Street, Kingston, NY 12401

Name and address of owner (if different from applicant): TRANSART (Greer Smith, President)
PO Box 148, West Park, NY 12493

Project use and/or description of improvement:

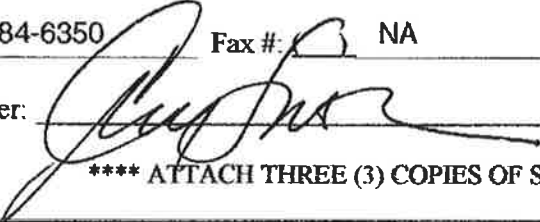
Adaptive re-use of historic Burger - Matthews house: to become a multidisciplinary arts
center with gallery / educational space, administrative offices, & attic / research library

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): TRANSART (Greer Smith, President)

Phone #: (845) 384-6350 Fax #: () NA E-Mail: greersmith@transartinc.com

Signature of Owner: 

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

(This section for office use only)

Date received: 5/27/20 Referrals: _____

Application fee: \$75.00 Receipt # 018422 _____

Zoning District: R-2 Ward: 4 _____

Sec./Blk./Lot: 56.108 / 4 / 27 _____

SEQRA: Type II _____

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

jas/pb4

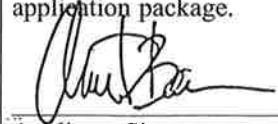
PLANNING BOARD APPLICATION CHECKLIST

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. Our IRS designated 501(c)3 status renders TRANSART exempt from taxes. Verification with Accessors office is up to date.
- * A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted. Note: the Assessor's Office will drop off a copy of the Property Record Card, directly to the Planning Office.
- * 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

5-26-20

Date

Alan Baer

Applicant Name (Please Print)

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:

Alan Baer, Architect pllc

This will authorize _____

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

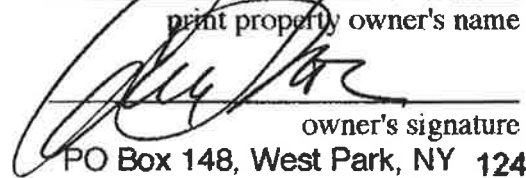
Planning Board meeting of 6-15-20 in the matter of 105 - 107

Henry Street: Burger - Matthews House (into multidisciplinary arts center with

gallery / educational space, administrative offices, & attic / research library,
for TRANSART)

Greer Smith, President of TRANSART

print property owner's name



owner's signature

PO Box 148, West Park, NY 12493

owner's mailing address

845-384-6350

owner's phone number

5-26-20

date

 5-27-20

representative's signature & date
34 Hunter Street, Kingston, NY 12401

representative's address
845-338-2730 & 845-616-3248 cell

representative's phone #

PROJECT NARRATIVE FORM

Property Address: 105 - 107 Henry Street

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 pages

Prepared By (Please Print): Greer Smith & Alan Baer
Date: 5-26-20
Rev.10/02

I/WE, THE APPLICANT, UNDERSTAND THAT IF I/WE MUST CONFORM EXACTLY TO THESE STANDARDS AS APPROVED BY THE PLANNING BOARD, AT ADJUDICATING THESE ON 12-18-18, EXCEPT AS OTHERWISE PROVIDED BY 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 CONTINUING ADJUDICATE NECESSARY TO MAINTAIN THE LANDSCAPE IN PROPER CONDITION. (UPDOP 12/18/18; AMEND 2/27/19, AMENDED 5/14/21)

Greer Smith, President Alan Baer

OF LANDS OF

TRANSAR

107 HENRY STREET

CITY OF KINGSTON NEW YORK

MAY 29, 2019

Copyright 2019, Brinnier & Larios, P.C. All Rights Reserved.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

Only copies from the original of this survey
marked with an original of the surveyor's seal
shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

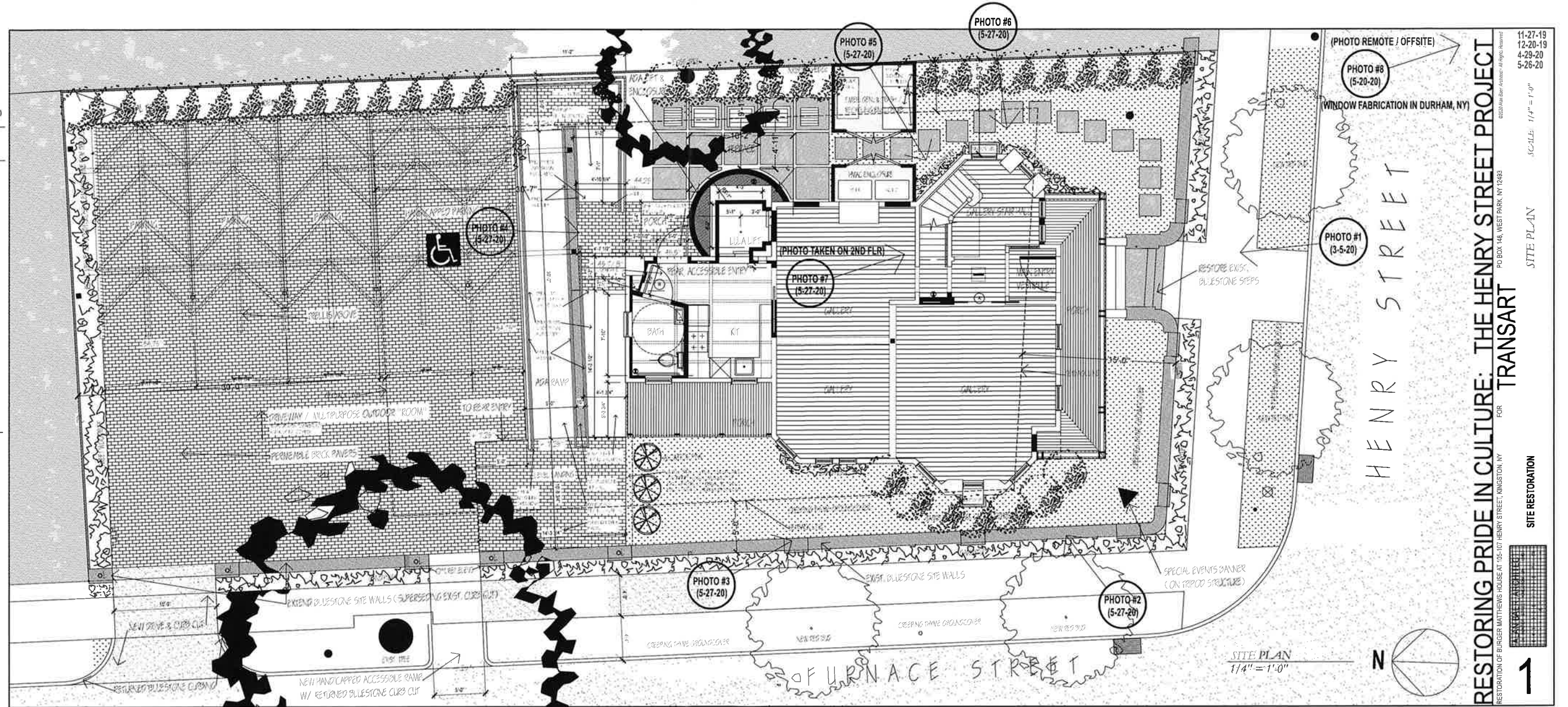
Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyor's adopted by the New York State Association of Professional Land Surveyor's, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed herein and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE
City of Kingston, Section No. 56.108
Block 4, Lot 27

DEED REFERENCE
Liber 4580 of Deeds at Page 309



BRINNIER & LARIOS, P. C.



RESTORATION OF BURGER MATTHEWS HOUSE AT 105-107 HENRY STREET, KINGSTON, NY FOR THE HENRY STREET PROJECT TRANSART

RESTORING PRIDE IN CULTURE: THE HENRY STREET PROJECT

©2010 All Beer Architects / All Rights Reserved

11-2011
12-2011
4-2012
4-2012
5-2012

SC&LE 1/4" = 1'-0"

SITE PLAN

SITE RESTORATION

1

7-19
0-19
-20
-20

100

.....



Property Description Report For: 107 Henry St, Municipality of City of Kingston

No Photo Available		Status:	Active
		Roll Section:	Wholly Exem
		Swis:	510800
		Tax Map ID #:	56.108-4-27
		Property Class:	220 - 2 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	220 - 2 Family Res
		Zoning Code:	R-2 - 2-Family Res
		Neighborhood Code:	08300 - Midtwn
Total Acreage/Size:	47 x 103	School District:	Kingston
Land Assessment:	2020 - Tentative \$9,000 2019 - \$9,000 2018 - \$9,000	Total Assessment:	2020 - Tentative \$19,000 2019 - \$19,000 2018 - \$17,000
Full Market Value:	2020 - Tentative \$21,111 2019 - \$19,000 2018 - \$17,000		
Equalization Rate:	----	Property Desc:	
Deed Book:	4580	Deed Page:	309
Grid East:	625563	Grid North:	1127738

Area

Living Area:	2,026 sq. ft.	First Story Area:	1,027 sq. ft.
Second Story Area:	999 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	2 - 0
Bedrooms:	5	Kitchens:	2
Fireplaces:	0	Basement Type:	Full
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Poor	Overall Grade:	Economy
Year Built:	1900		

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/11/2008	\$1	220 - 2 Family Res	Land & Building	Berky, Jennifer V	No	No	No	4580/309
10/28/2005	\$1	220 - 2 Family Res	Land & Building	Johnnes, William	No	No	No	4168/1
10/24/2003	\$20,000	220 - 2 Family Res	Land & Building	City Of Kingston	No	No	No	3769/222
12/30/2000	\$1	220 - 2 Family Res	Land & Building	Turck, Eugene	No	No	Yes	3116/308
6/25/1996	\$18,000	220 - 2 Family Res	Land & Building	Matthews, Hilton E	Yes	Yes	No	2599/158

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Oil	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Special Districts for 2020 (Tentative)

Description	Units	Percent	Type	Value
LB008-Kingston library	0	0%		0
LB009-Kingston Libry Debt	0	0%		0

Special Districts for 2019

Description	Units	Percent	Type	Value
LB008-Kingston library	0	0%		0
LB009-Kingston Libry Debt	0	0%		0

Special Districts for 2018

Description	Units	Percent	Type	Value
LB008-Kingston library	0	0%		0
LB009-Kingston Libry Debt	0	0%		0

QUITCLAIM DEED (INDIVIDUAL OR CORPORATION)

STANDARD NYBTU FROM 8009

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 11th day of June, two-thousand and eight,

between

Jennifer V. Berky f/k/a Jennifer V. Schwartz and Todd Diffie, residing at 35 Hone Street, Kingston, NY 12401,

party of the first part, and

Transart and Cultural Services, Inc., a New York Non-For-Profit Corporation, with offices at P.O. Box 148, West Park, NY 12493,

party of the second part:

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, her heirs and assigns 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, State of New York, known as:

105-107 Henry Street

Kingston, New York, Tax Map Identifier #56.108-4-27, as described on the tax rolls of the City of Kingston for the year 1999 and being the same premises conveyed to the City of Kingston by Penny Radel, Comptroller of the City of Kingston, by deed dated December 30, 2000 and recorded on January 8, 2001 in the office of the Clerk of the County of Ulster in Liber 3116 at Page 0308.

BEING the same premises conveyed from Abby Johnnes and William Johnnes to Jennifer V. Berky f/k/a Schwartz and Todd Diffie by Deed dated October 28, 2005 and recorded in the Ulster County Clerk's Office on November 3, 2005 as Instrument Number 2005-00029583.

TOGETHER with the 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 above-granted premises unto the party of the second part, their heirs and assigns forever.

AND that the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the

party of the first 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 costs 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.

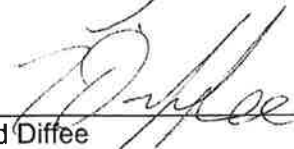
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hand and seal the day and year first above written.

In presence of:



Jennifer V. Berky f/k/a Jennifer V. Schwartz



Todd Diffie

ACKNOWLEDGMENT

State of New York)
 ss.:
County of Ulster)

On the 11th day of June, 2008 before me, the undersigned, a Notary Public in and for said State, personally appeared Jennifer V. Berky f/k/a Jennifer V. Schwartz and Todd Diffie, personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Record and Return to:
Paul T. O'Neill, Esq.
P.O. Box 4224
Kingston, New York 12402

Paul T. O'Neill
Notary Public, State of New York
No. 00000000000000000000
Qualified in Ulster County
Commission Expires February 21, 2011

617.20
Appendix B
Short Environmental Assessment Form

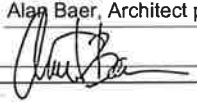
Instructions for Completing

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: Restoration of Burger Matthews House			
Project Location (describe, and attach a location map): 105 - 107 Henry Street, Kingston, NY 12401			
Brief Description of Proposed Action: Restore exterior of house. Adaptive re-use of interior: requiring special permit (house to small scale arts / cultural center)			
Name of Applicant or Sponsor: TRANSART, Inc.		Telephone: 845-384-6074	
		E-Mail: greersmith@transartinc.org	
Address: (also: temporary offices at 446 Broadway, Kingston, NY 12401)			
City/PO: PO Box 148, West Park		State: NY	Zip Code: 12493
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 ☒	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: Planning Board, City of Kingston: Special Use permit		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action? .11 acres b. Total acreage to be physically disturbed? .05 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .11 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? Special permit required	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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES Gutter and downspout system to tie to new underground drains and to City storm system (and possibly some to site greywater recycling system)	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: <u>Grey water recycling system, previously proposed, will not be utilized</u>	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>Alan Baer, Architect pllc (representing TRANSART Inc.)</u> Date: <u>5-26-20</u>		
Signature: <u></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)







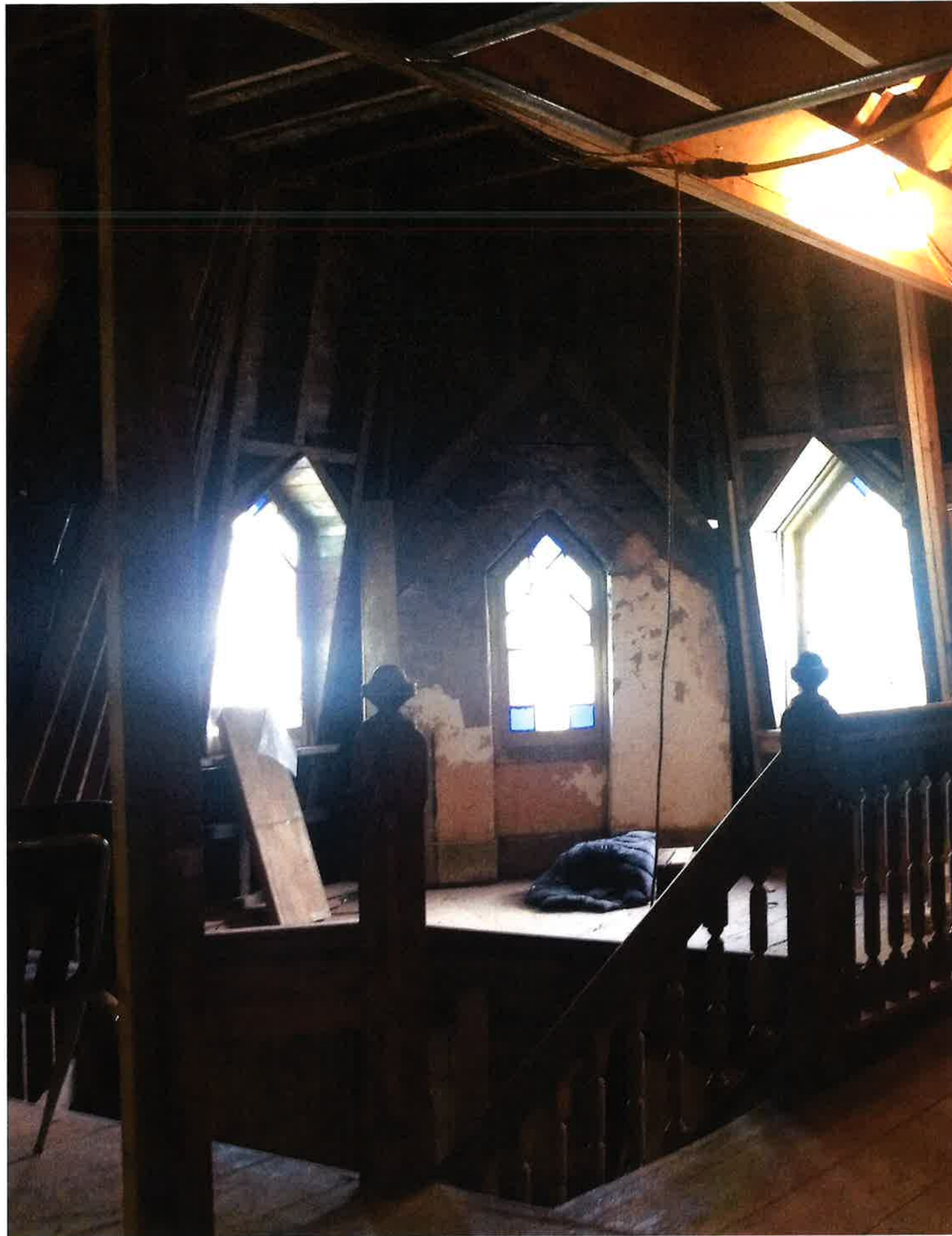
PHOTO #4 (MAY 2020)





(PHOTO #6) (MAY 2026)







8

Photo #8 (May 2020)

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



John Tuey, Comptroller

Steven T. Noble, Mayor

DATE: May 27, 2020

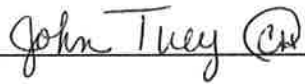
PROPERTY OWNER: Transart Inc.

PROPERTY ADDRESS: 105-107 Henry St
SBL# 56.108-4-27

To Whom It May Concern:

This is to certify that there are no taxes due to the City of Kingston on the above referenced account. As per the Assessor's Office, this parcel is tax exempt.

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



City of Kingston Comptroller
John Tuey/ch

SEAL:

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES
PROPERTY RECORD CARD

SWIS 510800 TAX MAP No. 56.108-4-27

OWNER Transart & Cultural Ser Inc

LOCATION 107 Henry St Kingston

PROP CLASS 220 SCHOOL DIST 510800

SALE PRICE \$1.00 SALE DATE 6/11/2008



Audit Control Section

Collector	Date(mmddyy)	Time	Activity	Source
	/ /	:		
	/ /	:		

Audit Control Codes	Source	Sales Information Codes	Valuation Useable
Activity	1=Owner 2=Relative 3=Tenant 4=Other 5=NOAH 6=Assess. Data	Sales Type 1=Land Only 2=Bldg. Only 3=Land and Bldg 4=Right-of-Way	0=No 1=Yes
N=None M=Measured Only L=Listed			

Reappraisal Cycle Section

Date of Last Phy Insp.	Date of Reappraisal
	3/27/2020

Sales Information Section			
Sale Date	Sale Price	Sale Type	Valuation Useable
2008-06-11	\$1.00	3	0
2005-10-28	\$1.00	3	0
2003-10-24	\$20,000.00	3	0

Site Info.

SWIS/SBL 510800 05610800040270000000 Card No. 1

Site No. 1 Property Class 220

Route No. 132748000

Nbhd. Code: 8300 Val Dist: 0

Sewer Type: 1=None 2=Private 3=Comm/Public 3

Water Supply: 1=None 2=Private 3=Comm/Public 3

Utilities: 1=No Public 2=Gas 3=Electric 4=Gas and Electric 4

Site Desirability: 1=Inferior 2=Typical 3=Superior 2

Nbhd Type: 1=Rural 2=Suburban 3=Urban 4=Commercial 3

Nbhd Rating: 1=Below Avg. 2=Average 3=Above Avg. 2

Road Type: 1=None 2=Unimproved 3=Improved 4=Right-of-Way 3

DC Entry Type: 1=Inter Inspec 2=Inter Refuse 3=Total Refusal 4=Est 5=No Entry

Zoning Code: R-2

NOTES

Land Breakdown Section

Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cd1	Infl Cd2	Infl Cd3
01	47.00	103.00	0.00	0			0	0			

Waterfront Type:

1=Pond 2=River 3=Lake 4=Canal 5=Ocean 6=Bay

Soil Rating	Influence Code
P Poor : (05) 01-10 (09) 01-04	1=Topog 5=View
N Normal : (06) 01-10 (11) 01-10	2=Location 6=Wetness
G Good : (07) 01-04 (13) 01-10	3=Shape 7=Environmental
	4=Restricted Use 8=Other

Signature below does not mean contents verified, only that data was collected in your presence.

SIGNATURE _____

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES PROPERTY RECORD CARD - (ADDITIONAL SALES RECORDS)				Site Info. SWIS/SBL 510800 05610800040270000000 Card No. 2						
SWIS 510800 TAX MAP No. 56.108-4-27 OWNER Transart & Cultural Ser Inc LOCATION 107 Henry St Kingston PROP CLASS 220 SCHOOL DIST 510800 SALE PRICE \$1 SALE DATE 06/11/08 				Site No. 1		Property Class 220				
				Route No.		132748000				
				Nbhd Code: 8300		Val Dist: 0				
				Sewer Type:		1=None	2=Private	3=Comm/Public	3	
				Water Supply:		1=None	2=Private	3=Comm/Public	3	
				Utilities:		1=No Public	2=Gas	3=Electric	4=Gas and Electric	4
				Site Desireability:		1=Inferior	2=Typical	3=Superior	2	
				Nbhd Type:		1=Rural	2=Suburban	3=Urban	4=Commercial	3
				Nbhd Rating:		1=Below Avg.	2=Average	3=Above Ave	2	
				Road Type:		1=None	2=Unimproved	3=Improved	4=Right-of-Way	3
				DC Entry Type:		1=Inter Inspec	2=Inter Refuse	3=Total Refuse	4=Est	5=No Entry
				Zoning Code:		R-2				
SALES INFORMATION SECTION										
SALE DATE	SALE PRICE	SALE TYPE	VALUATION USEABLE	BOOK	PAGE					
6/25/1996	\$18,000.00	3	1	02599	00158					

CITY OF KINGSTON: PLANNING BOARD 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 12-16-19, 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 LANDSCAPE IN PROPER CONDITION. (ADOPTED 11/14/98, AMENDED 2/12/01, AMENDED 5/14/07)

5-27-20 5-27-20
SIGN DATE SIGN DATE

Greer Smith, President Alan Baer

NAME NAME

SURVEY BACKGROUND
OF LANDS OF
TRANSART

107 HENRY STREET

CITY OF KINGSTON NEW YORK

MAY 29, 2019

Copyright 2019. Brinnier & Larios, P.C. All Rights Reserved.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

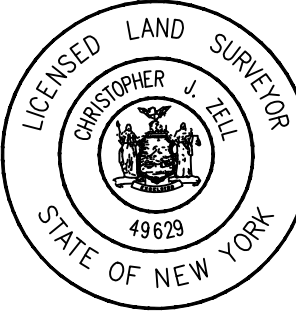
Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

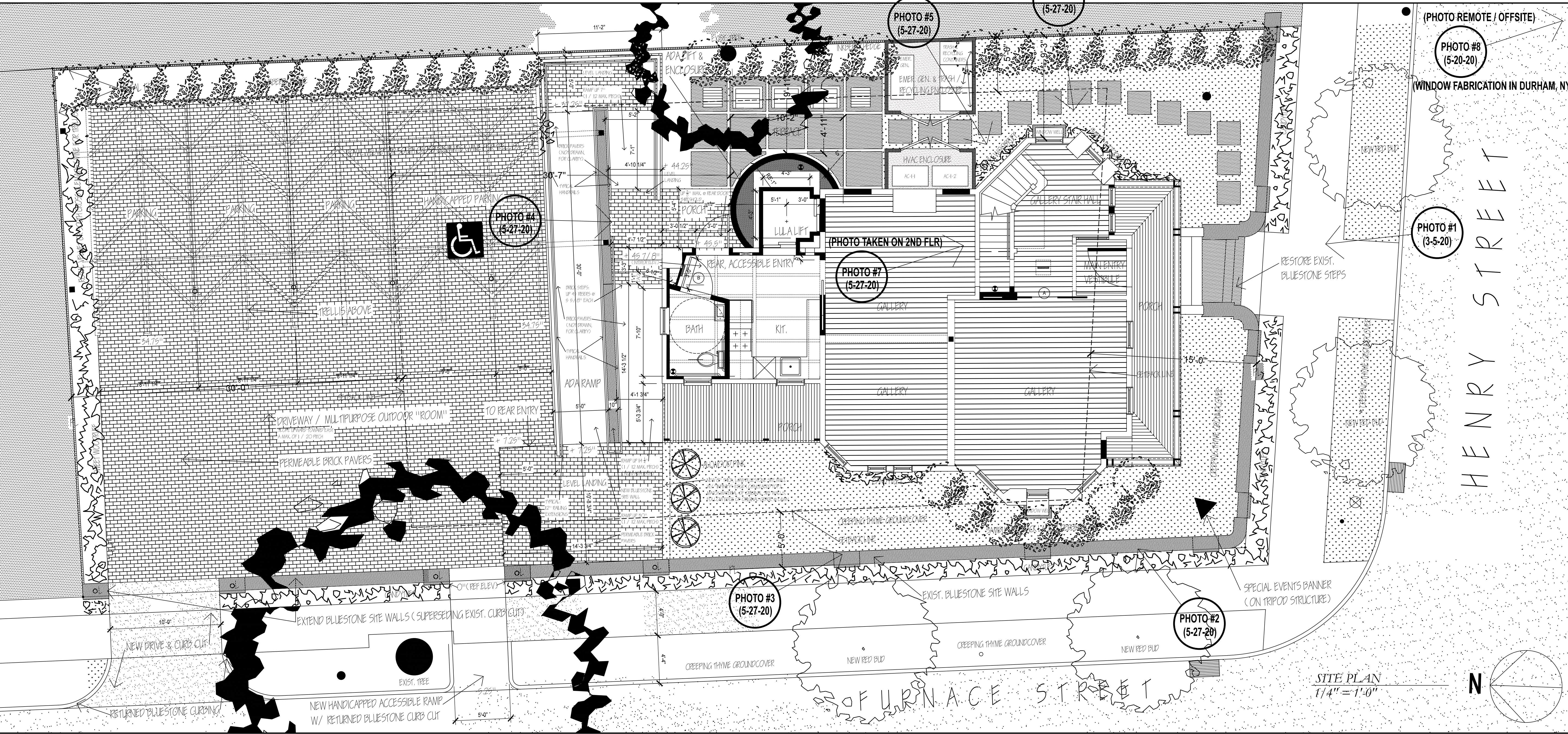
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyor's adopted by the New York State Association of Professional Land Surveyor's, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf to the title company, governmental agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE
City of Kingston, Section No. 56.108
Block 4, Lot 27

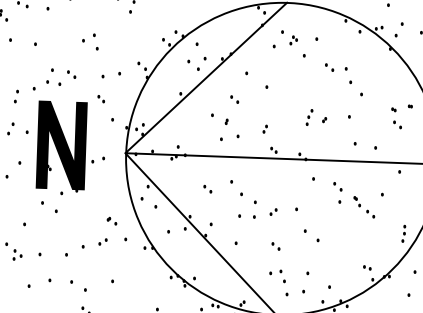
DEED REFERENCE
Liber 4580 of Deeds at Page 309



BRINNIER & LARIOS, P. C.



SITE PLAN
1/4" = 1'-0"



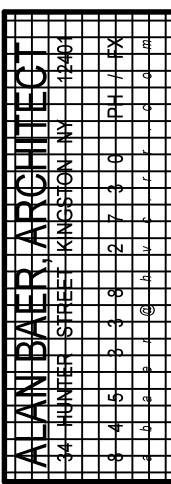
RESTORING PRIDE IN CULTURE: THE HENRY STREET PROJECT
FOR
TRANSART
RESTORATION OF BURGER MATTHEWS HOUSE AT 105-107 HENRY STREET, KINGSTON, NY
ALAN BAER ARCHITECT
JAMES BAER ARCHITECT
PO BOX 148, WEST PARK, NY 12493
©2020 Alan Baer, Architect - All Rights Reserved

11-27-19
12-20-19
4-29-20
5-26-20

SCALE: 1/4" = 1'-0"

SITE PLAN

SITE RESTORATION



1

Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #4: #693-701 Broadway (13 Franklin Street) SPECIAL PERMIT/SITE PLAN AMENDMENT to convert residential to commercial for purposes of expanding a radio station. SBL 56.92-3-19.100. SEQR Determination. Zone C-2, BOD. Ward 4. Radio Kingston Corp.; applicant/owner.

Suggested Action:

Attachments:

[13 Franklin St Site Plan PBM 061520.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) 13 Franklin Street, Kingston, NY 12401

Property Tax Map ID # (SBL): 56.92-3-19.100

Name of applicant: Radio Kingston- Kristen Thorne

Applicant Phone #: (646) 634-3035 Fax #: () E-Mail: kthorne@radiokingston.org

Mailing address of applicant: 718 Broadway, Kingston, NY 12401

Name and address of owner (if different from applicant): same

Project use and/or description of improvement:
conversion of existing single family dwelling into business office space for Radio Kingston

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): Radio Kingston

Phone #: (646) 634-3035 Fax #: () E-Mail: kthorne@radiokingston.org

Signature of Owner: 

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

(This section for office use only)

Date received: 6/1/20 Referrals: _____

Application fee: \$353.60 Chk# 2734 Receipt# 018924

Zoning District: C-2 Ward: 4-2

Sec./Blk./Lot: 56.92/ 3 / 19.1

SEQRA: _____

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

jas/pb4

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

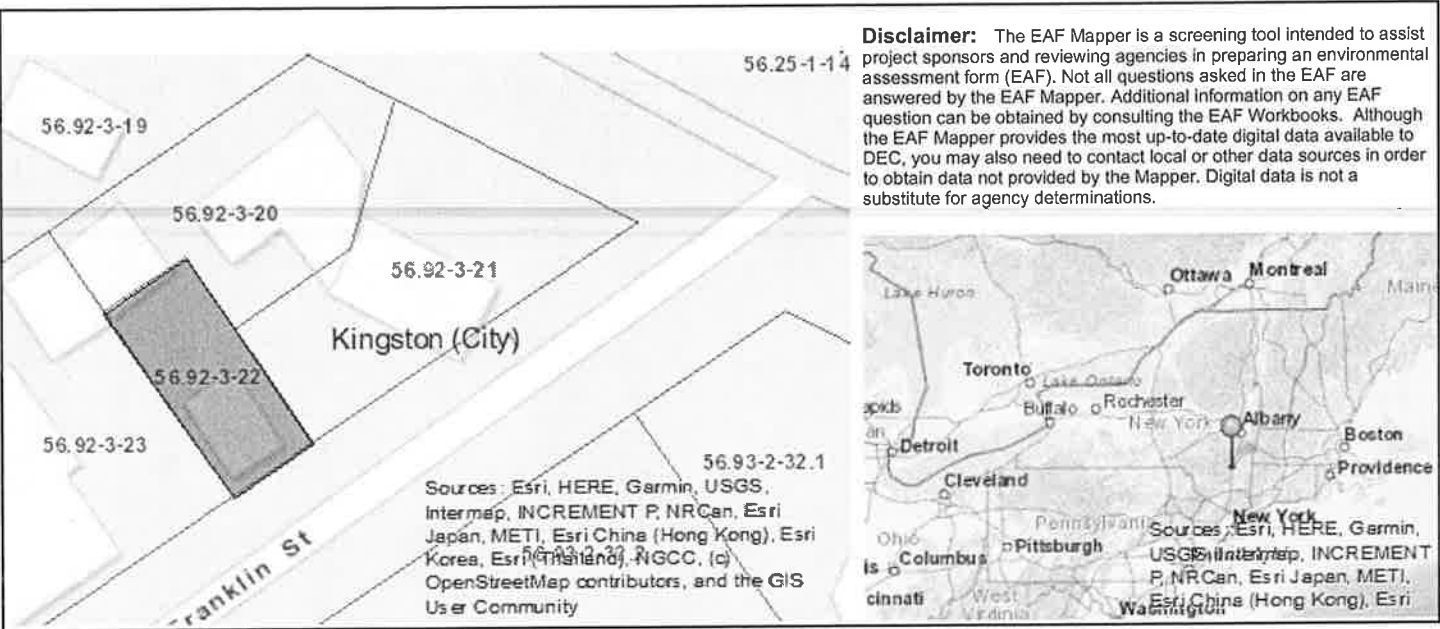
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Radio Kingston			
Name of Action or Project: Radio Kingston			
Project Location (describe, and attach a location map): 13 Frankllin Street			
Brief Description of Proposed Action: conversion of existing single family dwelling for use as office space for Radio Kingston. Minor addition in place of an existing porch to address accessibility needs for the site.			
Name of Applicant or Sponsor: Radio Kingston		Telephone: 646-634-3035	
		E-Mail: kthorne@radiokingston.org	
Address: 718 Broadway			
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.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		0.418 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.418 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
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
Northern Long-eared Bat	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	☐	☒
a. Will storm water discharges flow to adjacent properties?	☐	☒
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe:		
no change to existing run off patterns.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Scott Dutton R.A for the applicant Date: 5/31/20		
Signature:  Title: Architect representing the Owner		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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: _____ Date: _____ Signature: _____		

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

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

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

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

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

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 Scott Dutton, R.A

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of June 15th et al in the matter of Radio Kingston, 13 Franklin Street

_____ ,

Kristen Thorne

DocuSigned by:
Kristen Thorne
14C04D813C954B6...

_____ owner's signature

718 Broadway, Kingston, NY 12401

_____ owner's mailing address

646-634-3035

_____ owner's phone number

6/1/2020

_____ date

[Signature]

5/31/20

representative's signature & date

33 Canfield Street, Kingston, NY 12401

representative's address

845-339-2039

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.	Scott Dutton, R.A Dutton Architecture, pllc 33 Canfield Street, Kingston, NY 12401	2.	
3.		4.	

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

Thank you.

PROJECT NARRATIVE FORM

Property Address: 13 Franklin Street

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...

The applicant is requesting to adaptively re-use the existing single family home to create support admin space for Radio Kingston. As depicted on the plans the space is to be used as a business occupancy and has a maximum occupant load pursuant to the Building Code of the State of New York of 16 people. The bulk of the proposed work involves a gut rehab of the existing structure with new interior finishes and mechanical systems. A two story addition is proposed on the footprint of the existing single story rear porch. The two story addition will allow for the installation of an interior "lift" to make the second floor fully accessible. daily activities will be consistent with other business/ professional office uses with hours of operation ranging from 7:00 am to 6:00 pm +/- . A building permit set of plans has been submitted to the City of Kingston Building Safety Division is ready to pick up upon approval of the planning board. The construction is expected to take 6-7 months.

Blank lines for project narrative details.

Prepared By (Please Print): Scott Dutton, R.A.
Date: 5/31/20
Rev.10/02

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

5/31/20

Date

Scott Dutton, for the applicat

Applicant Name (Please Print)



STATE OF NEW YORK
ULSTER COUNTY ss:

I, Nina Postupack, Clerk of the County of Ulster, and also Clerk of the Supreme and County Courts, in and for said County do HEREBY CERTIFY that I have compared this copy with the original thereof filed or recorded in my office on

DESCRIPTION: DEED

DATE: 11/08/2018

INSTRUMENT#: 2018-15562

And the same is a correct transcript from said original document and the whole thereof,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County and Courts on



Date: February 21st, 2019

Nina Postupack

Nina Postupack
Ulster County Clerk



Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Volm-6359 Pg-18

Instrument Number: 2018- 00015562

Recorded On: November 08, 2018
As
D01 - Deed

Parties: MARELLO-NACCARATO SUSAN
To
RADIO KINGSTON CORP

Billable Pages: 5

Recorded By: STOCKADE ABSTRACT

Num Of Pages: 5

Comment:

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

D01 - Deed	65.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	195.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	672.00	168,000.00	1715	Basic	0.00
KINGSTON CITY				Local	0.00 Special Additional 0.00
				Additional	0.00 Transfer 672.00
Tax Charge:	672.00				

**** 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- 00015562

Receipt Number: 1869608

Recorded Date/Time: November 08, 2018 09:37:51A

Book-Vol/Pg: BK-D VI-6359 Pg-18

Cashier / Station: s smar / Cashier Station 6

Record and Return To:

BERNADETTER BERARDI ESQ

159 GREEN STREET

KINGSTON NY 12401



Nina Postupack

Nina Postupack Ulster County Clerk

5
17
08

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)**

STANDARD NYBTU FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the 17 day of *OCTOBER, 2018*

Between

*SUSAN MARELLO-NACCARATO, formerly known as SUSAN L. MARELLO, residing at 4563
Glen Eagles Drive, Boynton Beach, Florida 33436*

party of the first part, and

RADIO KINGSTON CORP., with offices at 718 Broadway, Kingston, New York 12401

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND NO/100 (\$1.00) dollars, lawful money of the United States, 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, further described in Schedule "A" annexed hereto and made part hereof.

BEING A PORTION OF THE PREMISES described in a deed from Fannie Carpino to Susan L. Marello dated May 14, 2004 and recorded in the Ulster County Clerk's Office on May 19, 2004 as Instrument No.: 2004-14364.

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.

NYSBA PRACTICE FORMS 3/98

CHECKED OC
ENTERED SM
MARK/OFF _____

RE067.16
-1-

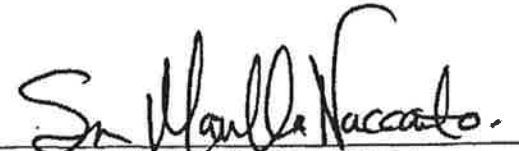
✓ Stockade Abstract

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:



SUSAN MARELLO-NACCARATO *aka*
SUSAN L. MARELLO

STATE OF FLORIDA)
COUNTY OF Palm Beach)

ss.:

On this 17 day of OCTOBER in the year 2018 before me, the undersigned, personally appeared SUSAN MARELLO-NACCARATO formerly known as SUSAN L. MARELLO personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument and such appearance was made in the City of Boca Raton, County of Palm Beach and State of Florida.



NOTARY PUBLIC



Frank Kevin Pate
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF244631
Expires 6/29/2019

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST
GRANTORS ACTS**

SUSAN MARELLO-NACCARATO fka
SUSAN L. MARELLO

TO

RADIO KINGSTON CORP.

R&R TO:
BERNADETTE BERARDI, ESQ.
159 GREEN STREET
KINGSTON, NEW YORK 12401

Schedule A Description

Title Number 13180-18F

Page 1

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Kingston,
County of Ulster and State of New York, known as No. 13 Franklin Street
bounded and described as follows:

BEGINNING on the westerly side of Franklin Street at the bounds of lands of
Mrs. Clara Norwood, thence running westerly along her line seventy five (75)
feet, thence northerly at right angles with the first course thirty two (32) feet;
thence easterly on a line parallel with the first course seventy five (75) feet to
Franklin Street; thence southerly along Franklin Street thirty two (32) feet to the
place of beginning.

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

510800

C2. Date Deed Recorded

11/8/18

C3. Book

6359

C4. Page

18

1556

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (R/10)

PROPERTY INFORMATION

1. Property Location
* STREET NUMBER 13 * STREET NAME FRANKLIN STREET
* CITY OR TOWN C/O KINGSTON * ZIP CODE 12401

2. Buyer Name
* LAST NAME/COMPANY RADIO KINGSTON CORP. * FIRST NAME

3. Tax Billing Address
Indicate where future Tax Bills are to be sent if other than buyer address(es) at bottom of form.
* LAST NAME/COMPANY * FIRST NAME
* STREET NUMBER AND NAME * CITY OR TOWN * STATE * ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size
32 * FRONT FEET X 75 * DEPTH OR 0.00 * ACRES

6. Seller Name
* LAST NAME/COMPANY Marello-Naccarato, Susan * FIRST NAME fka Marello, Susan L.
* LAST NAME/COMPANY * FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
B. 2 or 3 Family Residential

Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 10-17-2018

12. Date of Sale/Transfer 10-31-2018 11/6/18

13. Full Sale Price 168,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale Between Related Companies or Partners in Business
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YR) 18 *17. Total Assessed Value 105,000

18. Property Class 220 *19. School District Name KINGSTON CSD

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

p/o 56.92-3-22

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Su Naccarato 10/12/2018

BUYER SIGNATURE

RADIO KINGSTON CORP. 11-6-18

DATE

11/6/18

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible person who can answer questions regarding the transfer must be entered. Type or print clearly.)

RADIO KINGSTON CORP.

* LAST NAME * FIRST NAME

* AREA CODE * TELEPHONE NUMBER (Ex: 800000)

72 Broadway

* STREET NUMBER * STREET NAME

KINGSTON NY 12401

* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

BERARDI BERNADETTE

* LAST NAME * FIRST NAME

(845) 331-3355

* AREA CODE * TELEPHONE NUMBER (Ex: 800000)

CONTRACT OF SALE
(adapted from NYBTU Form)

NOTE: FIRE AND CASUALTY LOSSES.--This Contract form does not provide for what happens in the event of fire or casualty loss before the title CLOSING. Unless changed, Sec. 5-1311 of the General Obligations Law will apply. One part of that Law makes a PURCHASER who takes title or possession before CLOSING responsible for fire and casualty loss.

AGREEMENT made this _____ day of _____ 2018

BETWEEN

SUSAN L. MARELLO NKA SUSAN MARELLO-NACCARATO, residing at 13 Franklin Street, Kingston, NY 12401

hereinafter referred to as "SELLER", and

**RADIO KINGSTON CORP., with offices at
718 Broadway, Kingston, NY 12401**

hereinafter referred to as "PURCHASER"

PROPERTY:

FOR the purchase and sale of property, including all buildings and improvements thereon (the "PREMISES"), and known as:

**13 FRANKLIN STREET, KINGSTON, NY 12401
(SBL #56.92-3-22)(Being a portion of Instrument No.: 2004-14364)**

Together with SELLER'S interest, if any, in streets and unpaid awards as more fully set forth herein.

The sale also includes all fixtures and articles of personal property attached to or used in connection with the PREMISES unless specifically excluded below. SELLER states that they are paid for and owned by SELLER free and clear of any lien other than the EXISTING MORTGAGES(S). They include but are not limited to plumbing, heating and lighting fixtures, in so far as same currently exist in "AS IS" condition on the premises.

cluded from this sale are: furniture and household furnishings.

(1) PURCHASE PRICE.

The Full Price is.....	\$168,000.00*
Payable as Follows:	
Received heretofore by agent.....	\$.00
On the signing of this Contract, to be held in escrow by the Attorneys for SELLER until CLOSING	\$ 16,800.00
By allowance for the principal amount still unpaid on existing mortgage(s) approximately	\$.00
By a Purchase Money Note and Mortgage from PURCHASER to SELLER (the Attorneys' fee to PURCHASER for drawing same shall be \$, payable on CLOSING).....	\$.00
At the CLOSING	\$151,200.00

(2) ACCEPTABLE FUNDS.

All money payable under this Contract, unless otherwise specified, shall be either:

- (a) Cash, but not over One Thousand (\$1,000.00) Dollars; or
- (b) Good certified check of Purchaser, or official check of any bank, savings bank, trust company or savings and loan association having a banking office in the State of New York, payable to the order of SELLER or SELLER'S attorney.
- (c) Money other than the purchase price, payable to SELLER at CLOSING, may be by check of PURCHASER up to the amount of \$500.00, or
- (d) As otherwise agreed to in writing by SELLER or SELLER'S attorneys.

(3) "SUBJECT TO" PROVISIONS.

The PREMISES are to be conveyed subject to:

- (a) Laws and governmental regulations that affect the use and maintenance of the PREMISES, provided that they are not violated by the buildings and improvements erected on the PREMISES;
- (b) Consents for the erection of any structures on, under or above any streets on which the PREMISES abut;
- (c) Encroachments of stoops, areas, cellar steps, trim and cornices, if any, upon any street or highway;
- (d) Easements and restrictions of record, provided the same do not render the title

*The purchase price shall be the actual amount due to the lender as of the date of closing.



PROPERTY INFORMATION	
We Inspire. We Educate. We Graduate. <i>All Students. All of the Time.</i>	
SWIS S/B/L	5108005 6.92-3-22
OWNER	RADIO KINGSTON CORP
ADDRESS	13 FRANKLIN ST
MAILING ADDRESS	72 BROADWAY KINGSTON, NY 12401
MUNICIPALITY	CITY OF KINGSTON
SCHOOL DISTRICT	KINGSTON CITY SCHOOLS
PARCEL TYPE	220, Two Family Res
ROLLS SECTION	1
BANK CODE	
ACCOUNT NUMBER	130306.000
LAND VALUE	9,000
TOTAL VALUE	115,500

TAX STATUS AND HISTORICAL INFORMATION

This site reports taxes received during the Tax Receiver's authorized tax collection period only. To obtain information regarding second installment late penalty amount or payments made after the Tax Receiver's authorized tax collection period, please contact:
Kingston City Properties: The Comptroller, Kingston City at (845) 331-0080
Town Properties: Ulster County Dept. of Finance at (845) 340-3460

INFORMATION IS AVAILABLE FOR THE FOLLOWING TAXING PERIODS

Click the [-] and [+] symbols below to show or hide the tax collection's payment information.

Collection	Base	Fees	Penalty	Status	Amt Paid	Curr Bal	Base Details
- 2019 SCHOOL TAX	2,391.08	0.00	0.00	PAID	2,391.08	0.00	Bill Detail
Due Date: 10/15/2019							
2019 School 1st Installment Tax:					1,195.54		
Due Date: 12/16/2019							
2019 School 2nd Installment Tax:					1,195.54		
Paid 2019 School 1st Installment Tax on 9/16/2019:					- 1,195.54		
Paid 2019 School 2nd Installment Tax on 9/16/2019:					- 1,195.54		

		TOTAL BALANCE:		\$0.00			
+ 2018 SCHOOL TAX	2,289.38	0.00	34.34	PAID	2,323.72	0.00	Bill Detail
+ 2017 SCHOOL TAX	2,317.82	0.00	46.36	PAID	2,364.18	0.00	Bill Detail
+ 2016 SCHOOL TAX	2,282.53	0.00	45.65	PAID	2,328.18	0.00	Bill Detail
+ 2015 SCHOOL TAX	2,245.16	0.00	44.90	PAID	2,290.06	0.00	Bill Detail
+ 2014 SCHOOL TAX	2,208.65	0.00	44.17	PAID	2,252.82	0.00	Bill Detail
+ 2013 SCHOOL TAX	2,257.17	0.00	45.14	PAID	2,302.31	0.00	Bill Detail
+ 2012 SCHOOL TAX	2,381.47	0.00	47.63	PAID	2,429.10	0.00	Bill Detail
+ 2011 SCHOOL TAX	2,411.13	0.00	48.22	PAID	2,459.35	0.00	Bill Detail
+ 2010 SCHOOL TAX	2,319.75	0.00	46.40	PAID	2,366.15	0.00	Bill Detail
+ 2009 SCHOOL TAX	1,100.43	0.00	44.02	PAID	1,144.45	0.00	Bill Detail
+ 2008 SCHOOL TAX	1,073.00	0.00	42.92	PAID	1,115.92	0.00	Bill Detail
+ 2007 SCHOOL TAX	606.75	0.00	0.00	PAID	606.75	0.00	Bill Detail
+ 2006 SCHOOL TAX	564.06	0.00	0.00	PAID	564.06	0.00	Bill Detail
+ 2005 SCHOOL TAX	539.71	0.00	0.00	PAID	539.71	0.00	Bill Detail
+ 2004 SCHOOL TAX	492.03	0.00	0.00	PAID	492.03	0.00	Bill Detail
+ 2003 SCHOOL TAX	471.04	0.00	0.00	PAID	471.04	0.00	Bill Detail
+ 2002 SCHOOL TAX	432.55	0.00	0.00	PAID	432.55	0.00	Bill Detail
+ 2001 SCHOOL TAX	376.83	0.00	0.00	PAID	376.83	0.00	Bill Detail
+ 2000 SCHOOL TAX	350.19	0.00	0.00	PAID	350.19	0.00	Bill Detail

Penalty and additi onal fees in prioryear collections(if any)mayno t reflect actual adjustments.

Penalty Schedule

School 1st In stallment

From 10/1 6/2019 to 10/31/2019	From 11/1/2019 to 11/ 30/2019	From 12/1/2019 to 12/1 5/2021
2 %	3%	4%

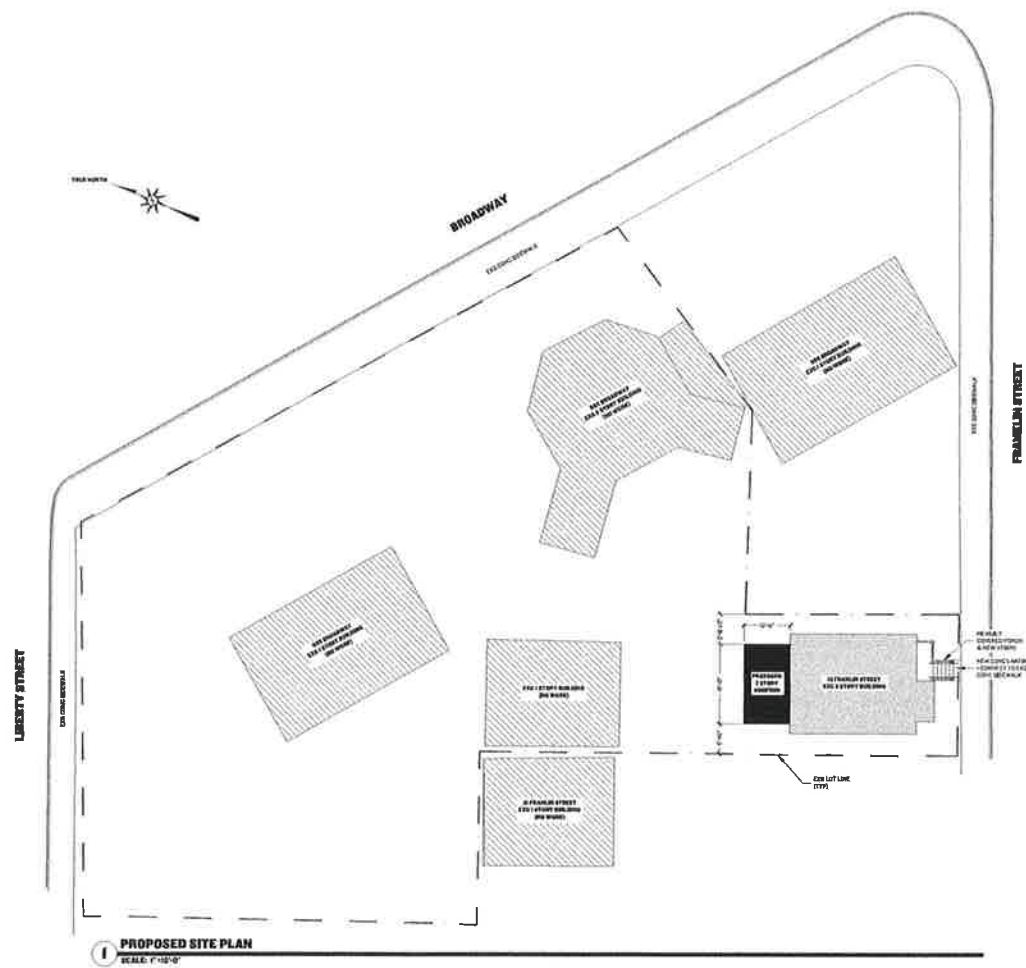
Back

21 Wynkoop Place, Kingston, NY 12401
(P) 845-943-3000

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GENERAL NOTES

1. THIS SITE PLAN WAS PREPARED BY THE ARCHITECT FROM THE LAND SURVEY PROVIDED BY THE OWNER. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE ACCURATE.
2. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE ACCURATE.
3. THE ARCHITECT HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE ACCURATE.

DUTTON
ARCHITECTURE
P.L.L.C.

21 CANTFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	10/1/2011	PRELIMINARY SITE PLAN	DUTTON	
2	10/1/2011	REVISIONS	DUTTON	
3	10/1/2011	REVISIONS	DUTTON	
4	10/1/2011	REVISIONS	DUTTON	
5	10/1/2011	REVISIONS	DUTTON	
6	10/1/2011	REVISIONS	DUTTON	
7	10/1/2011	REVISIONS	DUTTON	
8	10/1/2011	REVISIONS	DUTTON	
9	10/1/2011	REVISIONS	DUTTON	
10	10/1/2011	REVISIONS	DUTTON	

RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY



C101

PROPOSED SITE PLAN





RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 06/01/20



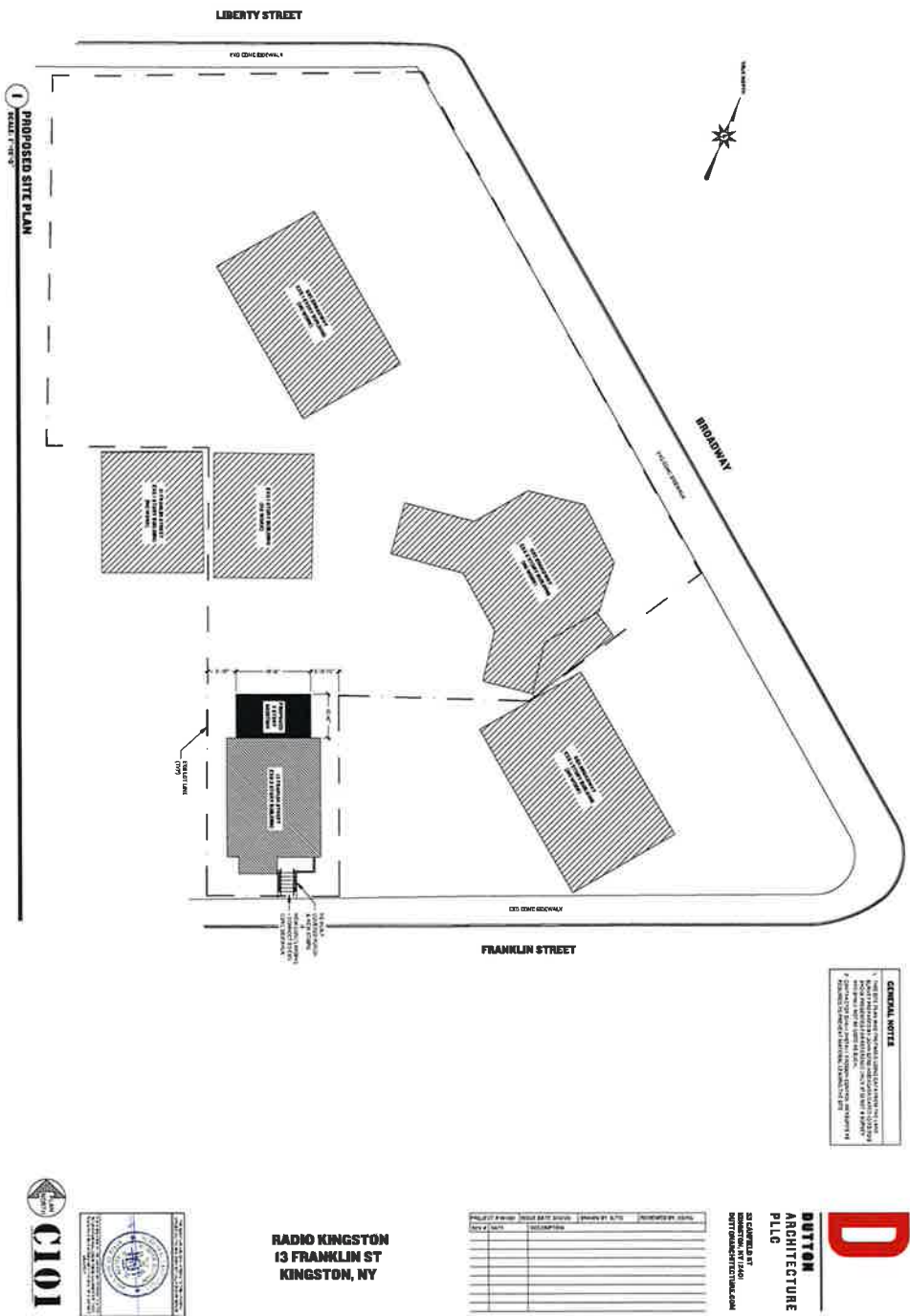


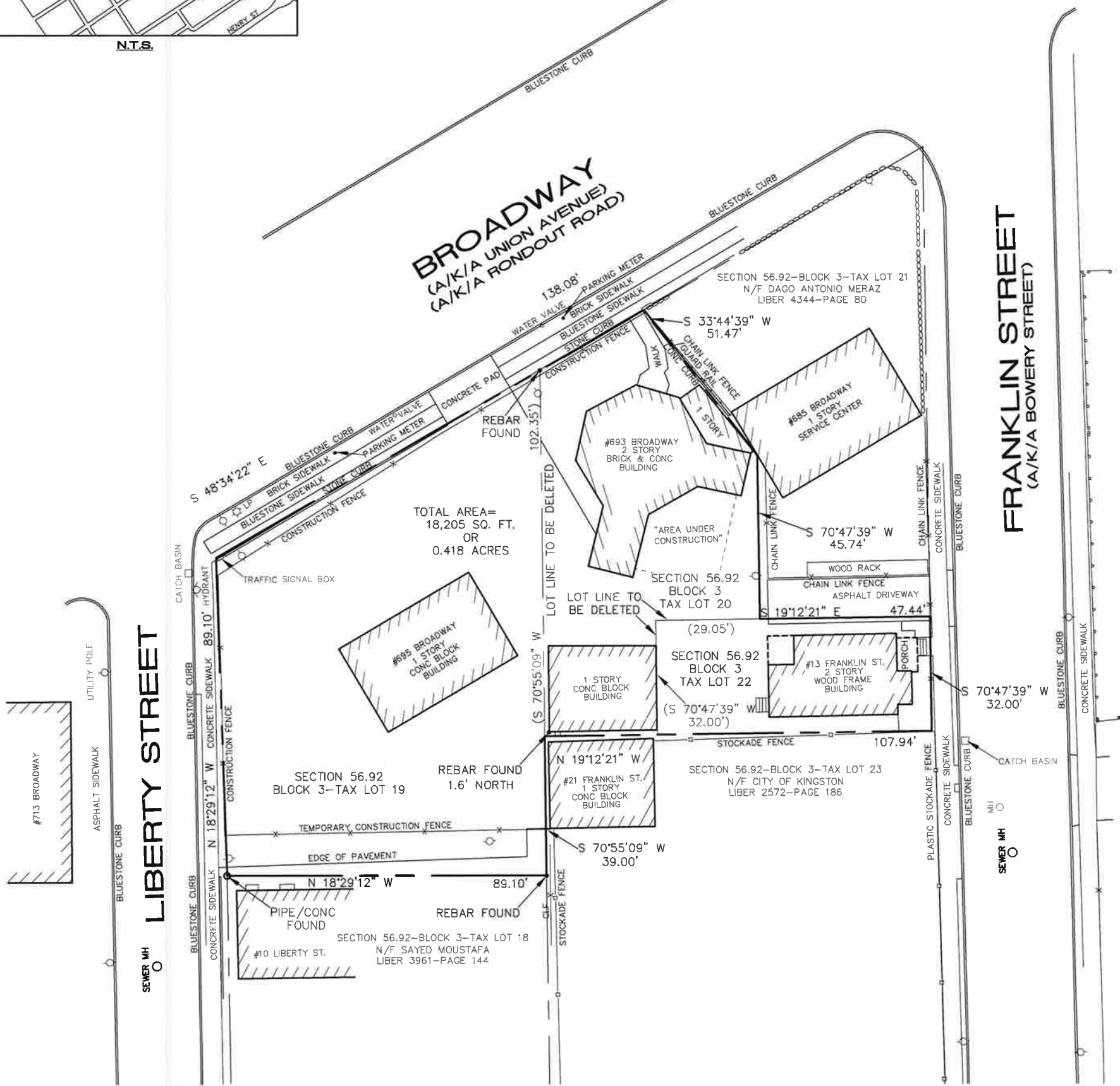


RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 06/01/20





[illegible]

1. FIELD WORK WAS CONDUCTED OCTOBER, 2019 BY HEIDECKER LAND SURVEYING, PLLC AND ALL MEASUREMENTS WERE TAKEN ON THE FOLLOWING:

2. PROPERTY LINES ARE BASED UPON THE FOLLOWING:

LIBER 6454-PAGE 255

LIBER 6359-PAGE 18

LIBER 8255-PAGE 349

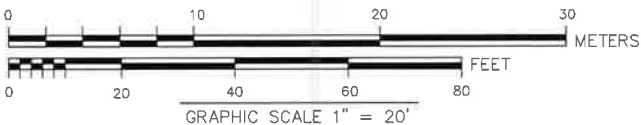
3. BEARINGS AND NORTH ARROW ARE BASED UPON LIBER 6454-PAGE 255.

4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS A FULL AND CURRENT TITLE REPORT MAY REVEAL, ALL EASEMENTS AND RESTRICTIONS MAY NOT BE SHOWN.

5. UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN. PRIOR TO EXCAVATION 811 MUST BE NOTIFIED TO HAVE ALL UNDERGROUND LINES MARKED ON THE GROUND.

Unauthorized alteration or addition to this survey is a violation of section 7209, subdivision 2, of the New York State Education Law. Copies of this survey map not bearing the land surveyor's inked or embossed seal shall not be considered to be a valid copy.

RADIO KINGSTON CORPORATION (A/K/A RADIO KINGSTON CORP.)
718 BROADWAY
KINGSTON, N.Y. 12401



JOHN GARD HEIDECKER N.Y. STATE LAND SURVEYOR LIC. # 050719 42 CROWN STREET KINGSTON, NEW YORK 12401 (845)-901-7629		DATE: _____
PLANNING BOARD APPROVAL		OWNER'S CONSENT TO FILE
MEMBER: _____		_____
MEMBER: _____		_____
DATE: _____		DATE: _____
SURVEY PREPARED FOR:		I HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE ULSTER COUNTY CLERK.
<i>RADIO KINGSTON CORPORATION</i>		
DATE: OCTOBER 23, 2019	MAP OF LOT LINE ADJUSTMENT SECTION 56.92-BLOCK 3 TAX LOTS 19, 20, & 22 #693 & #695 BROADWAY & #13 FRANKLIN STREET CITY OF KINGSTON, ULSTER COUNTY, NEW YORK	SHEET NO. 1 OF 1 PROJECT # 19HLS107
DRAWN BY: B.M.		CAD FILE: 19HLS107.DWG
CHK BY: J.H.		
SCALE: 1" = 20'		

D
DUTTON
ARCHITECTURE
PLLC

[illegible]

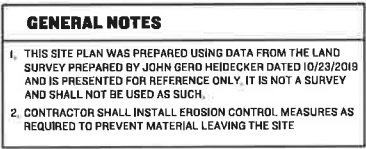
DRAWING INDEX

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
OR ADD INFORMATION UNRELATED TO THESE DOCUMENTS IF THEIR
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT



180



DUTTON
ARCHITECTURE
PLLC

**33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM**

[illegible]

**RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY**



C101

PROPOSED SITE PLAN

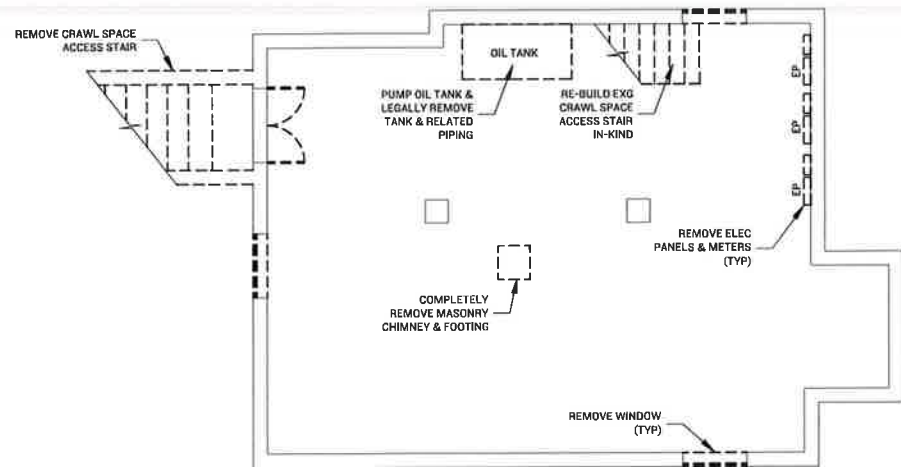
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**RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY**

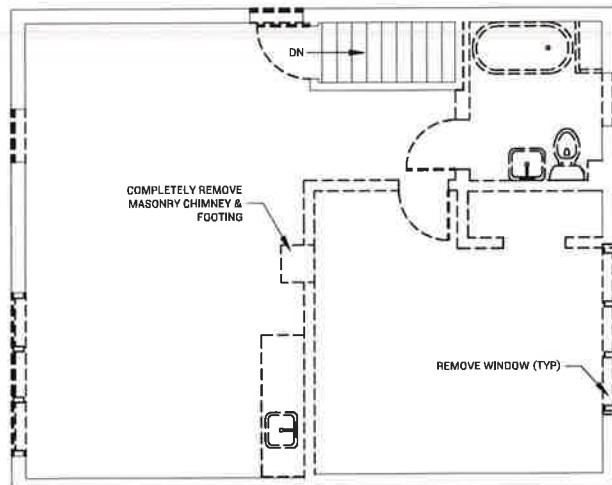


A101

182



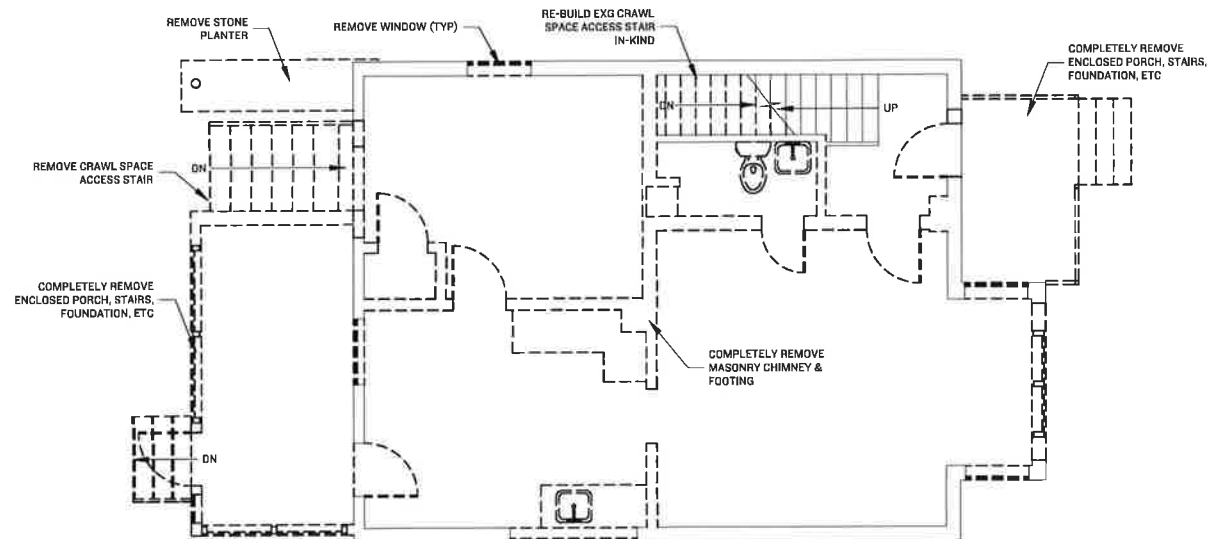
1 CRAWL SPACE FLOOR DEMOLITION PLAN
SCALE: 1/4"=1'-0"



3 2ND FLOOR DEMOLITION PLAN

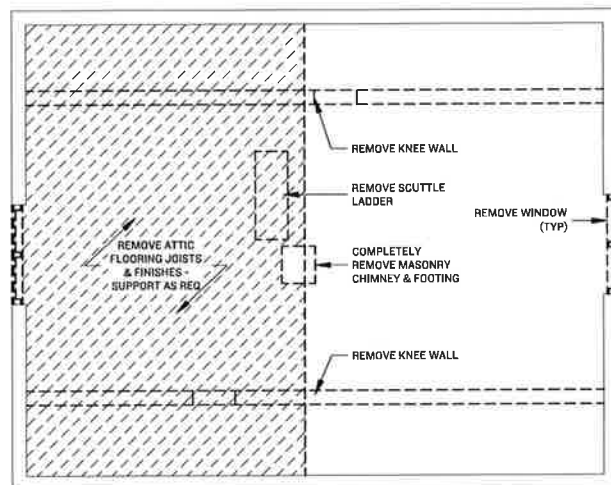
REMOVAL LEGEND	
	WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	DASHED LINES INDICATE REMOVALS
	HATCHED AREAS INDICATE REMOVALS

GENERAL REMOVAL NOTES	
A. REMOVE ALL REMOVALS, WHETHER SHOWN OR NOT, AS REQUIRED TO COMPLETE THE WORK OF THE CONTRACT DOCUMENTS UNLESS OTHERWISE NOTED. B. MAINTAIN BUILDING SECURITY AND WEATHER TIGHTNESS AT WORK SITE DURING THE COURSE OF THE PROJECT. C. REMOVE ALL WALL & FLOOR FINISHES, INSUL, MOULDINGS, HVAC EQUIPMENT & DUCTWORK, PLUMBING FIXTURES & PIPING, ELECTRICAL FIXTURES & WIRING, ETC THROUGHOUT TO EXPOSE EXG FRAMING. D. SEE PLUMB & ELEC DWGS FOR ADDITIONAL INFORMATION.	



2 1ST FLOOR DEMOLITION PLAN

SCALE: 1/4"=1'-0"



4 ATTIC DEMOLITION PLAN

SCALE: 1/4"=1'-0"

[illegible]

**RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY**



A201

PROPOSED EXTERIOR ELEVATIONS

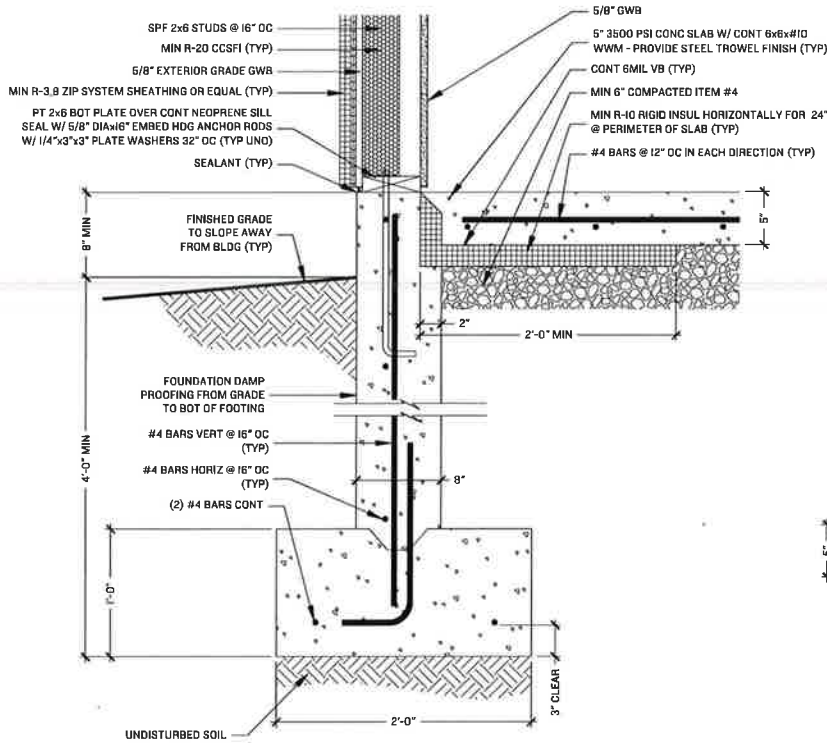


**RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY**

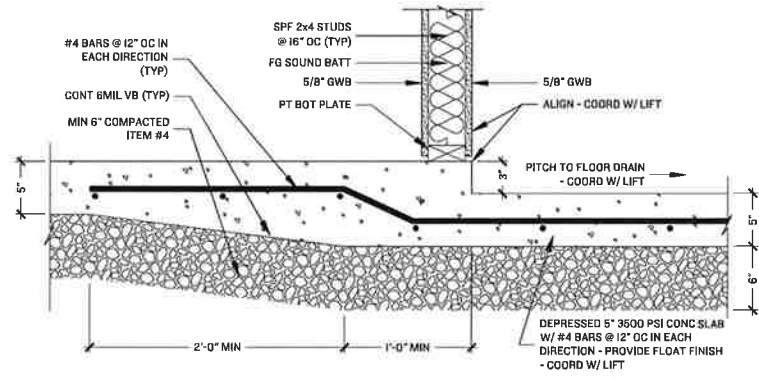


A301

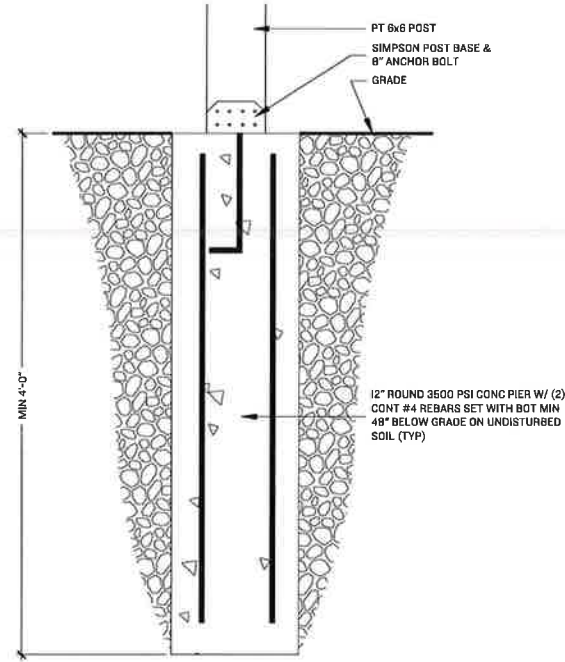
PROPOSED BUILDING SECTIONS



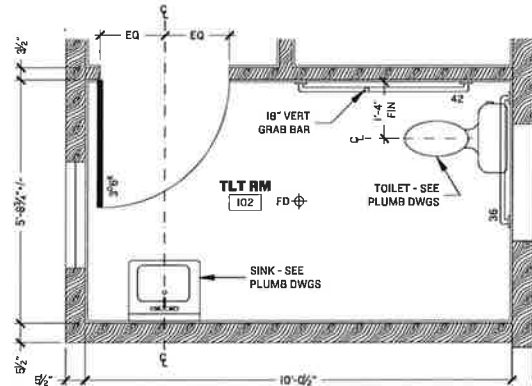
1 FOUNDATION WALL DETAIL
SCALE: 1-1/2"=1'-0"



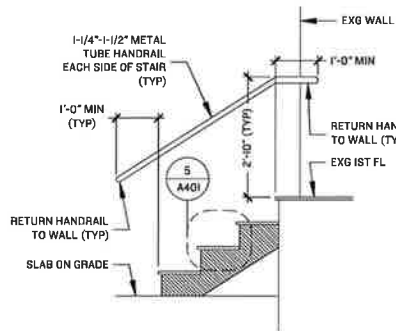
2 SLAB ON GRADE & PIT DETAIL
SCALE: 1-1/2"=1'-0"



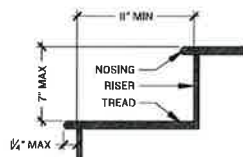
6 CON PIER DETAIL
SCALE: 1-1/2"=1'-0"



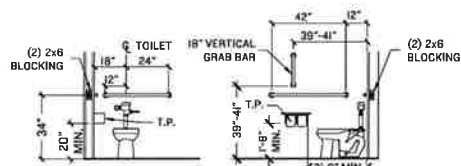
3 TOILET RM PLAN
SCALE: 1/2"=1'-0" TLT RMS 102 & 204 SIMILAR



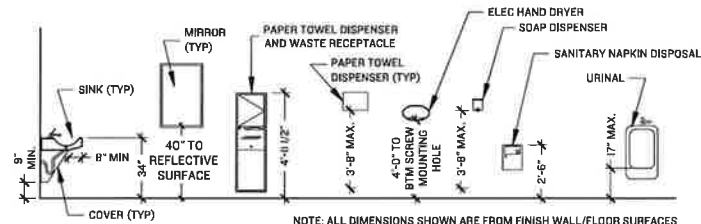
4 STAIR SECTION
SCALE: 1/2"=1'-0" OPPOSITE SIDE SIMILAR



5 TYP TREAD AND RISER DETAIL
SCALE: 1-1/2"=1'-0"



TYP. GRAB BAR MOUNTING DIMENSIONS
SCALE: 1/4"=1'-0"



BATH ACCESSORIES TYPICAL MOUNTING HEIGHTS
SCALE: 1/4"=1'-0"

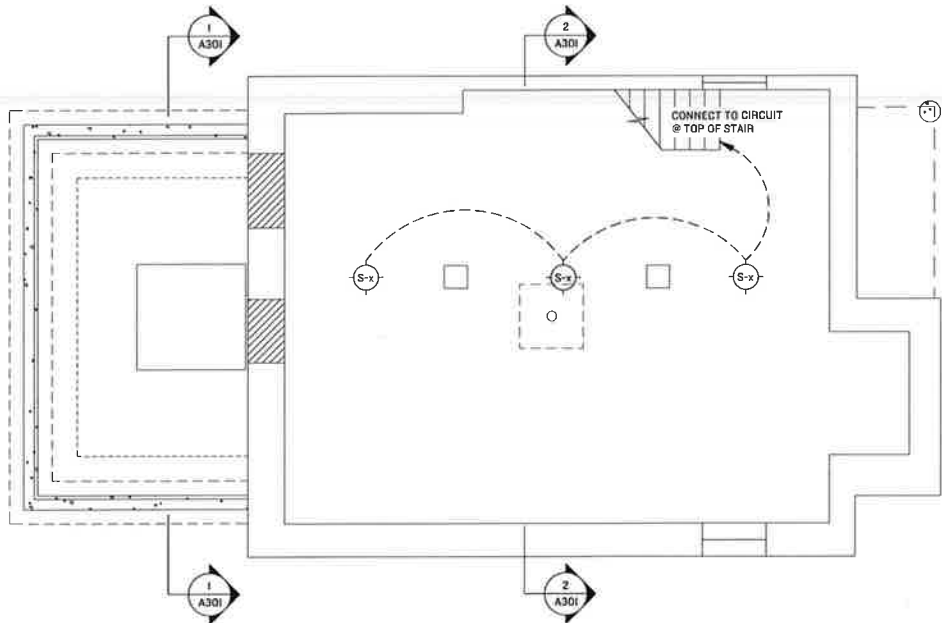
D
DUTTON
ARCHITECTURE
PLLC
33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM

PROJECT #	ISSUE DATE	REVIEWED BY	DESCRIPTION
19-001	3/16/20	SD/KG	
REV #	DATE	DRAWN BY	REVIEWED BY
1		ILTS	
2			
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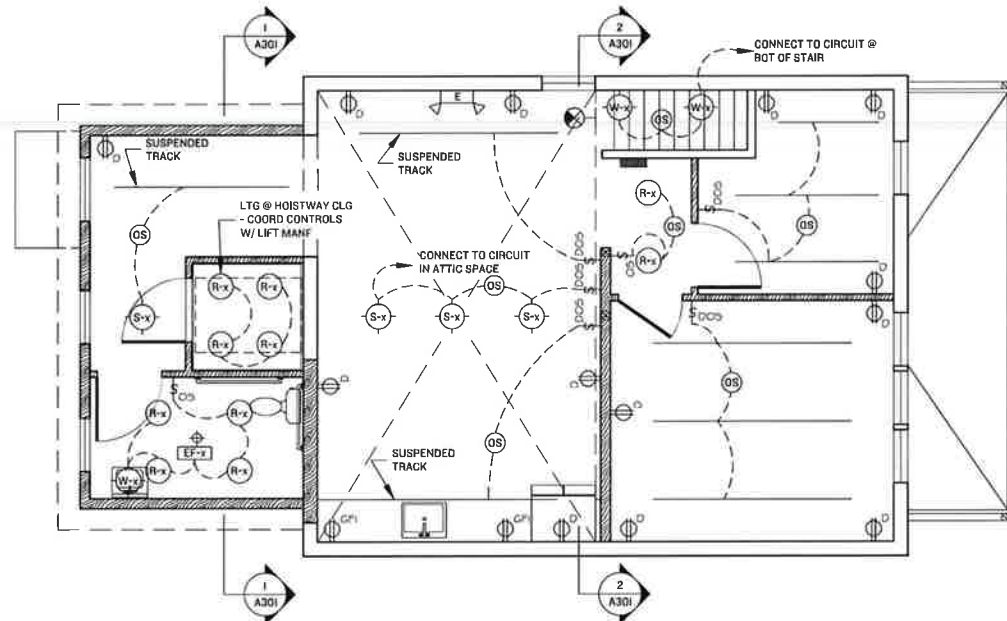
RADIO KINGSTON
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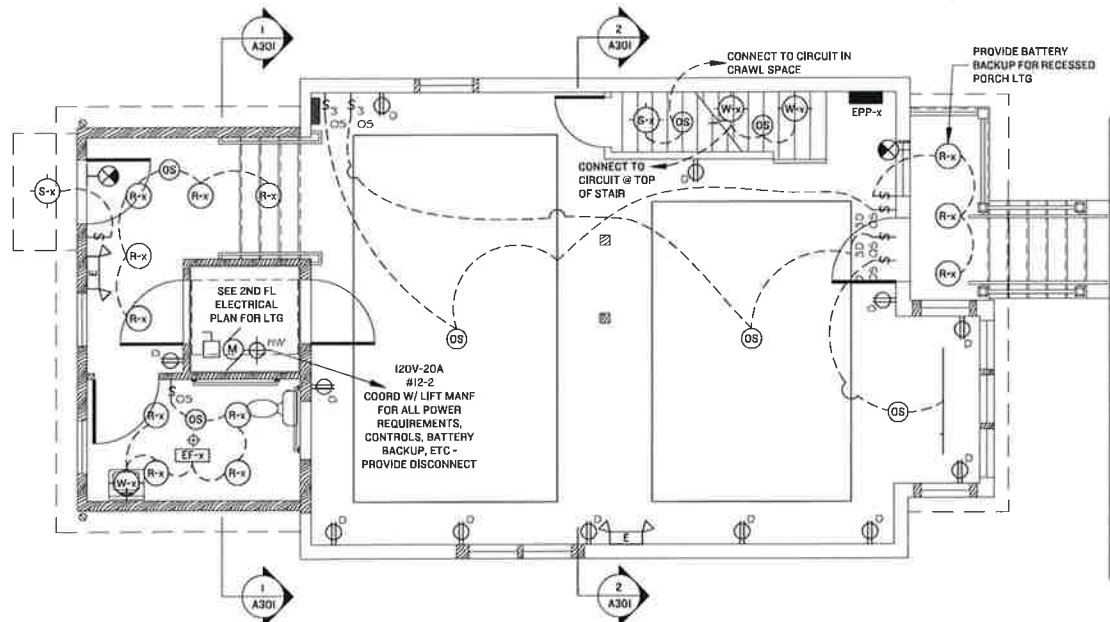
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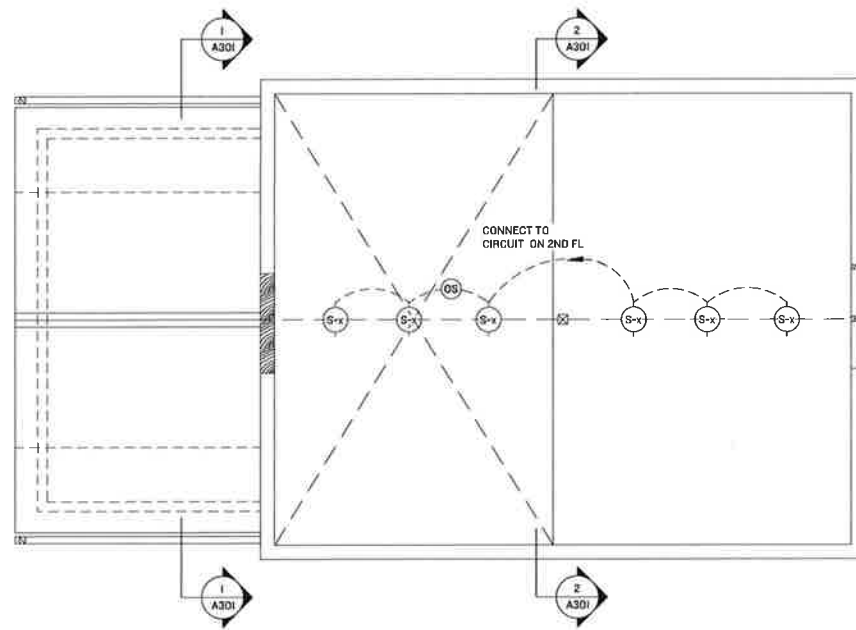
1 PROPOSED CRAWL SPACE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



3 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



4 ATTIC ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- GENERAL ELECTRICAL NOTES**
- DEVICES SHOWN ARE NEW & IN ADDITION TO EXISTING DEVICES, UON.
 - BRANCH CIRCUIT WIRING SHALL BE INSTALLED CONCEALED IN WALLS, FLOORS & CEILING UON & EXCEPT UNFINISHED WALLS ON 1ST FLOOR.
 - CONCEALED BRANCH CIRCUIT WIRING SHALL BE #12 AWG MINIMUM SIZE IN METAL CONDUIT OR METALLIC CABLE, UON.
 - PROVIDE A SEPARATE GROUND WIRE IN ALL CABLE & RACEWAYS.
 - COORDINATE EXACT LOCATION OF ALL LIGHT FIXTURES WITH ARCHITECT BEFORE INSTALLATION.
 - ALL NEW RECEPTACLES TO BE @ 18" AFF EXCEPT @ KITCHEN COUNTERTOPS & VANITIES, UON.
 - ALL NEW LIGHTING SWITCHES TO BE @ 40" AFF UON.
 - ALL WORK SHALL COMPLY WITH THE NFPA-70 NATIONAL ELECTRICAL CODE & THE CITY OF KINGSTON BUILDING DEPARTMENT.
 - OWNER SHALL BE RESPONSIBLE FOR ALL SECURITY DEVICES, AND SMOKE & FIRE DETECTION DEVICES, UON.
 - PROVIDE POWER TO ALL EQUIPMENT BY OTHER TRADES AS DIRECTED BY OWNER.
 - ALL LIGHTING FIXTURES AS SELECTED BY OWNER.
 - SEE ARCHITECTURAL DWGS FOR ADDITIONAL INFORMATION.

- ELECTRICAL SYMBOL LEGEND**
- SURFACE MOUNT LIGHT FIXTURE
 - WALL MOUNT LIGHT FIXTURE
 - RECESSED LIGHT FIXTURE
 - TRACK LIGHTING
 - SINGLE POLE SWITCH 20 AMP
 - 3 (OR 4) WAY SWITCH 20 AMP
 - DIMMING SWITCH - SEE EQUIPMENT SCHEDULE
 - SINGLE POLE SWITCH W/ OCCUPANCY SENSOR OVERRIDE
 - DUPLEX RECEPTACLE 20 AMP
 - GROUND FAULT INTERRUPTED DUPLEX RECEPTACLE 20 AMP
 - DUPLEX RECEPTACLE 20 AMP IN EXTERIOR HOUSING
 - NEMA RECEPTACLE FOR CLOTHES DRYER OR RANGE RATED FOR THE INDICATED AMPERAGE
 - INDICATES DEDICATED CIRCUIT
 - EXHAUST FAN - SEE EQUIPMENT SCHEDULE
 - CEILING HUNG OCCUPANCY SENSOR - GREENGATE OR HUBBLE
 - WALL OR CEILING HUNG EXIT SIGN - TOTAL EDGE SERIES - GREEN - BATTERY BACKUP BY EMERGI-LITE
 - EMERGENCY LIGHTING W/ BAT BACKUP MOD #12EL50-2MRS 12V BY EMERGI-LITE
 - RECESSED ELECTRICAL LIGHTING & APPLIANCE PANEL BOARD
 - HARD WIRE EQUIPMENT
 - MECHANICAL EQUIPMENT MOTOR

PROJECT #	ISSUE DATE	ISSUE BY	REVIEWED BY
#10-081	3/16/20	SD/KG	
REV #	DATE	DESCRIPTION	

RADIO KINGSTON
13 FRANKLIN ST
KINGSTON, NY



Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

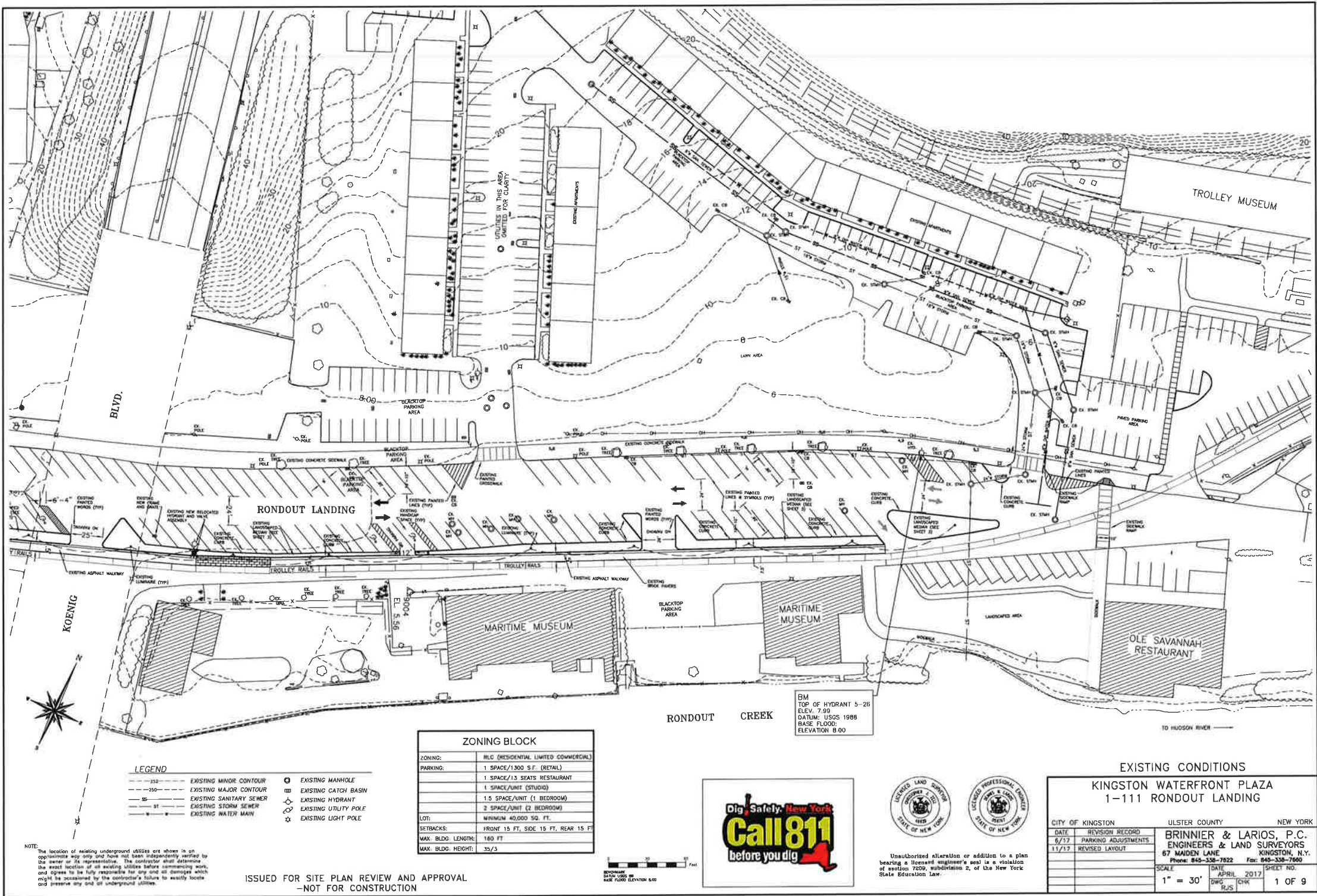
Item #5: #65-85 East Strand SPECIAL PERMIT RENEWAL to construct a mixed use building. SBL 56.43-7-37. SEQR Determination. Zone RLC, HAC, LWRP. Ward 8. Anthony Hatzioannou/applicant; Kingston Waterfront LLC/owner.

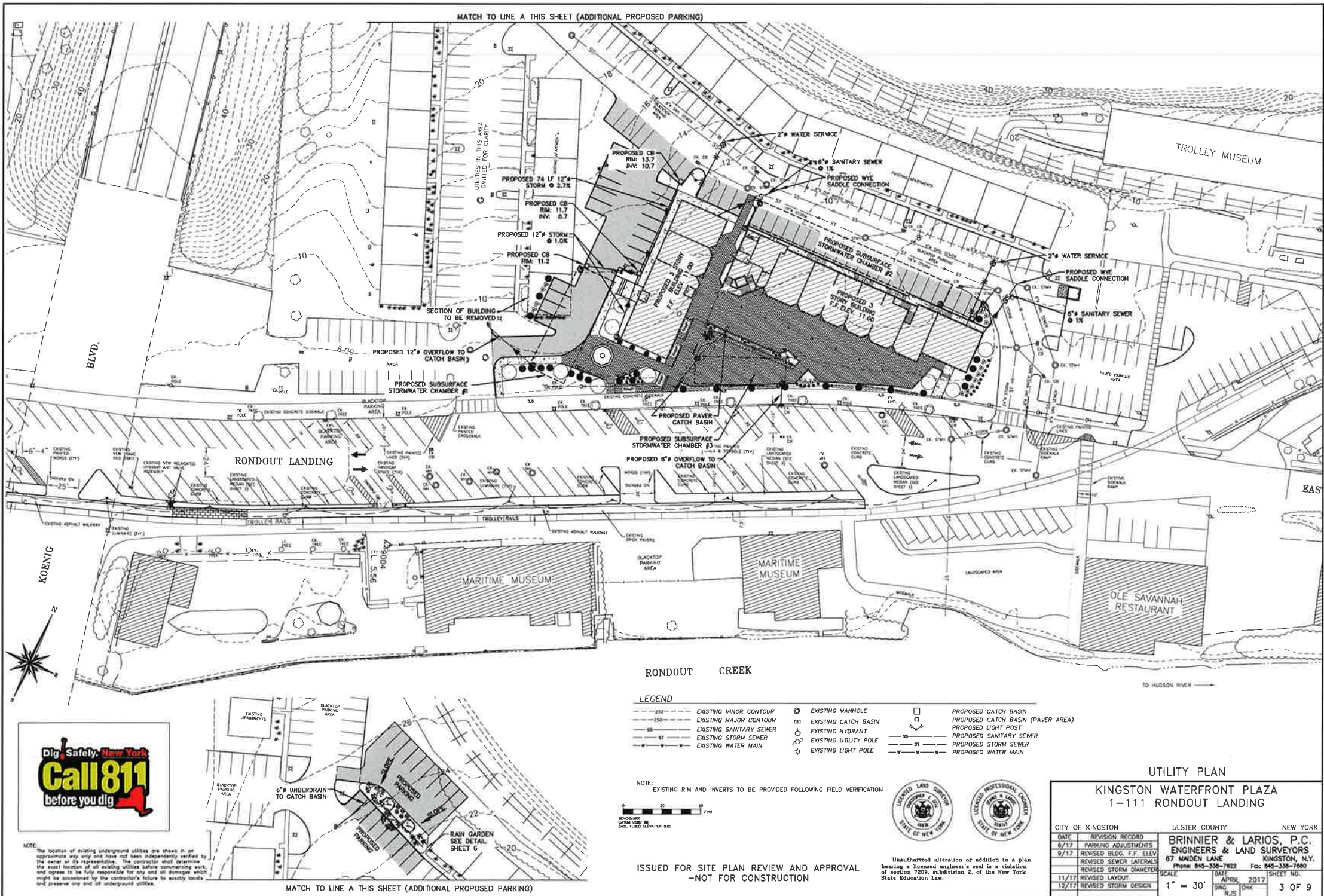
Suggested Action:

Attachments:

[65-85 East Strand - Kingston Waterfront Plaza Plan Set PBM 061520.pdf](#)

[65-85 East Strand- Kingston Waterfront Plaza Appl PBM 061520.pdf](#)





GENERAL NOTES

THE LOCATION OF EXISTING UTILITIES AND THEIR DEPTHS IS APPROXIMATE. ON ALL DRAWINGS THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE EXISTING UTILITY LOCATION AND DEPTHS. ALL UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE PERTINENT UTILITY MAINTENANCE. COST OF WORK TO REPAIR DAMAGE, IF ANY, SHALL BE BORNE BY THE CONTRACTOR.

THE CONTRACTOR SHALL INFORM IN WRITING ALL UTILITY AGENCIES BEFORE STARTING ANY CONSTRUCTION AND REQUEST THEM TO ADVISE THEIR REQUIREMENTS FOR PROTECTION OF UTILITIES AGAINST DAMAGE OR DISCONTINUANCE OF SERVICES DURING CONSTRUCTION.

DURING CONSTRUCTION OF THE SANITARY SEWER, THE CONTRACTOR SHALL MAINTAIN THE CONTINUANCE OF SANITARY SERVICE. BYPASS PIPING SHALL BE PROVIDED; SANITARY SEWAGE WILL NOT BE ALLOWED TO FLOW IN OPEN TRENCHES.

ALL DRIVEWAYS, ROADS, FENCES, LAWNS AND WALKS INSIDE AND OUTSIDE THE PROJECT AREA ARE TO BE PROTECTED AND, IF DISTURBED BY THE CONTRACTOR, SHALL BE RETURNED TO THEIR ORIGINAL CONDITION OR BETTER AND SHALL BE GRADED TO MEET PROPOSED CONSTRUCTION AS ORDERED BY THE ENGINEER.

THE CONTRACTOR SHALL BRING TO BRACK ALL GAS, FUEL PIPES, GAS AND WATER STOPS AND GRATINGS.

EXISTING SEWERS TO BE ABANDONED SHALL BE ABANDONED AS FOLLOWS:

- INLET AND OUTLET TO BE SEALED WITH MASONRY PLUG.
- REMOVE AND DISPOSE OF FRAME & GRATE.
- FILL MANHOLE/STRUCTURE WITH SAND AND COVER WITH 4" OF TOPSOIL IN LAWN AREAS OR GRANULAR FILL IN PROPOSED PAVEMENT AREAS.

WHERE TREE ROOTS ARE ENCOUNTERED IN THE CONSTRUCTION OF THE SANITARY SEWER, CARE MUST BE TAKEN TO AVOID PERMANENT DAMAGE TO EXISTING TREES WHEN WORKING NEAR TREES. THE FOLLOWING ITEMS WILL BE REQUIRED:

- IF THE ENCOUNTERED AREA IS WITHIN 8' OF A 12" DIAMETER OR LARGER TREE, REMOVAL OF ROOTS IS REQUIRED.
- IF THE ENCOUNTERED AREA IS WITHIN 8' OF A 12" DIAMETER OR LARGER TREE, REMOVAL OF ROOTS IS REQUIRED.
- IF THE ENCOUNTERED AREA IS WITHIN 8' OF A 12" DIAMETER OR LARGER TREE, REMOVAL OF ROOTS IS REQUIRED.

THE OWNER OR THE CONTRACTOR SHALL ESTABLISH AN ESCROW ACCOUNT WITH THE TOWN TO PAY FOR INSPECTIONS SHOULD THE TOWN'S SEWER DEPARTMENT BE UNAVAILABLE TO PERFORM INSPECTIONS.

THE OWNER OR CONTRACTOR SHALL PROVIDE CERTIFIED AS-BUILT DRAWING OF THE WATER AND SANITARY SEWER UTILITIES.

SPECIAL BACKFILL REQUIREMENTS

PIPE COVER OVER SEWER LINE IS LESS THAN 2'-0". INSTALL LIGHTWEIGHT CONCRETE (C-CRTE) PIPE FILL (7x=2500 psi) FROM THE INVERT OF THE PIPE TO THE BOTTOM OF BENCH COURSE AS DIRECTED BY THE ENGINEER.

LOW PRESSURE AIR TEST

THE PROPER PROCEDURE FOR AIR TESTING OF SANITARY SEWERS IS DESCRIBED IN THE ASTM C-828-80, ENTITLED "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TEST OF SEWERS". HOWEVER, THE DOCUMENT TITLE IS SPECIFIED FOR UNIMPLED CLAY PIPE, SIZES 4 TO 12 INCHES. THIS SMALL GENERAL PROCEDURE MAY BE USED FOR ALL SANITARY SEWER PIPE MATERIAL AND IS NOT LIMITED TO A MAXIMUM DIAMETER OF 12 INCHES. THE PARAMETER TO BE MEASURED IS THE RATE OF AIR LOSS BASED ON AN AVERAGE TEST PRESSURE OF 3.0 PSIG ABOVE ANY BACKPRESSURE DUE TO ANY GROUNDWATER THAT MAY BE OVER THE PIPE.

IT IS EXTREMELY IMPORTANT THAT THE VARIOUS TEST PLUGS BE PROPERLY INSTALLED AND BRACED TO PREVENT BLOWOUTS. IT IS ALSO IMPORTANT TO MAINTAIN ADEQUATE PRESSURE RELIEF VALVES TO PREVENT OVER-PRESSURIZING THE SYSTEM. A MAXIMUM RELIEF PRESSURE OF 10 PSIG IS SUGGESTED IN MOST LITERATURE.

ALTHOUGH LINE TESTING MAY BE DONE AT ANY TIME DURING THE CONSTRUCTION PHASE, THERE ARE TWO TIME PERIODS WHEN TESTING IS OF SPECIAL VALUE: (1) PRIOR TO PLACEMENT OF FINISH MATERIALS IN ORDER TO AVOID UNNECESSARY EXPENSE IN LOCATING AND REPAIRING LEAKS; AND (2) AT AS LATE AS POSSIBLE AFTER WORK HAS BEEN COMPLETED AND SOIL SETTLEMENT HAS HAD A CHANCE TO OCCUR. THIS LATTER PERIOD IS THE APPROPRIATE TIME FOR THE FINAL LINE ACCEPTANCE TEST. SINCE SIGNIFICANT DAMAGE CAN OCCUR AFTER BACKFILL FROM SUBSEQUENT SETTLING.

ALL PORTIONS OF A NEW SEWERAGE SYSTEM SHOULD BE TESTED, INCLUDING ANY BUILDING SEWERS THAT MAY BE CONSTRUCTED IN CONJUNCTION WITH THE MAIN LINES.

MANHOLES, WHICH CANNOT BE PROPERLY AIR TESTED, SHOULD BE VISUALLY INSPECTED AND LEAKAGE TESTED USING INTERNAL OR EXTERNAL HYDROSTATIC PRESSURE.

DESIGN STANDARDS FOR WASTEWATER TREATMENT WORK, CURRENT EDITION, IN FORCE.

SANITARY SEWERS AND THEIR RELATION TO WATER MAINS

HORIZONTAL AND VERTICAL SEPARATION

SEWERS SHALL BE LAID AT LEAST 10 FEET (3.0 M) HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT (3.0 M) SEPARATION, THE APPROPRIATE REVIEWING AGENCY MAY ALLOW DEVIATION ON A CASE BY CASE BASIS. IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATIONS OF THE SEWER CLOSER TO A WATER MAIN PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SURFACE LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES (457 MM) ABOVE THE TOP OF THE SEWER.

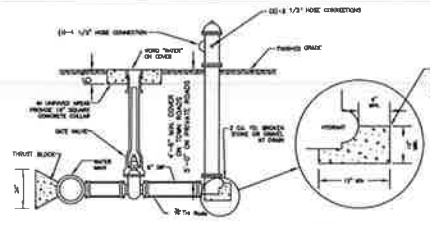
IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, BOTH THE WATER MAIN AND SEWER MUST BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT PIPE COMPLYING WITH PRESSURE WATER SUPPLY DESIGN STANDARDS OF THE AGENCY AND BE PRESSURE TESTED TO 150 PSI (1034 kPa) TO ASSURE TIGHTNESS BEFORE BACKFILLING.

CROSSINGS

SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES (457 MM) BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE TOUCHANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.

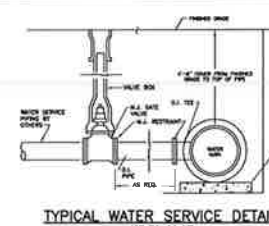
WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:

- THE SEWER SHALL BE ENCASED AND CONSTRUCTED EQUAL TO WATER MAIN, AND SHALL BE PRESSURE TESTED TO 150 PSI (1034 kPa) TO ASSURE TIGHTNESS PRIOR TO BACKFILLING.
- EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERPROOF CARRIER PIPE WHICH EXTENDS 18 FEET (5.5 M) ON BOTH SIDES OF THE CROSSING. MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION.

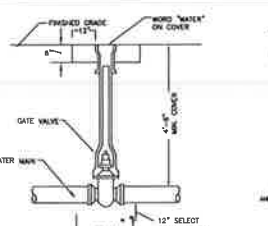


TYPICAL FIRE HYDRANT DETAIL
NOT TO SCALE

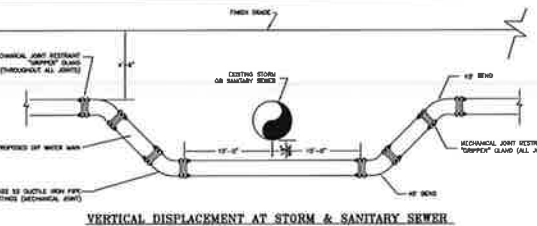
MANHOLES ACCEPTABLE TO THE KINGSTON CITY WATER DEPARTMENT ARE THE FOLLOWING:
CONCRETE OR MASONRY
CENTURION-OPEN HEAD



TYPICAL WATER SERVICE DETAIL
NOT TO SCALE



TYPICAL VALVE ON LINE
NOT TO SCALE



VERTICAL DISPLACEMENT AT STORM & SANITARY SEWER
NOT TO SCALE

INSPECTION AND TESTING

UPON COMPLETION OF THE INSTALLATION AND BACKFILLING PORTIONS OF THE WATER MAIN, THE PIPE SHALL BE INSPECTED BY THE METHODS SUBSEQUENTLY DESCRIBED. THIS INSPECTION AND TESTING SHALL BE UNDERTAKEN AS THE WORK PROGRESSES. THE ENGINEER SHALL BE NOTIFIED IN ADVANCE OF SUCH INSPECTION AND TESTING AND THE CONTRACTOR SHALL PROVIDE ALL FACILITIES, MATERIALS, EQUIPMENT AND LABOR REQUIRED FOR SUCH TESTING. SUCH INSPECTION AND TESTING SHALL BE A PREREQUISITE FOR ACCEPTANCE OF ALL WORK.

VISUAL INSPECTION

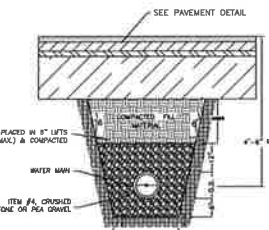
AN INSPECTION OF THE INTERIOR OF THE PIPE SHALL BE MADE WHILE IT IS SUSPENDED OVER THE TRENCH. BEFORE LOWERING, IT SHALL BE INSPECTED FOR DEFECTS AND REPAIRS WITH A LIGHT SHINING IN THE TRENCH. ANY DEFECTS, BLENDS, OR OTHER DEFECTS SHALL BE REMOVED BY THE CONTRACTOR.

PRESSURE TESTING

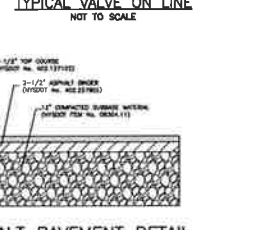
PRESSURE AND LEAKAGE TEST SHOULD BE EQUAL TO SECTION 13, HYDROSTATIC TESTS, PREPARED BY THE AMERICAN WATER WORKS ASSOCIATION, C-800-80.

CHLORINATION

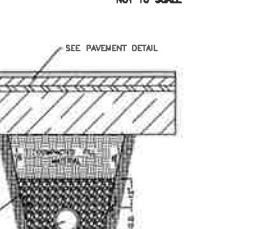
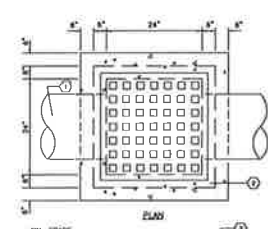
THE DISINFECTION AND BACTERIOLOGICAL ANALYSIS OF THE WATER MAINS SHALL BE DONE IN ACCORDANCE WITH AMERICAN WATER ASSOCIATION STANDARDS, C801-82, AND SHALL BE APPROVED BY THE ULSTER COUNTY DEPARTMENT OF HEALTH. COLLECT A MINIMUM OF TWO BACTERIOLOGICAL TESTS 24 HOURS APART.



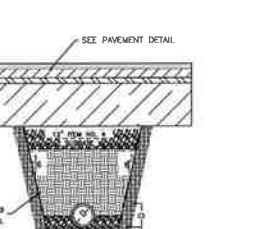
TYPICAL WATER SERVICE TRENCH
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE



TYPICAL STORM SEWER TRENCH
NOT TO SCALE

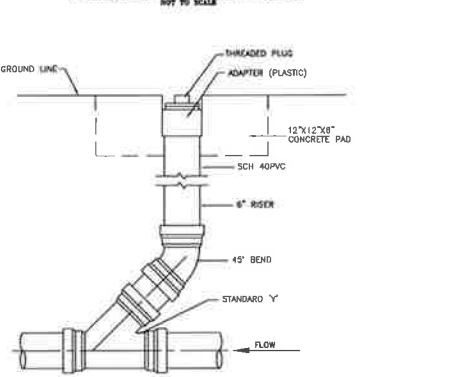


TYPICAL SANITARY SEWER TRENCH
NOT TO SCALE

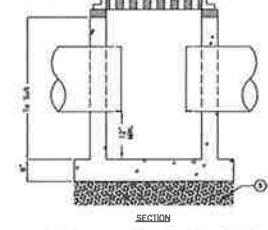
TYPE AND SIZE OF FITTINGS	REQUIRED LENGTH OF RESTRAINED JOINT PIPING FOR EACH SIDE OF OUTERMOST BENDS
1/4" - 1/2" 12" 22.5" BENDS	30'
1/4" - 1/2" 12" 45" BENDS	45'
1/4" - 1/2" 12" 22.5" BENDS	30'
1/4" - 1/2" 12" 45" BENDS	50'
1/4" - 1/2" 12" 22.5" BENDS	20'
1/4" - 1/2" 12" 45" BENDS	45'
1/4" - 1/2" 12" 22.5" BENDS	15'
1/4" - 1/2" 12" 45" BENDS	45'

CONTACT ENGINEER & LANDS, P.C. FOR SITUATIONS OR FITTINGS NOT NOTED ABOVE.

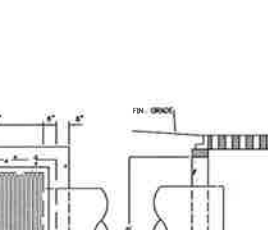
RESTRAINED JOINTS FOR A COMBINED VERTICAL OFFSET (UNDER OBJECTS)



TYPICAL CLEAN OUT DETAIL
NOT TO SCALE

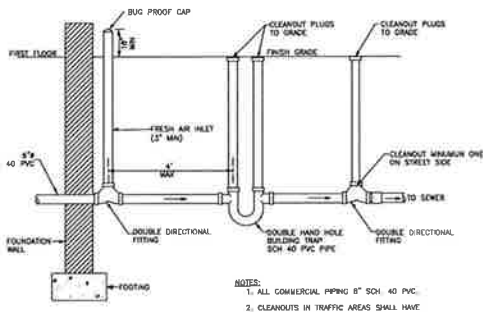


TYPICAL CATCH BASIN (AREA TYPE)
NOT TO SCALE



PAVER AREA CATCH BASIN
NOT TO SCALE

- SEE SITE UTILITY PLAN FOR PIPE SIZES AND INVERTS.
- PRECAST CONCRETE CATCH BASIN, 4,000 PSI CONCRETE, DESIGN FOR ADOPTED 100' LOADING.
- METAL DUTY FRAME AND GRATE (AADOPT 100' LOADING).
- 8" OF #1 & #2 COMPACTED CRUSHED STONE OR FILL #4 BASE MATERIAL.



SANITARY DOUBLE HAND HOLE TRAP SYSTEM DETAIL
NOT TO SCALE

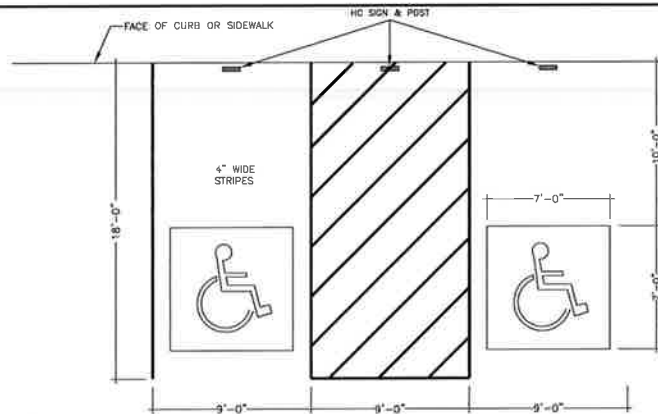
- ALL COMMERCIAL PIPING 8" SCH. 40 PVC.
- CLEANOUTS IN TRAFFIC AREAS SHALL HAVE 100' LOADING GRATE AND COVER.



Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

DETAILS

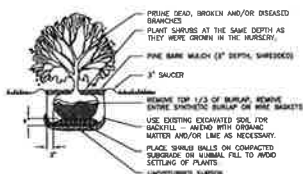
CITY OF KINGSTON		ULSTER COUNTY		NEW YORK	
KINGSTON WATERFRONT PLAZA 1-111 RONDOUT LANDING					
DATE		REVISION RECORD		BRINNIN & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone 845-338-7822 Fax 845-338-7860	
SCALE		DATE		SHEET NO.	
N.T.S.		APRIL 2017		5 OF 9	
DWG		CHK		RJS	



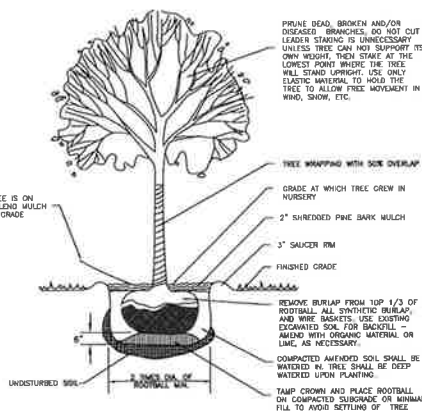
NOTE:

1. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD") AND THE ICC/ANSI A117.1-1998 ("ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES").

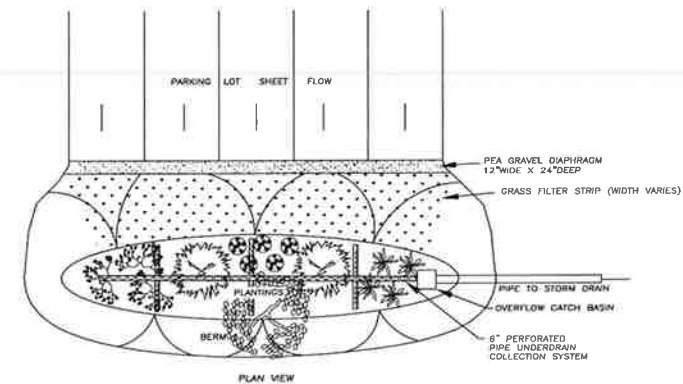
TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE



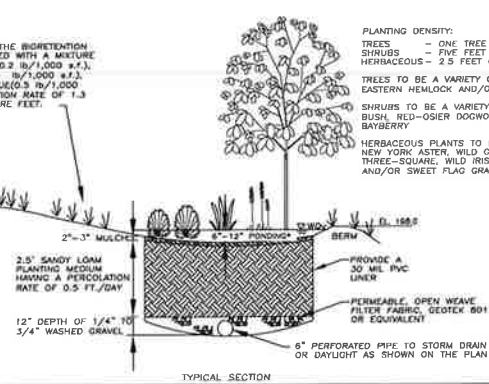
TYPICAL DECIDUOUS TREE PLANTING
NOT TO SCALE



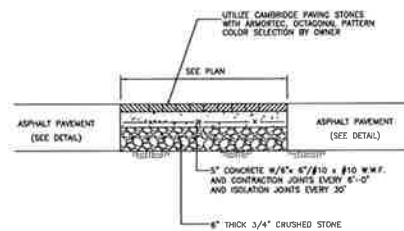
GRASS FILTER STRIP
FOR ALL AREAS AROUND THE BIORETENTION AREA PERMANENTLY SEED WITH A MIXTURE OF PERENNIAL RYEGRASS (0.2 lb/1,000 sq. ft.), KENTUCKY BLUEGRASS (0.2 lb/1,000 sq. ft.), AND CREEPING RED FESCUE (0.3 lb/1,000 sq. ft.) AT A TOTAL APPLICATION RATE OF 1.3 POUNDS PER 1,000 SQUARE FEET.

PARKING LOT SHEET FLOW

* PONDING DEPTH:
DA#1A = 6"
DA#1B = 6"
DA#1C = 6"
DA#1D = 12"
DA#1E = 6"
DA#1F = 6"

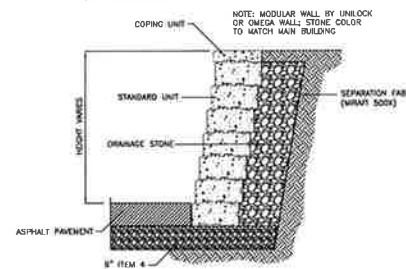


PLANTING DENSITY:
TREES = ONE TREE PER 100 SQ. FT.
SHRUBS = FIVE FEET ON CENTER
HERBACEOUS = 2.5 FEET ON CENTER
TREES TO BE A VARIETY OF RED MAPLE, EASTERN HEALOCK AND/OR GREEN ASH
SHRUBS TO BE A VARIETY OF BUTTON BUSH, RED-OSIER DOGWOOD, AND/OR BAYBERRY
HERBACEOUS PLANTS TO BE VARIETY OF NEW YORK ASTER, WILD GERANIUM, COMMON THREE-SQUARE, WILD IRIS, SWITCH GRASS AND/OR SWEET FLAG GRASS

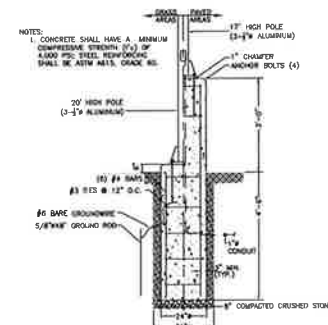


TYPICAL BRICK PAVER DETAIL
NOT TO SCALE

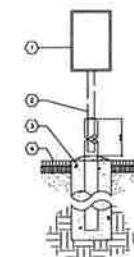
RAIN GARDEN DETAIL
NOT TO SCALE



TYPICAL SEGMENTAL WALL SECTION
NOT TO SCALE



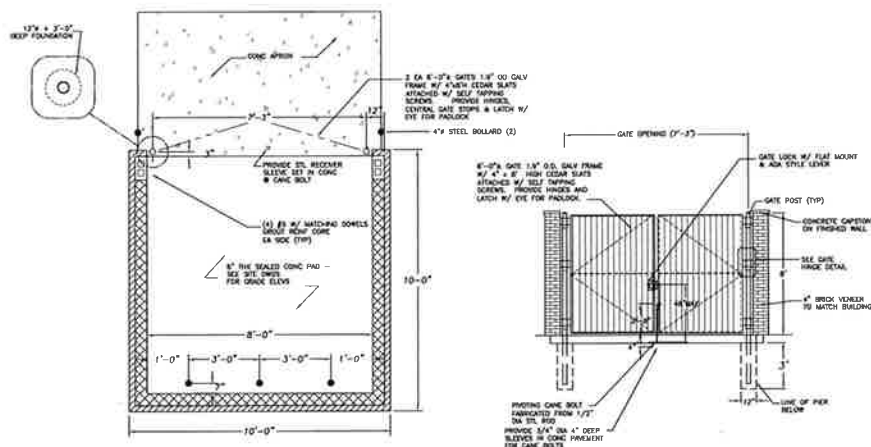
TYPICAL LIGHT POST
NOT TO SCALE



TYPICAL SIGN AND POST
NOT TO SCALE



TYPICAL SITE SIGNAGE
NOT TO SCALE



TYPICAL DUMPSTER PAD AND GATE DETAIL
NOT TO SCALE



Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

DETAILS

KINGSTON WATERFRONT PLAZA
1-111 RONDOUT LANDING

CITY OF KINGSTON		ULSTER COUNTY		NEW YORK	
DATE	REVISION RECORD	BRINNIE & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-336-7822 Fax: 845-336-7660			
		SCALE	DATE	SHEET NO.	
		N.T.S.	APRIL 2017	6 OF 9	
		DWG	CHK	RJS	

EROSION & SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DEPOSITION OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION OF AND CONTROL SEDIMENT WITHIN THE AREA UNDER DEVELOPMENT. THOSE METHODS REQUIRED MUST BE EFFECTIVE AND BE DESCRIBED BELOW.
2. FOLLOW THE CONSTRUCTION SEQUENCE OUTLINED ON THIS SHEET.
3. CLEAR ONLY WHAT IS REQUIRED FOR THE IMMEDIATE CONSTRUCTION ACTIVITY. CLEANING AND GRADING SHOULD BE DONE AS CONSTRUCTION PROGRESSES. MINIMUM VEGETATION SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
4. PRIOR TO THE START OF CONSTRUCTION, TEMPORARY SILT FENCING AND/OR OTHER APPROPRIATE DEVICES SHALL BE INSTALLED WHERE DEEMED NECESSARY TO PREVENT SOIL EROSION AND WATER POLLUTION. TEMPORARY SEDIMENT BERM, TOWNSHIP DRAINAGE SYSTEM, AND SILENT SILENT CONTROL, NOTES FOR INSTALLATION AND MAINTENANCE OF SILENT FENCING.
5. MAINTAIN CORRECT SLOPE CONSTRUCTION ACTIVITIES SHALL BE AT THE NEAREST POINT UPSTREAM OF THE EROSION CONTROL DEVICE, AND PROCEED TO THE NEXT DOWNSTREAM DEVICE.
6. SILENT FENCING SHALL BE CLEANED OUT WHEN ACCUMULATED SEDIMENT HAS REDUCED THE CAPACITY OF THE TRAP BY 50%. SEDIMENT REMOVED FROM THE TRAP SHALL BE PLACED IN A MANNER WHICH PREVENTS IT FROM CONTAMINATING THE TRAP AGAIN.
7. WHICH LANE IS EXPOSED DURING DEVELOPMENT, THE EROSION OF EXPOSURE SHALL BE KEPT TO A MINIMUM. IF FURTHER EXPOSURE, PAVEMENT, AND/OR STRUCTURES ARE NOT COMPLETED WITHIN 14 DAYS, STABILIZATION (OR OTHER APPROPRIATE MATERIAL) SHALL BE APPLIED TO TEMPORARILY COVER EXPOSED SOILS.
8. IF PERMITTED CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN ANY WATERCOURSES OR WETLANDS (AFTER APPROPRIATE MEASURES ARE TAKEN TO PREVENT AND/OR TEMPORARILY DIVERT FLOWING WATER FROM THE WORK AREA AND CONTEMPORANEOUS CONTROL MEASURES ARE IN PLACE). IN GENERAL, THESE CONSTRUCTION ACTIVITIES SHALL NOT BE PERMITTED UNTIL THE EROSION CONTROL AND SILENT DEVICES ARE COMPLETED AND THE TRAP FLOWING CLEAR.
9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE MAINTAINED IN PLACE AND BE MAINTAINED REGULARLY IN PROPER FUNCTIONING CONDITION UNTIL ALL AREAS EXPOSED DURING CONSTRUCTION HAVE BEEN PERMANENTLY STABILIZED WITH FINAL VEGETATION COVER, PERMANENT STRUCTURES, OR PAVING.
10. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ALL ENVIRONMENTAL/SPRINKLES CODES FOR THIS PROJECT AND LOCAL, STATE AND FEDERAL REGULATIONS.
11. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT CONTAMINATION OF THE EXISTING DRAINAGE SYSTEMS BY SILT, SEDIMENT, FUELS, SOLVENTS, LIQUIDS, CORROSIVE LIQUIDS, OR ANY OTHER POLLUTANT ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT.

CONSTRUCTION SCHEDULE:

1. PLAN THE LIMIT OF DISTURBANCE TO DELINEATE THE WORK AREA.
2. INSTALL A PERMANENT SEDIMENT BERM PRIOR TO TEMPORARY CONSTRUCTION.
3. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE.
4. INSTALL TEMPORARY SILENT FENCING. SILENT FENCING LOCATIONS AS SHOWN ON PLANS ARE ILLUSTRATIVE. CONTRACTOR SHALL EXERCISE DILIGENCE WHEN INSTALLING SILENT FENCE TO CAPTURE ALL SEDIMENT LADEN RUNOFF.
5. CLEAR AND GRASS (OR GRASS SEED) IN THE AREA OF IMMEDIATE CONSTRUCTION ACTIVITY ONLY.
6. STABILIZE EXPOSED SOILS WITHIN THE AREA OF IMMEDIATE CONSTRUCTION ACTIVITY ONLY.
7. COMPLETE FINAL GRADING FOR SLOPE CONSTRUCTION.
8. COMPLETE FINAL GRADING, TOPSOIL, CRITICAL AREAS AND PERMANENTLY VEGETATE, LANDSCAPE AND MOW.
9. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AT LEAST ONCE EVERY (1) SEVEN CALENDAR DAYS, WEEKLY, OR MORE FREQUENTLY IF GREATER THAN A 10% OF LAND IS DISTURBED AT ONE TIME. THE QUALIFIED INSPECTOR SHALL CONDUCT 1 SITE INSPECTIONS EVERY (1) SEVEN CALENDAR DAYS.
10. AFTER THE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREA.

INSPECTIONS AND REPORTING:

1. FOLLOW ALL REQUIREMENTS OUTLINED IN THE SWPPP AND VIDEO SPOTS.
2. GENERAL REVIEW FOR COMPLIANCE DISCUSSED FROM CONSTRUCTION ACTIVITY.

SILTATION CONTROL NOTES:

1. ALL TEMPORARY AND PERMANENT CONSTRUCTION STRUCTURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION AND AS ACCEPTABLE TO THE ENGINEER. SILENT FENCE SHALL BE MAINTAINED FOR THE DURATION OF SOIL WORK AND SHALL NOT BE REMOVED UNTIL APPROVED BY THE ENGINEER.
2. SILENT FENCE SHALL CONSIST OF 24" HIGH CONCENTRIC FABRIC (FABRIC CLOTH) INSTALLED PARALLEL WITH THE LINE OF SLOPE TO PROTECT THE PLAN.
3. THE FABRIC SHALL BE FASTENED SECURELY AT THE TOP AND MID SECTION TO MIN. 1" LONG FENCE POSTS PLACED A MAX. OF 12' ON CENTER. THE BOTTOM 6" OF FABRIC SHALL BE Laid INTO THE TRENCH TO PREVENT LANDSLIDE.
4. ADDITIONAL SECTIONS OF FILTER FABRIC SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
5. SILENT FENCING SHALL BE CLEANED OUT WITHIN 72 HOURS WHEN ACCUMULATED SEDIMENT HAS REDUCED THE CAPACITY BY 50% OR MORE. SEDIMENT SHALL BE PLACED IN A MANNER WHICH PREVENTS IT FROM EXPOSING THE AREA AGAIN.
6. SILENT FENCE SHALL BE INSTALLED IN ALL AREAS THAT WILL HAVE AN EXCAVATION OPEN FOR MORE THAN 24 HOURS.
7. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL-EXCESSIVE RAINFALL AND NO LESS THAN ONCE EVERY WEEK. ANY NEEDS SHOULD BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THEIR APPROPRIATE PHASE OF THE PROJECT.

LANDSCAPING & VEGETATION ESTABLISHMENT NOTES:

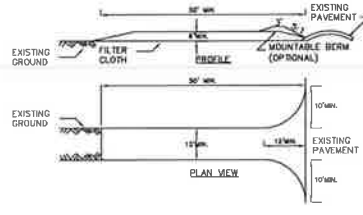
1. ALL TEMPORARY SEDIMENT SHALL BE REMOVED (GENERAL OR PERSONAL) AT A RATE OF 0.5 POUNDS PER 1,000 SQUARE FEET. MAINTAIN IMMEDIATELY AFTER SEDIMENT WITH STONE OR A RATE OF 1 BALE (100 LBS) PER 1,000 SQUARE FEET.
2. ALL OTHER SITE AREAS SPECIFIED FOR PERMANENT GRASS VEGETATION SHALL BE SEEDING WITH A MATURE OF PLANTING. SEEDING SHALL BE AT A RATE OF 1.0 POUNDS PER 1,000 SQUARE FEET. SEEDING SHALL BE COMPLETED IMMEDIATELY AFTER SEDIMENT WITH STONE OR A RATE OF 1 BALE (100 LBS) PER 1,000 SQUARE FEET.
3. STONE MULCH SHALL BE USED FOR ALL AREAS WHERE VEGETATION IS TO BE ESTABLISHED. MULCH SHALL BE INSTALLED IMMEDIATELY AFTER SEDIMENT AT A RATE OF 50-100 POUNDS PER 1,000 SQUARE FEET.

MAINTENANCE SCHEDULE:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL-EXCESSIVE RAINFALL AND NO LESS THAN ONCE EVERY WEEK. ANY NEEDS SHOULD BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THEIR APPROPRIATE PHASE OF THE PROJECT.
2. THE PERMANENT CONSTRUCTION ENTRANCES SHALL BE CLEANED OR REPLACED WHEN TRAPSED OF SEDIMENT BECOMES EXPOSED.

CAREY MAINTENANCE:

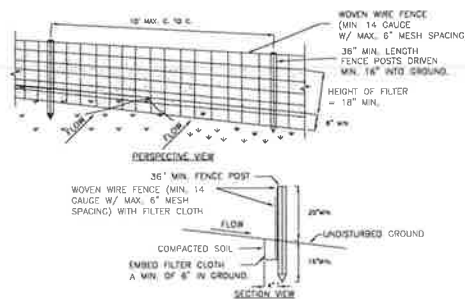
1. WEED AND WATER TO ESTABLISH PERMANENT VEGETATION.
2. REPLACEMENT OF PLANTING SHALL BE MADE TO NEW GROUND AREA.
3. PREVENT REPLACEMENT OF PLANTING. MAINTAIN IMMEDIATELY AFTER SEDIMENT WITH STONE OR A RATE OF 1 BALE (100 LBS) PER 1,000 SQUARE FEET.
4. THE FLOOD WATER MANAGEMENT AREA SHALL BE KEPT CLEAN OF TREES AND OBSTACLES.
5. INSPECT AT LEAST TWICE DURING THE FIRST 30 MONTHS. SUBSEQUENTLY, INSPECTIONS SHOULD BE CONDUCTED ANNUALLY AND AFTER STORM EVENTS GREATER THAN 1".



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AND MAINTAINED AT SITE ENTRANCES DURING PHASE I CONSTRUCTION AND AT DRIVEWAY ENTRANCES DURING PHASE II CONSTRUCTION.

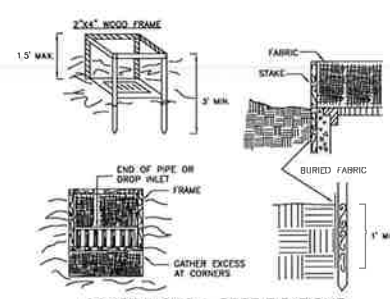
STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABULINKA 1140N, OR APPROVED EQUIVALENT.
4. PRE-FABRICATED UNITS SHALL BE GEOTEX, ENVIRONMENTAL, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. SILT FENCE LOCATIONS AS SHOWN ON PLANS ARE ILLUSTRATIVE. CONTRACTOR SHALL EXERCISE DILIGENCE WHEN INSTALLING SILT FENCE TO CAPTURE ALL SEDIMENT LADEN RUNOFF.

SILT FENCE DETAIL NOT TO SCALE

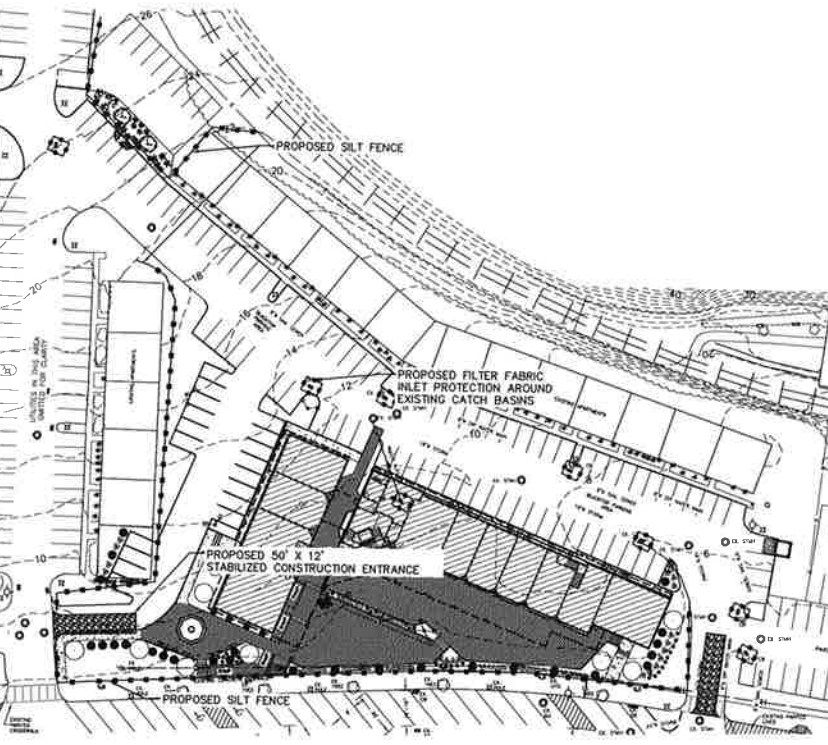


CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT, METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. STAKES GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW SITUATION.

MAXIMUM DRAINAGE AREA 1 ACRE

FILTER FABRIC INLET PROTECTION NOT TO SCALE



SEDIMENT AND EROSION CONTROL PLAN

SCALE: 1" = 40'

LEGEND

- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE

DETAILS

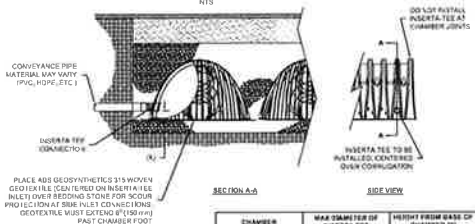
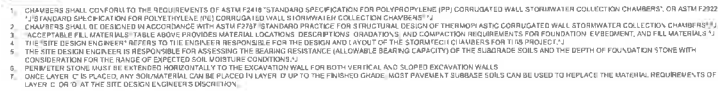
KINGSTON WATERFRONT PLAZA 1-111 RONDOUT LANDING

CITY OF KINGSTON		ULSTER COUNTY		NEW YORK	
DATE	REVISION RECORD	BRINNIE & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-335-7822 Fax: 845-335-7880			
11/17	REVISED LAYOUT				
		SCALE	DATE	SHEET NO.	
		AS SHOWN	APRIL 2017	7 OF 9	
			SWG	CHK	
			RJS		

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 700b, subdivision 2, of the New York State Education Law.

MATERIAL LOCATION		DESCRIPTION	ASHTO MATERIAL CLASSIFICATION	COMPACTION / DENSITY REQUIREMENT
B	BASE: FILL BEYOND MATING: FILL BEYOND MATING TO BE PLACED ON THE TOP OF THE C-LAYER TO THE BOTTOM OF FILL BEYOND MATING OR UNPAVED FINISH GRADE ABOVE. NOTE THAT FILL BEYOND MATING MAY BE PLACED UP TO 12" IN LAYER	ANY REDUCED MATERIALS, NATIVE SOILS, OR OTHER FILL BEYOND MATING OR UNPAVED FINISH GRADE REQUIRE SUBGRADE RECONSTRUCTION	N/A	FOR FILL BEYOND MATING: RECONSTRUCT ENGINEER'S PLANS. PAVED AND UNPAVED RECONSTRUCTION REQUIRE MATERIAL AND SPC DENSATION REQUIREMENTS
	INITIAL FILL OF FILL MATERIAL FOR LAYER C TO BE PLACED ON TOP OF THE EMBANKMENT TO THE TOP OF THE C-LAYER TO 16" (150%) ABOVE THE TOP OF THE CHAMBER. NOTE THAT FILL BEYOND MATING SURFACE MAY BE A PART OF THE C-LAYER	GRAVELLY SAND, NON-COBBLE MATERIALS - FILL FILL OR PROCESSED AGGREGATE	ASHTO #104 A 1, 2 & 4	BEFORE COMPACTION AT FILL TOP 12" (150%) OF FILL TO BE PLACED ON THE CHAMBER SURFACE. COMPACTION ADDITIONAL LAYER P (150%) TO 15" (150%) TO BE PLACED ON THE CHAMBER SURFACE. FILL BEYOND MATING TO BE PLACED ON THE CHAMBER SURFACE AND ON RELATIVE TO THE CHAMBER SURFACE. FILL BEYOND MATING MATERIALS: ROLLER GROSS WEIGHTS MUST BE SUFFICIENT TO EXCEED 1000 LBS (450 KG) DYNAMIC FORCE MUST EXCEED 1000 LBS (450 KG)
C	EMBANKMENT STONE/FILL SURROUNDING THE CHAMBER FROM THE FOUNDATION STONE TO THE TOP OF THE C-LAYER ABOVE	MUST MEET SUBGRADE MATERIALS CAME USED IN LAYER C OF THE LAYER	ASHTO #104 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713,	

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND
CLEAN CRUSHED ANGULAR STONE IN A & B LAYERS



CHAMBER	MAX DIAMETER OF INSULATED TIP	HEIGHT FROM BASE OF CHAMBER (Z)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-750	10" (250 mm)	6" (150 mm)
SC-900	12" (300 mm)	6" (150 mm)
MAC-4000	12" (300 mm)	8" (200 mm)

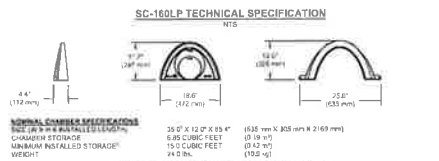
INSULATED TIPS ARE AVAILABLE FOR BOTH 200 AND 300 PSI GAUGE PRESSURE. A 200 PSI GAUGE PRESSURE IS USED FOR THE 200 PSI GAUGE PRESSURE. A 300 PSI GAUGE PRESSURE IS USED FOR THE 300 PSI GAUGE PRESSURE.

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS.
CONTACT STORMTECH FOR MORE INFORMATION.



PART #	STUB	A	B	C
SC310EPE067 / SC310EPE067PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	
SC310E068 / SC310E068PC				0.5" (13 mm)
SC310E069 / SC310E069PC	8" (203 mm)	15.8" (401 mm)	8.2" (208 mm)	0.5" (13 mm)
SC310E070 / SC310E070PC				0.5" (13 mm)
SC310E071 / SC310E071PC	10" (254 mm)	19.7" (500 mm)	11.7" (297 mm)	0.7" (18 mm)
SC310E072 / SC310E072PC	12" (305 mm)	23.4" (594 mm)	14.1" (358 mm)	0.9" (23 mm)

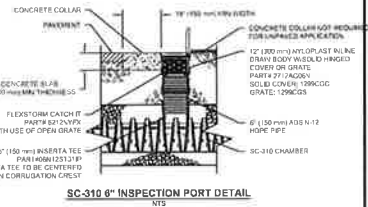
ALL STUDS, EXCEPT FOR THE SC31/DEPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUD IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH1
* P.O. 889-2694
* SC31/DEPE12B THE 12" (300mm) STUDS BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6mm) BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N 12 STUD SO THAT THE FITTING SITS LEVEL.
NOTE: ALL DIMENSIONS ARE NOMINAL



PART #	STUD	A
SC160IEPP	6" (150 mm)	0.66" (16 mm)
	1/2" (12 mm)	1/8" (3 mm)
	1/4" (6 mm)	1/16" (1.5 mm)

ALL STUDS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUD IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-7694.

NOTE: ALL DIMENSIONS ARE NOMINAL



1. INSPECTION POINTS (IF PRESENT)

1.1. SLOVECOVERS: ID, ABOVE OR AST NINE DRAIN

2. REMOVE AND CLEAN EXHAUST FILTER IF REQUIRED

3. LOWER A FLASLIGHT AND INSPECT THE BOTTOM OF THE SEDIMENT AND RECORD ON FORMATION LOG

4. LOWER A CAMERA AND INSPECT AROUND FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)

5. SLOVECOVERS: ID, OR ABOVE, IF 30 min PROCEDURE STOP STEP 2, IF NOT PROCEED TO STEP 3

6. LULUZA TOWER

1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF SOLIDATOR ROW

2. LOWER A FLASLIGHT AND INSPECT THE BOTTOM OF THE TOWER THROUGH OUTLET IF 10 min MIRRORS ON POLES OR CAMERAS MAY BE USED TO VIEW A DOWNFACED SPACE INSTEAD FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING

3. IF SEDIMENT IS AT OR ABOVE, IF 30 min PROCEDURE 10 min STOP, IF NOT PROCEED TO STEP 3

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.¹
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

KINGSTON WATERFRONT PLAZA
1-111 RONDOUT LANDING

CITY OF KINGSTON		ULSTER COUNTY		NEW YORK	
DATE		REVISION RECORD		BRINNIER & LARIOS, P.C.	
11/17		REVISED LAYOUT		ENGINEERS & LAND SURVEYORS	
12/17		REVISED STORM WATER DETAILS		67 MADRID LANE KINGSTON, N.Y.	
				Phone: 845-338-7622 Fax: 845-338-7600	
		SCALE		DATE	
		AS SHOWN		APRIL 2017	
		OWC		CHK	
				SHEET NO.	
				8 OF 9	



Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

[illegible]

STORMTECH SC-310 CHAMBER SYSTEM
LAYOUT FOR CHAMBER #1
NOT TO SCALE

12" PROPOSED CAPTED END CAP PART A
SOLUTION FOR TYPICAL ALL SC 110-10
CONNECTIONS AND SOLAR RAYS

161' 45"

155' 24"

PROPOSED INLET MANIFOLD WITH 12" THICK WALLS
ENGINEERED BY CHIMNEY

INSULATOR ROOF

PROPOSED INLET MANIFOLD

12" x 12" ASS 1/2" THICK MANIFOLD, 1/2" x 12" ASS 1/2" THICK BASE, 1/2" THICK BY CHIMNEY
SEE TECH SHEET 17 FOR MANIFOLD SCALING GUIDANCE

12" x 12" ASS 1/2" THICK MANIFOLD, 1/2" x 12" ASS 1/2" THICK BASE, 1/2" THICK BY CHIMNEY
SEE TECH SHEET 17 FOR MANIFOLD SCALING GUIDANCE

PLATE MANIFOLD OF ADS OR OTHER METHODS
A WORKING CREATOR OVER BEARING
STOOL AND UNDERNEATH CHAMBER TEST FOR
SCOUR PROTECTION AT ALL CHAMBER INLET
ROOFS

12" x 12" ASS 1/2" THICK MANIFOLD, 1/2" x 12" ASS 1/2" THICK BASE, 1/2" THICK BY CHIMNEY
SEE TECH SHEET 17 FOR MANIFOLD SCALING GUIDANCE

PROPOSED OUTLET MANIFOLD

12" x 12" ASS 1/2" THICK MANIFOLD, 1/2" x 12" ASS 1/2" THICK BASE, 1/2" THICK BY CHIMNEY
SEE TECH SHEET 17 FOR MANIFOLD SCALING GUIDANCE

STORMTECH SC-310 CHAMBER SYSTEM
LAYOUT FOR CHAMBER #2
NOT TO SCALE

STORMTECH SC-310 CHAMBER SYSTEM
LAYOUT FOR CHAMBER #3
NOT TO SCALE

7' ADS IN 12' GUTTER
CONNECTION NY 0.50'
ABOVE CHAMBER BASE
SIZE T50 BY ENGINEER/
30" DEPTH SEE AT YCR
MANHOLE SIZE
GUIDANCE

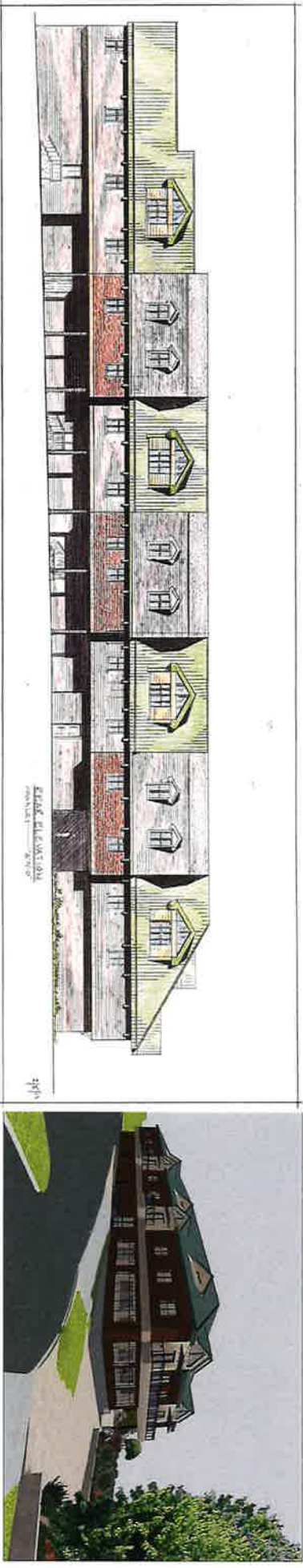


Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

STORMWATER MANAGEMENT & DETAILS

KINGSTON WATERFRONT PLAZA
1-111 RONDOUT LANDING

CITY OF KINGSTON		ULSTER COUNTY		NEW YORK	
DATE	REVISION	BRINNIER & LARIOS, P.C. ENGINEERS & LAND SURVEYORS 67 MAIDEN LANE KINGSTON, N.Y. Phone: 845-336-7822 Fax: 845-336-7650			
11/17	REVISED: LAUNCH				
12/17	REVISED: STORM WATER & DETAILS				
		SCALE	DATE	SHEET NO.	
		DWG.	APRIL 2017	9 OF 9	
		AS SHOWN			



REVISION TABLE	
NO.	DESCRIPTION

Kingston
Waterfront Plaza

DRAWINGS PROVIDED BY
Joseph Hurwitz & Associates
1360 Rt. 28, PO Box 248
West Hurley, N.Y. 12491

DATE:

2/5/18

SCALE:

1/8" = 1'-0"

SHEET:



10 - Commercial Spaces

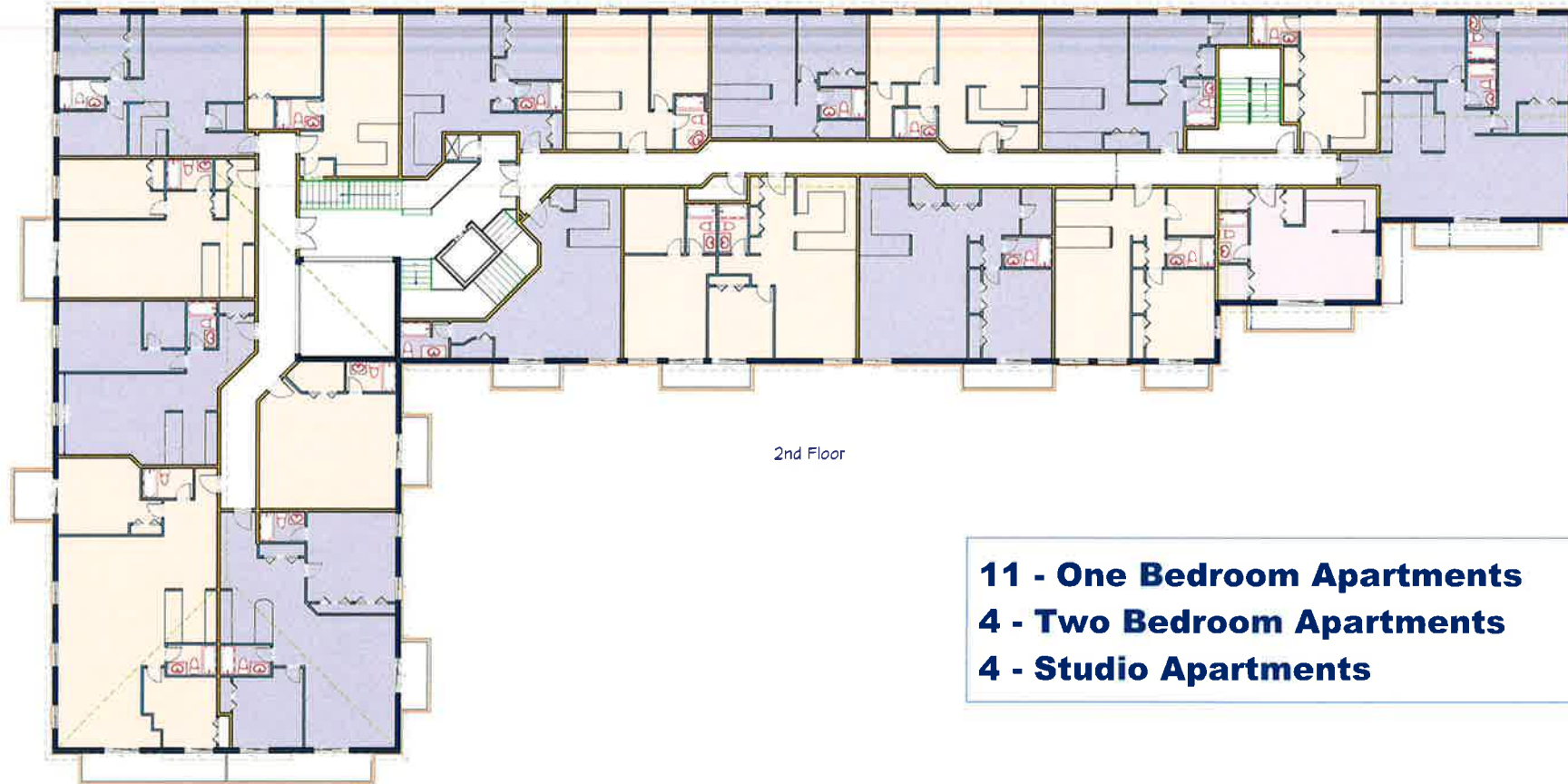


REVISION TABLE		
REVISION DATE	REVISION BY	DESCRIPTION

Kingston
Waterfront Plaza

DRAWINGS PROVIDED BY
Joseph Hurwitz & Associates
1360 Rt. 28, PO Box 248
West Hurley, N.Y. 12491

DATE:	7/5/18
SCALE:	1/8" = 1'-0"
SHEET:	



2nd Floor

11 - One Bedroom Apartments
4 - Two Bedroom Apartments
4 - Studio Apartments

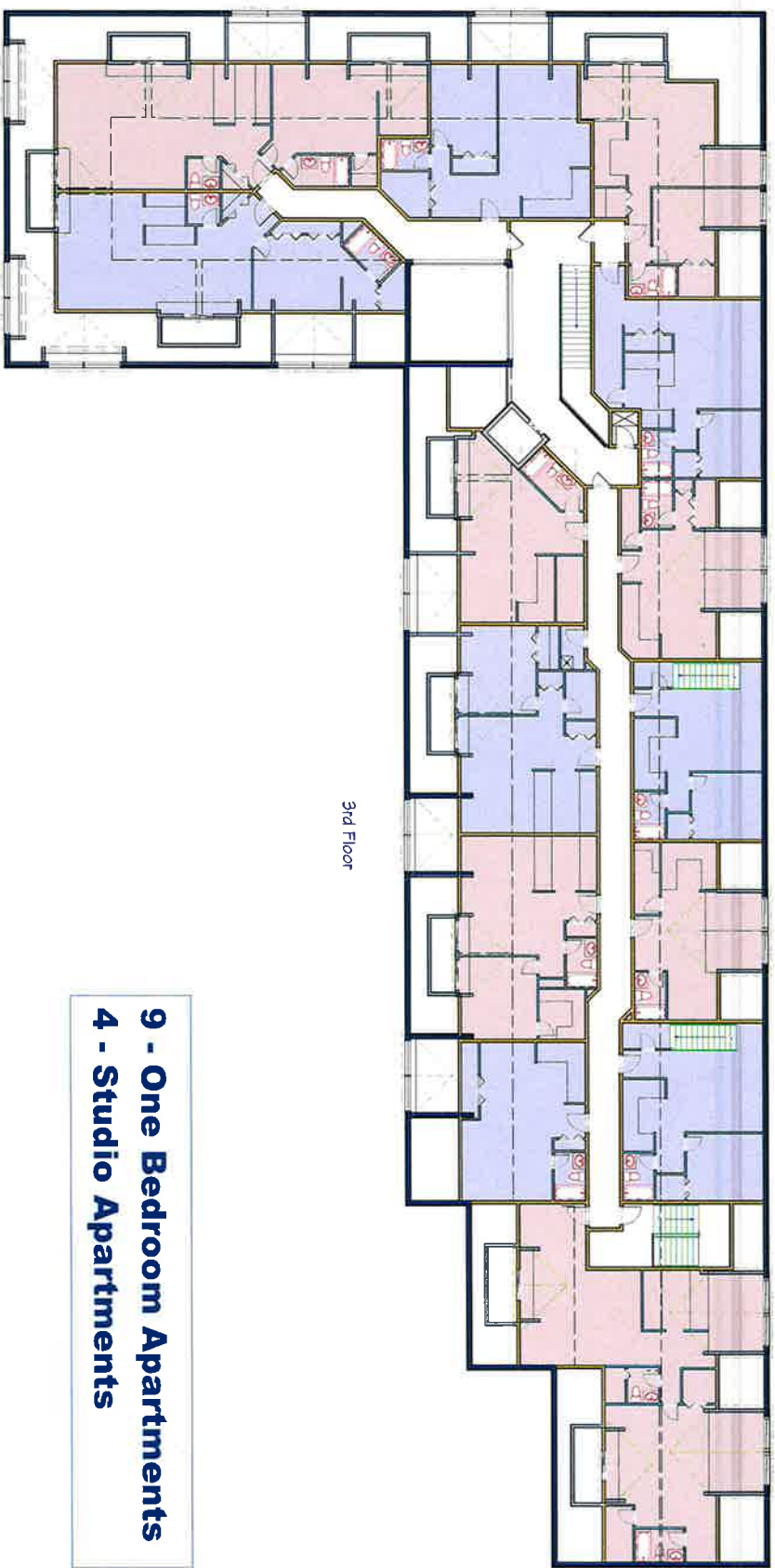


DESIGNED BY
Joseph Hurwitz & Associates
 1360 Rt. 28, PO Box 248
 West Hurley, N.Y. 12491

DATE:
 2/5/18
 SCALE:
 1/8" = 1'-0"
 SHEET:

Kingston
Waterfront Plaza

REVISION	DATE	DESCRIPTION



3rd Floor

9 - One Bedroom Apartments
4 - Studio Apartments



REVISION TABLE		
REVISION DATE	REVISION BY	DESCRIPTION

Kingston Waterfront Plaza

DRAWINGS PROVIDED BY
Joseph Hurwitz & Associates
 1360 Rt. 28, PO Box 248
 West Hurley, N.Y. 12491

DATE:	2/5/18
SCALE:	1/8" = 1'-0"
SHEET:	

Sp Res. Renewal

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) 1-111 ROUNDOUT LANDING, KINGSTON, NY 12401

Property Tax Map ID # (SBL): 56.43-7-37

Name of applicant: ANTHONY HATZIOANNOU, AIA % EDGE+CO ARCHITECTURE LLC

Applicant Phone #: (718) 215-3815 x557 Fax #: (718) 215-1274 E-Mail: ANTHONYH@EDGEAND.CO

Mailing address of applicant: 4770 WHITE PLAINS ROAD
BRONX, NY 10470

Name and address of owner (if different from applicant): *

Project use and/or description of improvement:
NEW MIXED USE BUILDING, COMMERCIAL + MULTIPLE DWELLINGS

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): * Daniel Goldstein

Phone #: (718) 327 4100 Fax #: () E-Mail:

Signature of Owner: *

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

(This section for office use only)

Date received: 5/13/20 Receipt # 018913 Referrals:

Application fee: \$75 Check

Zoning District: RLC/HAC/LWRP Ward: 8

Sec./Blk./Lot: 56.43/ 7 / 37

SEQRA: Type II

Date of Public Notice: Date of Public Hearing:

jas/pb4

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

* 5/12/20
Date

* Daniel Goldstein
Applicant Name (Please Print)

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 Anthony Hatzioannou, AIA

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

* Daniel Goldstein
print property owner's name

* _____
owner's signature

owner's mailing address

718-327-4100
owner's phone number

5/2/20
date

 5.12.20
representative's signature & date

4770 WHITE PLAINS RD, BRONX NY 10470
representative's address

718-215-3815 x 557
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. *
- Daniel Goldstein
301 A Central Ave.
Lawrence NY 11559
718-327-4100

2. ANTHONY HATZIOANNOU, AIA
EDGE+CO ARCHITECTURE, LLC
4770 WHITE PLAINS ROAD
BRONX, NY 10470
718.215.3815 x557

- 3.

- 4.

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

Thank you.

Planning Board Agenda Item Report

Meeting Date: June 15, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #6: Open Space Plan REFFERAL from the Common Council requesting comment on the Open Space Plan to be adopted as part of the City of Kingston Comprehensive Plan.

Suggested Action:

Attachments:

[Open Space Referral and Plan PBM 061520.pdf](#)

CITY OF KINGSTON

Kingston Planning

planning@kingston-ny.gov



Suzanne Cahill, Planning Director
Kyla Dedea, Assistant Planner

Steven T. Noble, Mayor

May 27, 2020

MEMORANDUM:

TO: Chairman Wayne Platte, Planning Board ✓
Chairman Hayes Clement, Heritage Area Commission
Chairman Mark Grunblatt, Historic Landmarks Preservation Commission
City of Kingston Tree Commission

FROM: Suzanne Cahill, Planning Director

RE: Kingston Open Space Plan

The Conservation Advisory Council (CAC) has completed a Draft Open Space Plan for the City of Kingston and submitted to the Common Council for review and consideration of adoption. The Common Council has subsequently declared themselves Lead Agency after a coordinated review was engaged, and have determined the project to be Type I Action under SEQR. On behalf of the Common Council, the CAC prepared the Full Environmental Assessment Form (Parts 1, 2 and 3) which is being circulated to all Involved and Interested Agencies upon the request of the Council. As an identified agency the Council is requesting feedback and/or comment in order for a final determination of environmental significance to be made.

The SEQR forms are attached for your review and comment. The draft plan can be found at [https://www.kingston-ny.gov/filestorage/8399/8491/8495/10452/Kingston Open Space Plan FINAL JULY 2019.pdf](https://www.kingston-ny.gov/filestorage/8399/8491/8495/10452/Kingston%20Open%20Space%20Plan%20FINAL%20JULY%202019.pdf)

**SCHEDULE A
OPEN SPACE PLAN**

INVOLVED AGENCIES

Wayne D. Platte, Chairman
City of Kingston Planning Board
City Hall
420 Broadway
Kingston, New York 12401

Hayes Clement, Chairperson
Heritage Area Commission
420 Broadway
Kingston, New York 12401

Mark Grunblatt, Chairman
Historic Landmark Preservation Commission
420 Broadway
Kingston, New York 12401

Dennis Doyle, Director
Ulster County Planning Board
244 Fair Street
Kingston, New York 12401

Zoning Board of Appeals
Eric Kitchen
Building Safety Division
5 Garraghan Drive
Kingston, New York 12401

INTERESTED AGENCIES

Conservation Advisory Commission
Attn: Julie Noble

Recreation Commission
Attn: Lynsey Timbrouck
467 Broadway
Kingston, New York 12401

Kingston Land Trust
Julia Farr
15 Railroad Ave.
Suite 102
Kingston, New York 12401

Kingston Tree Commission
420 Broadway
Kingston, New York 12401

Open Space Institute
1350 Broadway #201
New York, New York 10018

Scenic Hudson
1 Civic Center Plaza #200
Poughkeepsie, New York 12601

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project: _____
 Date: _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

I. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3c, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

RESOLUTION 36 of 2020

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, AUTHORIZING THE COMMON COUNCIL OF THE CITY OF KINGSTON TO DECLARE ITSELF LEAD AGENCY ON THE OPEN SPACE PLAN

Sponsored By: Laws & Rules Committee: Alderman: Ventura
Morell, O'Reilly, Scott-Childress, Tallerman,
Worthington

WHEREAS, upon consideration of various criteria set forth in Section 617.6 of the SEQRA Act, the Common Council of the City of Kingston believes that it should be designated lead agency on the Open Space Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:

SECTION 1. That pursuant to 6 NYCRR Part 617.6 the City of Kingston Common Council hereby declares itself lead agency on the Open Space Plan.

SECTION 2. This resolution shall take effect immediately.

Submitted to the Mayor this 5th day of

February, 2020



Elisa Tinti, City Clerk

Approved by the Mayor this 5th day of

February, 2020



Steven T. Noble, Mayor

Adopted by Council on February 4, 2020

**LAWS & RULES
COMMITTEE REPORT**

Positive Declaration of Environmental Significance:

223

Tinti, Elisa

From: Noble, Julie
Sent: Tuesday, October 08, 2019 11:45 AM
To: Cahill, Suzanne; Tinti, Elisa
Subject: Open Space Plan SEQR

Hey Sue and Elisa,

I want to thank you for your guidance in the SEQR process for the Open Space Plan.

My DEC rep on the project sent me the following comment and I am not sure how this plays into the whole thing:

Regarding SEQR, it's possible the open space plan is already covered by the city's Generic Environmental Impact Statement that was developed for the comp plan. I found the following "GEI Discussion" for the Kingston comp plan's "Open Space Resources" chapter (page 31):

The protection and conservation of environmentally constrained lands by identifying important natural resources and implementing appropriate land use controls will result in enhanced protection of the environment. No adverse environmental impacts are likely to result. To the extent that environmental resources exist close to urbanized areas and to the extent buffering may be required in the future in order to protect these resources as identified in the Natural Resources Inventory, social impacts such as impacts to housing affordability and availability may result. The Open Space Plan will need to consider these types of impacts as well as economic impacts in developing appropriate specific land use controls. The land use controls suggested herein (steep slope, surface water resource protection and maximum cross-sections for rural roads, are likely to be more protective of the environment, and the benefit of these protections outweighs potential impacts to housing affordability and economic development, especially given that adequate economic development and housing opportunities exist in unconstrained areas closer to the City's mixed-use cores. A 24' cross-section for rural roads is believed to be adequate to support public safety and emergency access to remote areas.

If you haven't already, I suggest checking with the city's land-use attorney. The GEIS language makes it sound like there's agreement that open space planning doesn't cause adverse environmental impacts. It's possible this would allow for a neg-dec.

Thoughts? How might this effect the process, if at all?

Julie

Julie L. Noble
City of Kingston
Environmental Education and Sustainability Coordinator
Recycling Coordinator
467 Broadway
Kingston, NY 12401
845-481-7339

CITY OF KINGSTON

Office of the City Clerk & Registrar of Vital Statistics

cityclerk@kingston-ny.gov

Steven T. Noble, Mayor
Elisa Tinti, City Clerk & Registrar



Deidre Sills, Deputy Clerk
Susan Mesches, Deputy Registrar

October 2, 2019

TO: INVOLVED AND INTERESTED AGENCIES (Attached Schedule A)

RE: DESIGNATION OF CITY OF KINGSTON COMMON COUNCIL AS LEAD AGENCY

To Whom It May Concern:

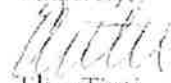
The City of Kingston and the Conservation Advisory Council has developed a Natural Resource Inventory and Open Space Plan Index for the City of Kingston. This index identifies natural resources and related areas of the community. The Kingston Conservation Advisory Council has recommended that the City of Kingston include this index as an element of the Kingston Comprehension Plan- Kingston 2025. This requires that SEQR requirements be met, including the establishment of Lead Agency and SEQR review.

The project is considered a Type I Action under SEQR section 617.4(b)(9). As part of the coordinated review, designation of a "lead agency" and a determination of the significance of the action on the environment must be made in order to comply with the New York State Environmental Conservation Law (SEQR Act) and the regulations promulgated there under (the Regulation) by the New York Department of Environmental Conservation.

Upon consideration of the various criteria set forth in Section 617.6 of the SEQR Act, the Common Council of the City of Kingston believes that it should be designated lead agency. Please indicate your concurrence with such designation within thirty (30) days. To the extent that you have any questions with respect to the Act or designation of this agency as lead agency, Ms. Julie Noble is available and may be contacted by calling (845) 334-7339, or by writing to Environmental Educator, at the Parks & Recreation Office, 420 Broadway, Kingston, New York 12401.

Following the designation as lead agency, a determination of significance shall be made in accordance with the Regulations. You will be notified of said determination immediately thereafter in accordance with Section 617.12 of the Regulations. Your agency cannot take any action or render any decision on the project until after the lead agency makes a determination and the SEQR process is concluded in accordance with 6NYCRR Part 617.

Sincerely,


Elisa Tinti,
City Clerk

Tinti, Elisa

From: Noble, Julie
Sent: Tuesday, October 08, 2019 11:45 AM
To: Cahill, Suzanne; Tinti, Elisa
Subject: Open Space Plan SEQR

Hey Sue and Elisa,

I want to thank you for your guidance in the SEQR process for the Open Space Plan.

My DEC rep on the project sent me the following comment and I am not sure how this plays into the whole thing:

Regarding SEQR, it's possible the open space plan is already covered by the city's Generic Environmental Impact Statement that was developed for the comp plan. I found the following "GEI Discussion" for the Kingston comp plan's "Open Space Resources" chapter (page 31):
The protection and conservation of environmentally constrained lands by identifying important natural resources and implementing appropriate land use controls will result in enhanced protection of the environment. No adverse environmental impacts are likely to result. To the extent that environmental resources exist close to urbanized areas and to the extent buffering may be required in the future in order to protect these resources as identified in the Natural Resources Inventory, social impacts such as impacts to housing affordability and availability may result. The Open Space Plan will need to consider these types of impacts as well as economic impacts in developing appropriate specific land use controls. The land use controls suggested herein (steep slope, surface water resource protection and maximum cross-sections for rural roads, are likely to be more protective of the environment, and the benefit of these protections outweighs potential impacts to housing affordability and economic development, especially given that adequate economic development and housing opportunities exist in unconstrained areas closer to the City's mixed-use cores. A 24' cross-section for rural roads is believed to be adequate to support public safety and emergency access to remote areas.

If you haven't already, I suggest checking with the city's land-use attorney. The GEIS language makes it sound like there's agreement that open space planning doesn't cause adverse environmental impacts. It's possible this would allow for a neg-dec.

Thoughts? How might this effect the process, if at all?

Julie

Julie L. Noble
City of Kingston
Environmental Education and Sustainability Coordinator
Recycling Coordinator
467 Broadway
Kingston, NY 12401
845-481-7339

**City of Kingston Common Council
Response to Request for Determination of Lead Agency**

Re: Open Space Plan Index for the City of Kingston.

Kingston Common Council Designation as Lead Agency

On behalf of:

Agency Name: _____

Agency mailing address: _____

Agency telephone: _____

I acknowledge the receipt of the notice, dated October 2, 2019 requesting our consent to the City of Kingston Common Council acting as Lead Agency in the SEQR Coordinated Review of the above matter.

The above named agency hereby:

() CONSENTS that the City of Kingston Common Council be declared Lead Agency for the purpose of the environmental review of the above referenced project.

() DOES NOT CONSENT to the City of Kingston Common Council being designated as Lead Agency in this application and wishes that _____ serve as Lead Agency.

DATED: _____ AGENCY NAME: _____

BY: _____
(Please Print)

SIGNATURE: _____

Please Return To:

City Clerk's Office
Elisa Tinti, City Clerk & Registrar
City Hall -- 420 Broadway
Kingston, New York 12401

SCHEDULE A OPEN SPACE PLAN

INVOLVED AGENCIES:

Wayne D. Platte, Chairman
City of Kingston planning Board
City Hall – 420 Broadway
Kingston, New York 12401

Hayes Clement, Chairperson
Heritage Area Commission
420 Broadway
Kingston, New York 12401

Mark Grunblatt, Chairman
Historic Landmark Preservation Commission
420 Broadway
Kingston, New York 12401

Dennis Doyle, Director
Ulster County Planning Board
244 Fair Street
Kingston, NY 12401

Zoning Board of Appeals
Attn: Eric Kitchen
Building Safety Division
5 Garraghan Drive
Kingston, NY 12401

INTERESTED AGENCIES

Conservation Advisory Commission
Attn: Julie Noble

Recreation Commission
Attn: Kevin Gilfeather
467 Broadway
Kingston NY 12401

Kingston Land Trust
Julia Farr
15 Railroad Ave.
Suite 102
Kingston, New York 12401

CITY OF KINGSTON

Office of Planning

planning@kingston-ny.gov

02/18/2019

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

December 17, 2019

TO: ALL IDENTIFIED INVOLVED AND INTERESTED AGENCIES

RE: DESIGNATION OF CITY OF KINGSTON PLANNING BOARD AS LEAD AGENCY

To Whom It May Concern:

We have reviewed preliminary plans along with the Full Environmental Assessment Form Part I, prepared for The Scenic Hudson Land Trust and the City of Kingston. (the Applicants), to), for construction of a trail on property owned by Quarry Waters LLC a subsidiary of The Scenic Hudson Landtrust Inc. The project is located at #348-680, 682-798 North Street & 280-362 R Delaware Avenue & Devils Lake Road (SBL 48.16-6-4, 48.84-1-3, 48.16-6-3.100, 48.16-3-8.100.) in the City of Kingston and Town of Ulster, (the Action).

The Action has been classified as an Unlisted Action under SEQR, however, due to the number of approvals and funding sources involved and the spanning of two municipalities, the Board will be conducting a coordinated review under SEQR.

Upon consideration of the various criteria set forth in Part 6 NYRCC Part 617 and the Kingston Planning Board's past role as Lead Agency in review of the Hudson Landing Development, the Kingston Planning Board believes that it should be designated lead agency and adopted a resolution to reaffirm this role. Please indicate your concurrence with such designation within thirty (30) days. To the extent that you have any questions with respect to the Act or designation of this agency as lead agency, Ms. Suzanne Cahill is available and may be contacted by calling (845) 334-3955, or by writing to the Planning Director's Office, 420 Broadway, Kingston, New York 12401.

Following the designation as lead agency, a determination of significance shall be made in accordance with the Regulations. You will be notified of said determination immediately thereafter.

Sincerely,

Suzanne Cahill
Planning Director

**City of Kingston Planning Board
Response to Request for Determination of Lead Agency**

Re: The Hudson River Brickyard Trail
Quarry Waters LLC (The Scenic Hudson Land Trust LLC)
#348-680, 682-798 North Street & 280-362 R Delaware Ave & Devils Lake Rd
(SBL 48.16-6-4, 48.84-1-3, 48.16-6-3.100, 48.16-3-8.100.)

Kingston Planning Board Designation as Lead Agency

On behalf of:

Agency Name: _____

Agency mailing address: _____

Agency telephone: _____

I acknowledge the receipt of the notice, dated _____, requesting our consent to the City of Kingston Planning Board acting as Lead Agency in the SEQR Coordinated Review of the above matter.

The above named agency hereby:

() CONSENTS that the City of Kingston Planning Board be declared Lead Agency for the purpose of the environmental review of the above referenced project.

() DOES NOT CONSENT to the City of Kingston Planning Board being designated as Lead Agency in this application and wishes that _____ serve as Lead Agency.

DATED: _____ AGENCY NAME: _____

BY: _____
(Please Print)

SIGNATURE: _____

Please Return By January 17, 2019 To:

City of Kingston Planning Office
Suzanne Cahill, Planning Director
City Hall – 420 Broadway
Kingston, New York 12401

SCHEDULE A

Hudson River Brickyard Trail

#348-680, 682-798 North Street & 280-362 R Delaware Avenue & Devils Lake Road
(SBL 48.16-6-4, 48.84-1-3, 48.16-6-3.100, 48.16-3-8.100.)

INVOLVED AGENCIES:

Wayne D. Platte, Chairman
City of Kingston Planning Board
City Hall – 420 Broadway
Kingston, New York 12401

Kingston Common Council
420 Broadway
Kingston NY, 12401

NYSDEC
Ms. Kelly Turturro, Region 3 Director
21 South Putt Corners Rd
New Paltz, NY 12561

New York State Division for Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189
(Submitted via Cultural Resource Information System "CRIS")

Hayes Clement, Chairperson
Heritage Area Commission
420 Broadway
Kingston, New York 12401

NYS Department of State
One Commerce Plaza, 99 Washington Ave
Albany, NY 12231-0001

Hudson River Valley Greenway
625 Broadway, 4th Floor
Albany NY 12207

Town of Ulster
Town Clerk
1 Town Hall Drive
Lake Katrine, NY 12449

NYSDEC
Ms. Kelly Turturro, Region 3
21 South Putt Corners Rd
New Paltz, NY 12561

Town of Ulster Planning Board
584 East Chester Street Bypass
Kingston NY 12401

INTERESTED AGENCIES

Edward Norman, Supt.
Department of Public Works
25 East O'Reilly Street
Kingston, NY 12401
Emailed

Dennis Doyle, Director
Ulster County Planning Board
244 Fair Street
Kingston, NY 12401

US Dept of Interior Fish and Wildlife
Ms. Robyn Niver
3817 Luker Rd
Cortland, NY 13045

Dept of Parks and Recreation & Recreation Commission
Attn: Kevin Gilfeather
467 Broadway
Kingston NY 12401

Kingston Land Trust
15 Railroad Avenue
Kingston, NY 12401

Town of Rhinebeck
Town Clerk
80 East Market Street
Rhinebeck, NY 12572

APPLICANTS

City of Kingston
Steve Noble, Mayor
Emailed

John Shultheis, City Engineer
Emailed

The Scenic Hudson Land Trust, Inc
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601
Emailed

Kingston Tree Commission
420 Broadway
Kingston, NY 12401

Open Space Institute
1350 Broadway #201
New York, NY 10018

Scenic Hudson
1 Civic Center Plaza #200
Poughkeepsie, NY 12601

CITY OF KINGSTON, NEW YORK, COMMON COUNCIL
HONORABLE ANDREA SHAUT, PRESIDENT

01/01/2020-12/31/2021

COMMITTEE: L&R

DATE: 2/4/2020

RESOLUTION TITLE *Resolution #36 of 2020 authorizing the Common Council of the City of Kingston to declare itself lead agency on the Open Space Plan*

OFFERED BY: ALDERMAN _____
SECONDED BY: ALDERMAN _____

ALDERMAN	YES	NO	ABSENT	REASON
1.JEFFREY VENTURA MORELL (D)				
2.DOUGLAS KOOP (D)				
3.REYNOLDS SCOTT-CHILDRESS (D)				
4. RITA WORTHINGTON (D)				
5. DONALD TALLERMAN (D)				
6. TONY DAVIS (D)				
7. PATRICK O'REILLY (D)				
8. STEVEN SCHABOT (D)				
9. MICHELE HIRSCH (D)				

TOTALS

CARRIED 9 DEFEATED 0

ELISA TINTI
CITY CLERK

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: City of Kingston Open Space Plan		
Project Location (describe, and attach a general location map): City of Kingston, Ulster County New York		
Brief Description of Proposed Action (include purpose or need): This action concerns the Open Space Plan for the City of Kingston completed in 2019 and its adoption as an element of the City of Kingston Comprehensive Plan. The City of Kingston and its Conservation Advisory Council had previously developed a Natural Resource Inventory, and Open Space Index, which identify the natural resources and related community aspects so that informed planning decisions could be made with regard to future growth and the conservation of these elements which are considered assets to the city and to help to protect the visual aesthetic quality of the city together with its cultural resources and to maintain clean drinking water, protect natural habitats, provide recreational opportunities and position the city to mitigate impacts from future climate change trends. The findings of these comprehensive works were then utilized as part of a public planning project to develop the City of Kingston Open Space Plan, a strategy for the responsible stewardship of these important resources for future generations. The Conservation Advisory Council of the City of Kingston is recommending that the City of Kingston Common Council adopt such Open Space Plan as an element of the City of Kingston Comprehensive Plan in order to implement the Open Space Resources discussion in Chapter 3 and elsewhere in said Plan.		
Name of Applicant/Sponsor: City of Kingston Julie Noble City of Kingston Environmental Education and Sustainability Coordinator		Telephone: 845-481-7339 E-Mail: JulieLNoble@kingston-ny.gov
Address: 467 Broadway		
City/PO: Kingston	State: New York	Zip Code: 12401
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City of Kingston Common Council. lead agency Approval and adoption of action	
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	City of Kingston Planning Board referral	
c. City, Town or ☒ Yes ☐ No Village Zoning Board of Appeals	City of Kingston Zoning Board of Appeals referral	
d. Other local agencies ☒ Yes ☐ No	City of Kingston Heritage Area Commission City of Kingston HLPC (Historic Landmarks)	
e. County agencies ☒ Yes ☐ No	Ulster County Planning Board, 239 M Review only.	
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☒ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No	
- If Yes, complete sections C, F and G. - If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No	
If Yes, identify the plan(s): Hudson Riverport BOA, NYS Heritage Area program, NYS Certified Local Government program (Historic Resources), LWRP, Hudson River Valley Greenway (partial), Hudson River Valley National Heritage Area (partial), NYS Climate Smart Communities program (Climate Action Plan), Tidal Rondout Creek Watershed Management Plan, Rondout Harbor Management Plan 2014	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Not applicable	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☐ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes,	☐ Yes ☒ No
i. What is the proposed new zoning for the site?	
C.4. Existing community services.	
a. In what school district is the project site located? Kingston City School District	
b. What police or other public protection forces serve the project site? City of Kingston Police Dept.	
c. Which fire protection and emergency medical services serve the project site? City of Kingston Fire Dept.	
d. What parks serve the project site? Kingston City Parks	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? 	
b. 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	
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ 	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☐ No ☐ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____ ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☐ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____	☐ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☐ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	☐ Yes ☐ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	☐ Yes ☐ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____	☐ Yes ☐ No ☐ Yes ☐ No

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name City of Kingston Date 4/23/2020

Signature *Julia L. Noble* Title City of Kingston Environmental Education and

PRINT FORM

Project : Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Approval by the involved agencies mentioned in Part 1.B, consistency with City of Kingston Comprehensive Plan including Section 3 of such plan as per
Part 1.A project description and Part 1.C.2a and consistency with adopted City plans as described in Part 1.C.2b

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Common Council of the City of Kingston _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact
statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or
substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative
declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact
statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those
impacts. Accordingly, this positive declaration is issued.

Name of Action: City of Kingston Open Space Plan adoption as an element of the City of Kingston Comprehensive Plan

Name of Lead Agency: City of Kingston Common Council

Name of Responsible Officer in Lead Agency: Andrea Shaut

Title of Responsible Officer: Common Council President

Signature of Responsible Officer in Lead Agency: _____ Date: _____

Signature of Preparer (if different from Responsible Officer) _____ Date: _____

For Further Information:

Contact Person: Julie Noble

Address: 25 East O'Reilly Street, Kingston, NY 12401

Telephone Number: 845-481-7339

E-mail: julienoble@kingston-ny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

RESOLUTION 192 of 2019

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, TO
UNDERTAKE A COORDINATED REVIEW OF THE CITY OF KINGSTON, NY OPEN SPACE
PLAN

Sponsored By: Laws and Rules Committee: Alderman Shaut,
Alderman Ventura Morell, Alderman Scott-Childress,
Alderman Carey, Alderman O'Reilly

WHEREAS, the City of Kingston and the Conservation Advisory Council began the process of developing a Natural Resources Inventory and Open Space Index for the City, which identifies the natural resources and related areas of the community; and

WHEREAS, the Kingston Conservation Advisory Council would like to recommend that the City of Kingston Common Council adopt the Open Space Plan as an element of the Kingston Comprehension Plan-Kingston 2025, which would necessitate that SEQR requirements be met, including the establishment of Lead Agency and SEQR review.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, AS FOLLOWS:

SECTION-1. That pursuant to 6NYRCC Part 617, (b)(1), the City of Kingston Common Council hereby determines that this action is a Type I action under SEQR Act and a coordinated review must be undertaken.

SECTION-2. That the Common Council will circulate a request to all involved and interested agencies requesting that it act as Lead Agency in the SEQR review process.

SECTION-3. That this resolution shall take effect immediately.

Submitted to the Mayor this 2nd day of

October, 2019



Elisa Tinti, City Clerk

Approved by the Mayor this 2nd day of

October, 2019



Steven T. Noble, Mayor

Adopted by Council on October 1, 2019

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THE CITY OF KINGSTON COMMON COUNCIL

LAWS & RULES COMMITTEE REPORT

DEPARTMENT	Parks and Recreation	DATE	9/18/19
Description	A Resolution to undertake a coordinated review of the City of Kingston, NY Open Space Plan and as such - determine such action to be a Type 4 Action as defined in 6 NYCRR Part 17.4 (b) (1) of the SEQRA Act and a coordinated review must be undertaken and - that the Common Council will circulate a request to all involved and interested agencies to request to act as lead agency in the SEQRA review process		
Signature	Julie Noble		

Motion by BC

Seconded by JVM

Action Required:

SEQRA Decision:
 Type I Action ☐
 Type II Action ☐
 Unlisted Action ☐

Negative Declaration of Environmental Significance: ☐

Conditioned Negative Declaration: ☐

Seek Lead Agency Status: ☐

Positive Declaration of Environmental Significance: ☐

(182)

<u>Committee Vote</u>	<u>YES</u>	<u>NO</u>
1/1/19 <u>me</u> Andrea Shaut, Chairman	✓	
<u>[Signature]</u> Jeffrey Ventura Morell, Ward 1	✓	
<u>[Signature]</u> Reynolds Scott-Childress, Ward 3	✓	
<u>[Signature]</u> William Carey, Ward 5	✓	
<u>[Signature]</u> Patrick O'Reilly, Ward 7	✓	

RESOLUTION 182 of 2019

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, TO UNDERTAKE A COORDINATED REVIEW OF THE CITY OF KINGSTON, NY OPEN SPACE PLAN

Sponsored By: Laws & Rules Committee: Alderman: Shaut ,
Ventura Morell, Koop, Carey

WHEREAS, the City of Kingston and the Conservation Advisory Council began the process of developing a Natural Resources Inventory and Open Space Index for the City, which identifies the natural resources and related areas of the community; and

WHEREAS, the Kingston Conservation Advisory Council would like to recommend that the City of Kingston Common Council adopt the Open Space Plan as an element of the Kingston Comprehensive Plan-Kingston 2025, which would necessitate that SEQRA requirements be met, including the establishment of Lead Agency and SEQRA review.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:

SECTION 1. That pursuant to 6 NYCRR Part 617.4 (b)(1), the City of Kingston Common Council hereby determines that this action is a Type I action under SEQR Act and a coordinated review must be undertaken.

SECTION 2. That the Common Council will circulate a request to all involved and interested agencies requesting that it act as Lead Agency in the SEQR review process.

SECTION 3 . This resolution shall take effect immediately.

Submitted to the Mayor this ____ day of _____, 2019

Approved by the Mayor this ____ day of _____, 2019

Elisa Tinti, City Clerk

Steven T. Noble, Mayor

Adopted by Council on _____, 2019

City of Kingston, New York Common Council
Honorable James Noble Presiding
01/01/2018- 12/31/2019

Roll Call

Committee _____ Date October 1, 2019

Resolution Title:

RESOLUTION 192 of 2019
RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW
YORK, TO UNDERTAKE A COORDINATED REVIEW OF THE CITY OF KINGSTON,
NY OPEN SPACE PLAN

Offered By: Alderman _____

Seconded By: Alderman _____

Record of Vote

Alderman	Yes	No	Absent	Reason
1. Jeffrey Ventura Morell (D)				
2. Douglas Koop (D)				
3. Reynolds Scott Childress (D)				
4. Rita Worthington (D)				
5. William Carey (D)				
6. Tony Davis (D)				
7. Patrick O'Reilly (D)				
8. Steven Schabot (D)				
9. Andrea Shaut (D)				

Totals Carried 9-0 Defeated _____

Elisa Tinti, City Clerk

City of Kingston, New York

OPEN SPACE PLAN



**Hudson River
Estuary Program**

A Program of the New York State Department of Environmental Conservation

JUNE 25, 2019

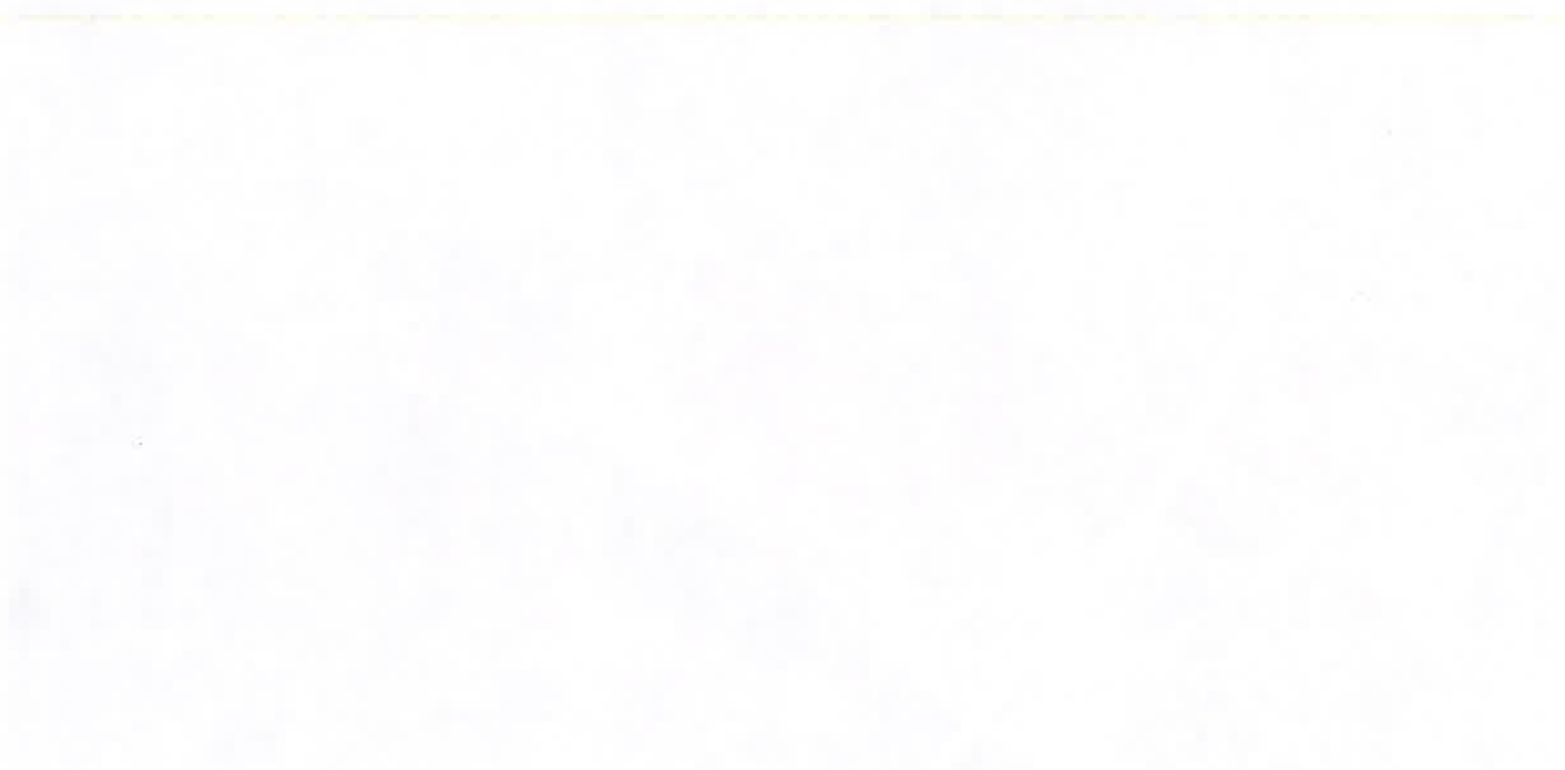
PREPARED BY



PREPARED FOR

The City of Kingston and
the Kingston Conservation
Advisory Council

This project has been funded in part by a grant from the New York State Environmental Protection Fund through the Hudson River Estuary Program of the New York State Department of Environmental Conservation



CITY OF KINGSTON OPEN SPACE PLAN

Mayor

Steven T. Noble

Common Council

Jeffrey Morell	James L. Noble, Jr.
Reynolds Scott-Childress	Douglas Koop
William Carey	Rita Worthington
Patrick O'Reilly	Tony Davis
Andrea Shaut	Steven Schabot

Kingston Conservation Advisory Council

Julie Noble, Chair
Emilie Hauser, Vice Chair
Kevin McEvoy, Secretary
Elizabeth Broad
Lorraine Farina
Lynn Johnson
Casey Schwarz

Acknowledgements

Special thanks to the following people who contributed their valuable ideas and time to the plan:

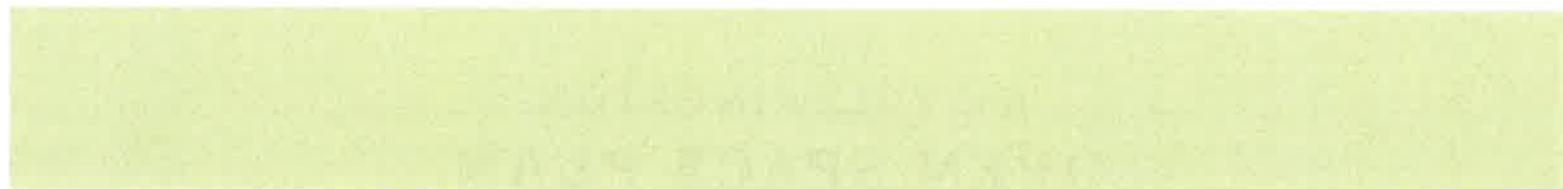
Laura Heady (Hudson River Estuary Program)
Greg Shaheen (Kingston Land Trust)
Julia Farr (Kingston Land Trust)

Consultants

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CITY OF KINGSTON

OPEN SPACE PLAN

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APPENDIX A: Public Meeting Notes & Comments

APPENDIX B: Natural Resource Scoring

DOCUMENT REFERENCES

- (1) Mark Correll et al. 1978. *The Effects of Greenbelts on Residential Property Values: Some Findings on the Political Economy of Open Space*. *Land Economics*, and Darryl F. Caputo. 1979. *Open Space Pays: The Socioenvironmental Economics of Open Space Preservation*. Morristown, NJ Conservation Foundation. *Land Economics*.
- (2) American Farmland Trust. September 2016. *Cost of Community Services fact Sheet*. https://www.farmlandinfo.org/sites/default/files/Cost_of_Community_Services_Studies_AFT_FIC_201609.pdf
- (3) Margaret Bonner and Francis Gray. 2005. *Cost of Community Services Study. Town of Rochester, NY*.
- (4) New York State Hudson River Estuary Program. *Climate Change in the Hudson Valley, A Summary for the Public*. https://www.dec.ny.gov/docs/remediation_hudson_pdf/ccinthehvms.pdf
- (5) *For this state-designated significant habitat, a habitat impairment test must be met for any activity that is subject to consistency review under federal and state laws, or under applicable local laws contained in an approved local waterfront revitalization program. If the proposed action is subject to consistency review, then the habitat protection policy applies, whether the proposed action is to occur within or outside the designated area. Additional information about significant coastal fish and wildlife habitats can be found at <https://www.dos.ny.gov/opd/programs/consistency/scfwhabitats.html>*
- (6) *Riparian* came to English from the same source that gave us "river" - the Latin *riparius*, a noun deriving from *ripa*, meaning "bank" or "shore." "Riparian" refers to things that exist alongside a river (such as riparian wetlands, habitats, trees, etc.). Source - <https://www.merriam-webster.com/dictionary/riparian>

ACRONYMS / ABBREVIATIONS

• CAC	CONSERVATION ADVISORY COUNCIL (OF THE CITY OF KINGSTON)
• GIS	GEOGRAPHIC INFORMATION SYSTEM
• NRI	NATURAL RESOURCES INVENTORY
• NYS	NEW YORK STATE
• NYSDEC	NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
• NYNHP	NEW YORK NATURAL HERITAGE PROGRAM (OF THE NYSDEC)
• OPRHP	OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (OF NYS)
• OSI	OPEN SPACE INDEX
• PDR	PURCHASE OF DEVELOPMENT RIGHTS
• SAV	SUBMERGED AQUATIC VEGETATION
• SBA	SIGNIFICANT BIODIVERSITY AREA
• USACOE	UNITED STATES ARMY CORPS OF ENGINEERS





CHAPTER 1

INTRODUCTION



OVERVIEW



In 2017, the City of Kingston and the Kingston Conservation Advisory Council (CAC) began the process of developing a Natural Resources Inventory and Open Space Index for the entire city. The goal of this data-collection effort was to better understand what natural resources existed in the city so that informed planning decisions could be made with regard to future growth and the conservation of these elements which are considered assets to the city. It is believed that this knowledge-based approach will not just help to protect the visual aesthetic quality of the city and inform local planning decisions, but also help to maintain clean drinking water, protect natural habitats, provide recreational opportunities and position the city to mitigate impacts from future climate change trends. The findings of this comprehensive work were then utilized as part of a public planning project to develop the City of Kingston Open Space Plan - this document - a strategy for the responsible stewardship of these important resources for future generations.

EXECUTIVE SUMMARY

OPEN SPACE VISION

Kingston's open space system is an interconnected network of parks, paths and preserves that add to the quality of life in the city. The city and its rivers are intertwined in history—and this natural and cultural legacy includes both protected uplands and restored shoreline. Enhanced waterfront access and riparian habitats coupled with naturalized stormwater management systems create the foundation of Kingston's green infrastructure network. The city's comprehensive trail system connects revitalized and expanded parklands and other community recreation resources with local and regional destinations. Community gardens and expanded urban agricultural opportunities help connect people with nature. Kingston is celebrated as a "Tree City" by the Arbor Day Foundation, recognizing the importance of an urban tree canopy and improved care of Kingston's vital city trees. Together these open space resources provide a beautiful and healthy framework for Kingston's continued revitalization; yielding benefits to the quality of life and economic vitality for all who live, work, and play in our treasured city. Source: USEPA website www.epa.gov, Climate Change Basic Information, as it appeared on January 19, 2017.

The Open Space Plan for the City of Kingston, Ulster County, New York identifies the natural resources and related areas of the community that help to:

- Improve water quality
- Reduce flood damage
- Maintain habitats for wildlife
- Reduce noise pollution
- Improve air quality
- Enhance outdoor recreation opportunities
- Protect scenic resources
- Strengthen property values

Forming a foundation of the plan was an extensive Natural Resources Inventory (NRI) developed by dozens of dedicated volunteers, commissioners, consultants and generous stakeholder groups in 2017-2018 and documented in a report and mapping documents compiled by John Mickelson of Geospatial & Ecological Services. This comprehensive inventory included geophysical aspects (geology, terrain, etc.), land cover, urban forests and biotic systems, hydrological systems, recreation resources, historic and cultural resources, among others, and considered factors affecting the environment climate change and related effects such as increased flood risk.

Community input was sought throughout the planning process and in particular in review of the natural resources inventory, identifying conservation priorities and in creating an overall vision for an open space network in the city.

Three notable areas within the city which have significant natural resources include the coastal and upland region of the Hudson River, the coastal and upland area associated with the Rondout Creek and the lowlands and waterfront along the Esopus Creek. The plan recommends several actions to address resource conservation in these areas and includes conservation targets for those and other areas for implementation over the next 10 years:

- 5,000 additional linear feet of public access created along the Hudson;
- 500 additional acres of permanently protected land in the uplands along the Hudson;
- 1,000 new street trees planted;
- 5,000 additional linear feet of public access secured along the Rondout;
- 60 additional acres of permanently protected land in the uplands along the Rondout;
- 2,500 linear feet of compromised urban stream corridor restored to a more natural condition;
- 10 new community gardens established in city neighborhoods;
- 50 acres of farmland and natural areas protected along the Esopus;
- 1 new neighborhood park created in Midtown area

These are not unambitious goals and continued and expanded community partnerships will be needed to achieve that which is envisioned. First and foremost, collaboration with willing landowners who share this conservation interest will be of great importance. As well, conservation partners like the Kingston Land Trust and Scenic Hudson are among the key players who can help the community advance its goals. Other nonprofits including the Hudson Valley YMCA and Riverkeeper, among others, have complementary programs and several county, state, and federal departments and agencies have programs that match well to the projects and actions needed to implement Kingston's Open Space Plan. City departments and agencies and the elected leadership will all continue to be important to the advancement of the plan.

It is important to recognize that this plan is visionary and conceptual in nature—its implementation will require subsequent technical work in terms of feasibility studies and establishment of priority sites for protection; initiation of more detailed, project-specific planning and design; and development of program-wide and project-specific financing strategies. By advancing the open space conservation targets described in this plan into projects that are implemented, the quality of life for Kingston's citizens will be enhanced with benefits that will continue in perpetuity for both current and future generations. We hope that you participate in these very important activities months ahead.

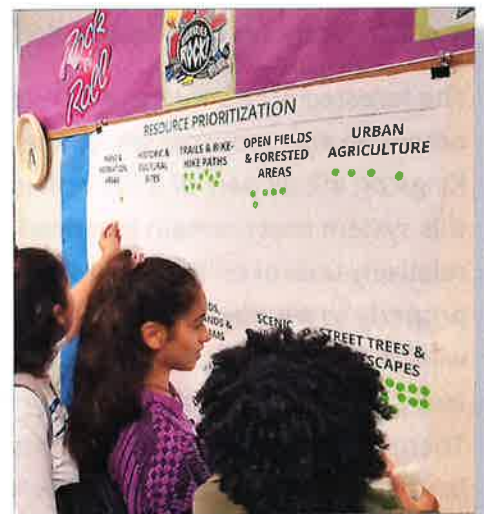


Figure 1. *Young citizens helping establish conservation priorities.*

WHAT IS AN OPEN SPACE PLAN?

An open space plan is a document which outlines the desired goals for the future preservation and enhancement of both the natural and man-made resources which are important to the quality of life in a community. While many people often think of open space simply as farm fields, wetlands or attractive scenery, it is not limited to that. Open space in this sense can include important historic sites or structures; cultural attractions which draw tourists; underground water sources; and public recreation areas such as parks, beaches and gardens. Even downtown streetscapes—the public realm in which people work, play and meet in a city—are an essential component of our community open space. These features contribute to the beauty of our neighborhoods, our health and our overall quality of life. These factors, in turn, contribute to the economic health of the community as well.

It is important for a community to have a plan for the preservation of these resources in much the same way as any family saves for their children's education or their retirement—they are an investment in our future. As populations grow and new development occurs, open space resources are often lost over time. Taking a look at the long-term picture, it makes sense to identify what is most important to us so that steps can be taken to preserve or enhance these resources for our grandchildren. An open space plan is the strategy to do just that.

The forested areas, rivers, wetlands and other natural resources within the City of Kingston are all part of a system. Ideally, this system must remain balanced and relatively unbroken in order to function properly as a water filtration system or wildlife habitat, but this does not mean that every acre must remain forever untouched. There are many different land uses and land development strategies which can allow for continued growth and economic development while still protecting open space. For example, conservation “cluster” development and development transfer strategies can help to keep sensitive lands open while allowing denser development elsewhere. Likewise, outdoor recreation and agriculture also help to promote tourism and economic activity while protecting the land.

Unlike the more rural towns and villages of surrounding Ulster County, Kingston is a bustling riverfront city. Because of this, there is relatively little land area today which remains undeveloped compared to the surrounding communities. Currently, the city has approximately 7% of its total land area devoted

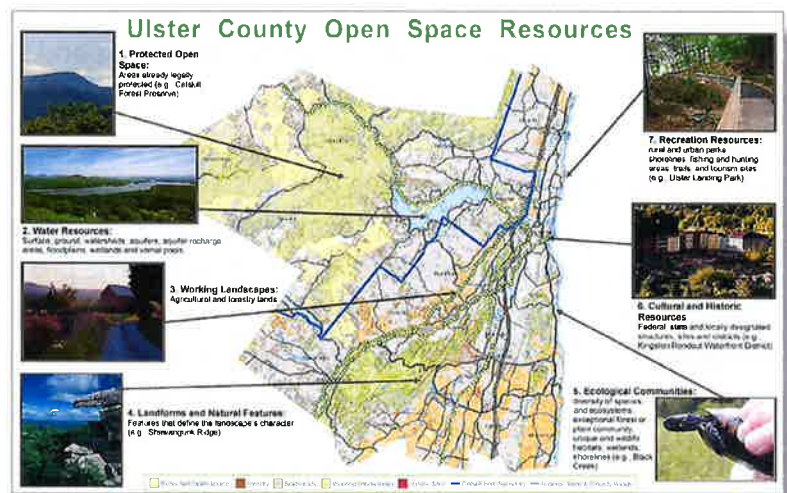


Figure 2. Ulster County Open Space Plan - Resources Map.

to protected open space. This lags behind a majority of other municipalities in the county, yet is still notable considering its urban industrial history. Today, with relatively little natural open space and forests left to maintain, it is important as ever to identify the areas which should be protected or enhanced. This plan will help to identify the resources here in Kingston which contribute to the health, well-being and quality of life of the community, and help to provide a strategy for the city to ensure that it remains healthy for future generations.

Figure 3. Permanently Protected Open Space in Ulster County

Municipality	Total Acreage	Protected Open Space Acreage	% In Protected Open Space
Town of Shandaken	79,781	55,739	70%
Town of Denning	64,932	43,487	67%
Town of Hardenburgh	51,189	27,918	55%
Town of Olive	42,045	17,830	42%
Town of Kingston	4,772	1,764	37%
Town of Wawarsing	84,971	26,701	31%
Total for Ulster County	737,599	227,434	31%
Town of Hurley	22,649	6,837	30%
Town of Rochester	57,109	16,296	29%
Town of Woodstock	43,818	12,803	29%
Village of Ellenville	1,231	147	12%
Town of Gardiner	28,418	3,184	11%
Town of New Paltz	20,707	2,299	11%
Town of Rosendale	12,738	1,413	11%
Town of Marbletown	35,669	3,163	9%
Village of Saugerties	1,437	118	8%
City of Kingston	5,625	381	7%
Town of Saugerties	36,286	2,307	6%
Town of Esopus	26,868	1,444	5%
Town of Shawangunk	36,286	1,544	5%
Village of New Paltz	1,088	57	5%
Town of Lloyd	21,357	851	4%
Town of Ulster	18,774	504	3%
Town of Marlborough	16,993	299	2%
Town of Plattekill	22,856	348	2%

Source: *Ulster County Open Space Plan; Catskill Center for Conservation and Development and Open Space Institute, 2006*

THE BENEFITS OF OPEN SPACE

Open natural spaces such as forests, rivers, fields and wetlands contribute in many different ways to our health and quality of life, which is why having a management plan for them is so important. While many people can appreciate the obvious visual benefits of beautiful scenery, open space can also help to improve our communities in many other ways which are not readily visible.

Property Values

Having the natural landscape to provide a counter-balance to the built environment helps to strengthen and increase local property values, as it can often provide a more visually appealing setting. This is especially true with preserved lands which cannot be developed. If a prospective buyer knows that the lands adjacent to them will remain undeveloped, they have much more certainty in what they are buying. Many economic studies have demonstrated that proximity to parks and greenbelts in more urban areas can increase nearby property values by as much as 15 - 20%.⁽¹⁾



Figure 4. T.R. Gallo Waterfront Park

THE BENEFITS OF OPEN SPACE

Recreation and Tourism Dollars

Tourism and recreation are an important part of any community, and having recreational opportunities which attract visitors and residents helps to provide money to local businesses. The Hudson River, Rondout and Esopus Creeks provide significant recreational and tourism potential, with waterfront activities, kayaking, marinas and docks which can be a draw for visitors. Supporting these assets is an investment in local businesses and the future.

Reduced Tax Burden

Development of land in any community has tax implications to provide additional services such as roads, police, fire, schools and utilities to the community. Studies conducted across the U.S. over the last 30 years on the impacts of different types of development have shown that for every dollar of tax revenue received, the municipality sometimes has to spend more to provide services in return. Residential development was found to be the most costly, requiring about \$1.16 in services for every tax dollar received. Farmland costs significantly less—generally requiring about \$0.37 per dollar of revenue, followed by commercial development at \$0.30.⁽²⁾ Because the cost to service open space is so low, the combined costs of open space and commercial development was found to be around \$0.18 per tax dollar received in the Ulster County town of Rochester.⁽³⁾ Open space helps to provide a balance to offset the high cost of residential services.

Cleaner Water

The conservation of open space helps to protect and enhance the water quality of both surface waters such as ponds and streams and sub-surface water sources. The natural riparian buffers along streams and the filtration function of wetlands and forests helps to purify water runoff from pollutants before it enters back into the local water system. This results in cleaner water downstream and underground in aquifers, and a reduced need to rely on costly filtration plants to generate clean drinking water.

Reduced Flooding

As communities develop, the additional roads, buildings and parking lots create impervious surfaces which prevent rain from being slowly absorbed into the ground and replenishing streams and the local water table. Instead, the water accumulates and becomes runoff, moving quickly across impervious surfaces where it collects pollutants and is eventually discharged in high volumes to storm drains and streams. This rapid flow of water contributes to flooding, and as more impervious surfaces are created, the more this effect is compounded. Open space areas conversely provide places for rain to be absorbed back into the ground naturally. Likewise, wetlands and floodplains provide stormwater storage areas which temporarily hold rain water and mitigate the flow into developed areas.

THE BENEFITS OF OPEN SPACE

Environmental Health

Preservation of open space helps to support the functioning of natural ecological systems which local flora and wildlife rely on to survive, and from which human communities receive benefits called “ecosystem services.” Maintaining large areas of unfragmented natural land provides important habitat and corridors for wildlife. The trees and plants which live in these areas helps to purify the air we breathe. A balanced natural system is important as degradation of certain plant or animal species can have a negative ripple effect on others.

Agriculture & Food Supply

Local agriculture and community farms help provide a reliable source of food and community gardens can provide locally-grown foods at low cost. Having a local food source is important not just for security but also helps to reduce the amount of energy spent transporting goods long distances to national grocery chains. Having fresh-picked, nutritious foods in your neighborhood—and learning how to grow them—is an important consideration and provides us with a connection to our foods when we know where they came from.

Human Health & Quality of Life

Outdoor parks, playgrounds and trails all provide recreational opportunities where walking, running or hiking contribute to healthy living and exercise. A community which has access to these amenities is more likely to take advantage of them, contributing to the health of the community. Likewise, the more access they have, the more likely they are to use them. And while many people think of open space as large forested areas or parks, in more urban communities these can take many other forms such as community gardens, pocket parks and corner playgrounds. Even a consistent planting of mature street trees—which often go unnoticed by many people as the general backdrop scenery of a street—have a profound impact on the landscape and our health. Such trees provide a regular repository of shade on hot summer days, and provide fresh oxygen in cities where air quality is often lower. They also provide welcome scenery and relief from the paved urban hardscape and make the city a more inviting place to live and work.



Figure 5. Kingston's stockade district is graced with mature street trees, which greatly contribute to the mood and character of the neighborhood. If these trees were to be taken away, the street would have a very different feel, and likely lower property values.

THE BENEFITS OF OPEN SPACE

Climate Change Resiliency

The effects of climate change are anticipated to be felt locally in the coming decades, and proper open space planning provides us the opportunity to be better prepared for it. As a community bordering three rivers, Kingston will likely see the effects of rising water levels and flooding, along with rising temperatures, extreme weather, and the spread of invasive species. Knowing in advance what changes will likely occur provides us the opportunity to prepare for them - a process known as 'climate resiliency.'

The NYSDEC's Hudson River Estuary Program notes the following expected changes and risks associated with climate change over the coming decades: ⁽⁴⁾

- Heat waves becoming more frequent and lasting longer, with the number of summer days exceeding 90 degrees Fahrenheit doubling by the year 2020, and quadrupling by 2050.
- Precipitation becoming more varied and extreme, with potential for short-term droughts and heavier rainfall events. Today's "100-year flood" is expected to become 50% more likely by 2020.
- Since 1900, sea level in the lower Hudson River has risen 15 inches. It is projected to rise another nine to 27 inches by 2050, increasing flooding in coastal areas.
- Invasive species and nuisance plants will thrive under elevated atmospheric CO₂ levels, making them spread faster and harder to contain.

WHAT IS CLIMATE CHANGE?

Climate change refers to any significant change in the measures of climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation, or wind patterns, among other effects, that occur over several decades or longer.

- Humans are largely responsible for recent climate change. Over the past century, human activities have released large amounts of carbon dioxide and other greenhouse gases into the atmosphere.
- The majority of greenhouse gases come from burning fossil fuels to produce energy, although deforestation, industrial processes, and some agricultural practices also emit gases into the atmosphere.
- Greenhouse gases act like a blanket around Earth, trapping energy in the atmosphere and causing it to warm. This phenomenon is called the greenhouse effect and is natural and necessary to support life on Earth. However, the buildup of greenhouse gases can change Earth's climate and result in dangerous effects to human health and welfare and to ecosystems.

Source: USEPA website www.epa.gov, Climate Change Basic Information, as it appeared on January 19, 2017.

Some actions to mitigate adverse impacts of climate change include: Planting more trees in the city to provide shade and clean air; conserving wetlands and forests to help manage stormwater, recharge groundwater and reduce flooding; conserving land in floodplains and riparian areas to reduce damage from storms and serve as natural flood-storage areas. Avoiding the development of these areas now prevents flood damage to future investments and maintains flood storage potential that help keeps surrounding areas from being inundated.

THE CHALLENGES OF OPEN SPACE

Maintaining open natural space also presents challenges, as finding the desired balance between preservation and development often raises questions about the true value of property, property owners' rights to develop it, and the municipal income lost from taxes.

Population Growth vs. Development Style

In a newly-established or growing town, the single largest threat to open space is typically the population growth. The City of Kingston is a well-established city which has already been developed over many decades, and as such has a relatively low or steady population growth compared to many new towns. This however should not mean that there is no threat. The threat of land development more often depends on the type of development which is trending. Compact "traditional" development is a much more efficient use of land, while contemporary "sprawl" eats up available undeveloped land area at a much higher rate. The historic development styles of our past are still giving way to the convenience of suburban parking lots and big box stores, where the more rural areas outside of the city center are now in highest demand. Cities such as Kingston have already developed much of their "developable" land years ago, and often times the land which still remains today exists only because it has more difficult terrain, or is not as conveniently located. The remaining open space here—like in cities all over the country—will continue to be developed as the local options become fewer and higher-value targets. However proper planning now will help to ensure that these remaining areas can still be better preserved.



Figure 6. *The intersection of Broadway and Brewster Street.*

THE PLANNING PROCESS

The Process of Developing this Plan

In 2018, Behan Planning and Design—a land-use planning consulting firm based in Saratoga Springs—was selected to assist the City of Kingston with the preparation of the open space plan. The plan was overseen by the seven-member Kingston Conservation Advisory Council (CAC), who met regularly every month to review information and coordinate decisions with the consulting team. The mission statement of the CAC is: *Ensure the conservation of the City of Kingston's natural resources and the enhancement and protection of its environment while fostering unified action on environmental matters.*

Among other regular duties, the CAC was responsible for overseeing the successful evolution of all of the information developed in the natural resource inventory into a clear and concise open space plan which would help guide future land use decisions in the city. In order to do this, it was important that the public be involved in the decision making process and have a voice for ideas and concerns.

The CAC hosted a public informational meeting on June 22, 2018 to present the findings of the Natural Resource Inventory (NRI), and formally announce the beginning of the open space planning process. Approximately 50 people attended this meeting, and all were encouraged to sign up for future meeting announcements.

On September 25, 2018, the first public workshop was held at the Kingston Library to develop open space visioning ideas. This workshop was open to the public, with specific stakeholders directly invited, including those who signed-up at the informational meeting and those who owned significant tracts of vacant land within the city. Over 40 people attended this workshop, which included table discussions with aerial maps and resource prioritization exercises. The resource prioritization exercises asked participants to “vote” for the preservation of different resources by spending an allotted number of stickers on different categories.



Figure 7. Participants at each workshop table were invited to draw on maps to share their ideas for conservation, recreation and other community enhancements.

Figure 8. Resource Prioritization Results

Local Resource to Protect / Enhance	Total Score
Street Trees & Streetscapes	87
Trails & Bike-Hike Paths	77
Parks & Recreation Areas	57
Hudson River Shoreline	57
Urban Agriculture	51
Esopus & Rondout Creeks	49
Open Fields & Forested Areas	46
Historic & Cultural Sites	45
Wetlands, Ponds & Streams	36
Scenic Views	36

THE PLANNING PROCESS

A SAMPLING OF ATTENDEES' IDEAS FROM THE SEPTEMBER PUBLIC VISIONING WORKSHOP

Conservation & City Enhancements

- Protection of the Esopus Creek floodplain.
- Preservation of the undeveloped lands west of the railroad tracks, in the vicinity of Wilbur Ave., Chapel St., and Mason Hill Road.
- Preservation of undeveloped lands in southwest area of the city, upland from the Rondout Creek.
- Kingston Plaza upgrades - sidewalk connections to surrounding areas and more greenspace / sustainable stormwater solutions.
- Uncover or “daylight” buried streams such as Tannery Brook / Twaalfskill.
- Redeveloped commercial properties could incorporate more greenspace, softer landscaping in lieu of pavement.
- Support of urban agriculture with more community gardens.
- Protection of water quality from combined Hudson River sewer overflows, turbidity from Esopus upstream impoundment operations.

New Recreation Opportunities

- Riverfront promenade along the Hudson River.
- Removal of debris from Esopus Creek to allow paddling/kayaking.
- Bringing back Clearwater Park and Lawton Park.
- More playgrounds, pocket parks, street trees in midtown areas of the city.
- Kayak launches or public access on Esopus Creek on Kingston side.
- Pocket parks along trails such as Greenline, Wallkill Valley Rail Trail, Empire State Trail.
- Academy Green upgrades.
- Safe pedestrian crossing of active railroad and sound buffers.
- Additional marina/dock space along Rondout.

THE PLANNING PROCESS

After the workshop, a public comment period was provided where people could submit additional ideas and considerations to the CAC. A highlight of some of the ideas which came out of that meeting are presented on the next page. *(A full copy of the notes and written public comments collected at this workshop is provided in the Appendix.)*

The input gathered from this meeting was used to begin defining goals and strategies for the open space plan. Not surprisingly, the public provided a wide variety of suggestions on many facets of recreation and open space protection. It was important to review these ideas, and determine what needed to be incorporated into the plan. The CAC and consultants met to review the summary material from the workshop and discuss the potential projects or efforts which were derived from the public input. A review was also conducted to determine if there were additional considerations which should be incorporated into the plan.

As part of this review, a series of resource-analysis “heat maps” were developed in GIS (Geographic Information Systems) using the data from the NRI, which looked at the geographic location of various natural and cultural resources found throughout the city. The CAC, using some of the resource prioritization input from the first public workshop, developed a scoring system for each of the various resources. Areas where more of these resources overlapped received a higher score. This allowed the CAC to visualize what geographic lands were more important or sensitive to development. When combined, the overall maps were used to identify priority areas for conservation.

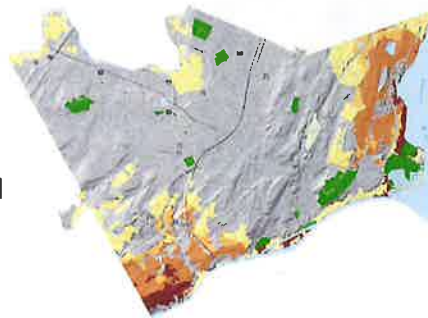


Figure 9. An example of one of the GIS “Heat Map” analysis, showing areas of the city most vulnerable to trending climate change impacts. Multiple maps were developed for different topics and then combined together to identify the priority areas of the city for conservation.

The resulting heat maps and ideas collected at the first public meeting were then used to develop preliminary recommendations for discussion. Areas of the city which contained overlapping priority resources were considered for different conservation approaches, as well as potential community improvement projects. At this point, it was important to bring the discussion back to the public to get their feedback on these ideas and help determine what resources, efforts

SUMMER 2018

IDENTIFY
NATURAL
RESOURCES

PUBLIC WORKSHOP
SEPTEMBER 2018

DETERMINE
WHAT IS
IMPORTANT

FALL 2018 / WINTER 2019

IDENTIFY
PROJECTS

PUBLIC WORKSHOP
SPRING 2019

REVIEW
COMMUNITY
PRIORITIES

SUMMER 2019

FINALIZE
PLAN

THE PLANNING PROCESS



Figure 10. Participants at the open space workshop utilized a series of table maps to draw out ideas and identify areas for future recreation and preservation.

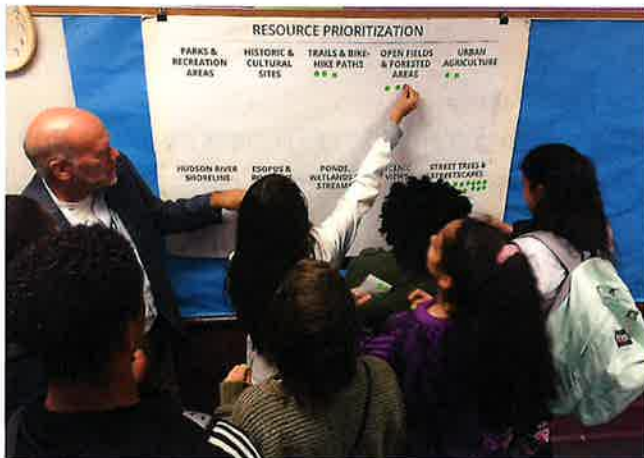


Figure 11. Participants at the open space workshop were asked to vote for categories of different local resources they would most like to see enhanced or protected using a series of voting stickers (Photo: Susan Hereth). Below: Draft Open Space Plan presentation May 2019 (Photo: City of Kingston).



and projects should be given priority. This would assist the city with general guidance on the best short and long-term implementation goals, and develop a timeline for implementation.

In May of 2019, the draft Open Space Plan was presented to the public at City Hall. The goal of this presentation was to review the major findings and recommendations of the plan and confirm that local residents and city leaders agreed with the direction and specific details of the planning document.

John Mickelson, the author of the Natural Resource Inventory, joined Laura Heady of the Department of Environmental Control in speaking about the findings of the Natural Resource Inventory which was used as the foundation for this plan. Greg Shaheen of the Kingston Land Trust also spoke about conservation techniques for future trails and land management.

The presentation included a recap of the major concerns identified in the plan, including coastal flooding, invasive species management, brownfield redevelopment, pollution and shoreline habitat. A draft vision statement was shared for discussion, as well as a summary of the proposed “10-year goals” for the City of Kingston which covered the topics of the Hudson River shoreline, Rondout Creek corridor, Esopus Creek corridor, community gardens, neighborhood parks, street trees, trail connections, farmland, and restoration of stream corridors. (A full copy of the notes collected at that meeting is provided in the Appendix.)

At the conclusion of the presentation, it was noted that a public comment period would be left open until June 14th for any additional comments and questions. The public comments from this presentation and draft review were then used to help finalize the plan.



CHAPTER 2

RESOURCE INVENTORY AND ANALYSIS



THE REGIONAL CONTEXT

A map of New York State with county boundaries and names. Ulster County is highlighted in green. The counties shown are: Hardenburgh, Shandaken, Woodstock, Saugerties, V. Saugerties, Kingston, Ulster, V. Kingston, Denning, Olive, Hurley, Marlinton, Roseville, Esopus, Rochester, Newwasing, V. Esopusville, Newwaltz, V. Newwaltz, Gardner, Lloyd, Shawangunk, Plattekill, and Marlborough.

Figure 12. The City of Kingston in Ulster County.

A map of the Kingston area in New York. The Catskill Mountains are shown as a large, light-colored area on the left. To the right is the Hudson River. The Ashokan Reservoir is located in the upper left. Several towns are labeled: Woodstock, Kingston, Ulster, Hurley, Marbletown, Rosendale, Esopus, and Kingston (marked with a circled 'C'). The map also shows various roads and water bodies.

Figure 13. The City of Kingston and surrounding environs.

THE NATURAL RESOURCE INVENTORY

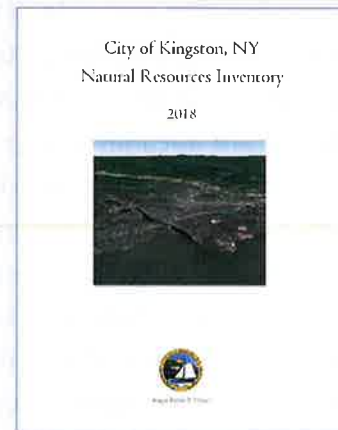
Natural Resources Inventory (NRI) and Open Space Index (OSI)

The Natural Resources Inventory was compiled in 2018 through Estuary Grant funding, and is an established foundation for this open space plan. Through the diligent work and contributions of dozens of dedicated staff, volunteers, commissioners, consultants and generous stakeholder groups, a wide array of data, reports, maps, and topical and spatial information has been assembled into a Natural Resources Inventory (NRI) and an Open Space Index by the city with the Kingston Conservation Advisory Council (CAC) working with consultant John Mickelson of Geospatial & Ecological Services. This work was completed in 2018, and provided an essential foundation for the preparation of this open space plan. It will also continue to serve as an information base for other future planning initiatives and decisions which will help conserve the city's natural resources.

Designed to be user-friendly and compatible with modern geospatial technologies (e.g. Google Earth), Kingston's NRI provides powerful, simple and free spatial tools for easy access by all. A broad array of natural resource, cultural and open space features are included: biophysical resources (geology, soils, and terrain), hydrological resources (water and aquatic habitats), biological resources (vegetation, habitats, flora, and fauna), recreational resources, urban agriculture, historical and cultural resources, scenic resources and climate.

The Open Space Index provides a breakout of some 20 important natural resource and open space variables, summarized using tax parcels as the unit of analysis. The various geographic information system (GIS) layers will greatly enhance current and future mapping in the city and ensure that GIS operators will have easy access to the comprehensive map library. To augment and expand the utility of these primary aids, the vast majority of layers that went into constructing each map were converted to KML format, for use within Google Earth. Natural resource and open space categories were organized into groups as a method for presenting and discussing both the open space (cultural) and the natural and biotic elements in the NRI process. The general organization of the NRI is listed in the sidebar to the right.

Natural Resource Inventory



GEOPHYSICAL

Geology, Soils, Terrain

LAND COVER AND BIOTIC SYSTEMS

Land Cover, Habitat Studies

URBAN FOREST

Resources, Stresses and Threats

HYDROLOGICAL SYSTEMS

Hudson River, Rondout Creek, Esopus Creek, Riparian Zones, Surface Ponds, Human Drinking Water Supply, Stresses and Threats

FLORA AND FAUNA

Resources, Stresses and Threats

RECREATIONAL RESOURCES

Resources, Stresses and Threats

URBAN AGRICULTURE

Resources, Stresses and Threats

HISTORIC AND CULTURAL

Resources, Stresses and Threats

CLIMATE AND POTENTIAL ENVIRONMENTAL CHANGES

THE NATURAL RESOURCE INVENTORY

It is not surprising that many of the high-value terrestrial biodiversity resources identified in the NRI fall within three large natural areas remaining in Kingston. The first falls within the coastal and upland regions adjacent to the Hudson River shoreline. The second area contains the floodplain forests, riparian zones, marshes and adjacent grasslands along the Esopus Creek. The third area includes the large forested areas within the southwestern corner of Kingston, within the Twaalfskill Basin. The Hudson River and the Rondout Creek contain much of the rare, endangered and special concern species. Fisheries here are also very regionally significant both from an ecological as well as a recreational perspective.

At a more detailed level, the NRI identifies a comprehensive array of important natural resources, some of which are illustrated below in maps for reference. The interested reader is encouraged to view the full report—which can be found at www.kingston-ny.gov/nri—and the associated digital maps for a more complete picture of these important local natural systems. The data from this comprehensive NRI/Open Space Index was used to help establish priority areas for conservation identified later in this plan. See page 22 - Scoring the Resources.

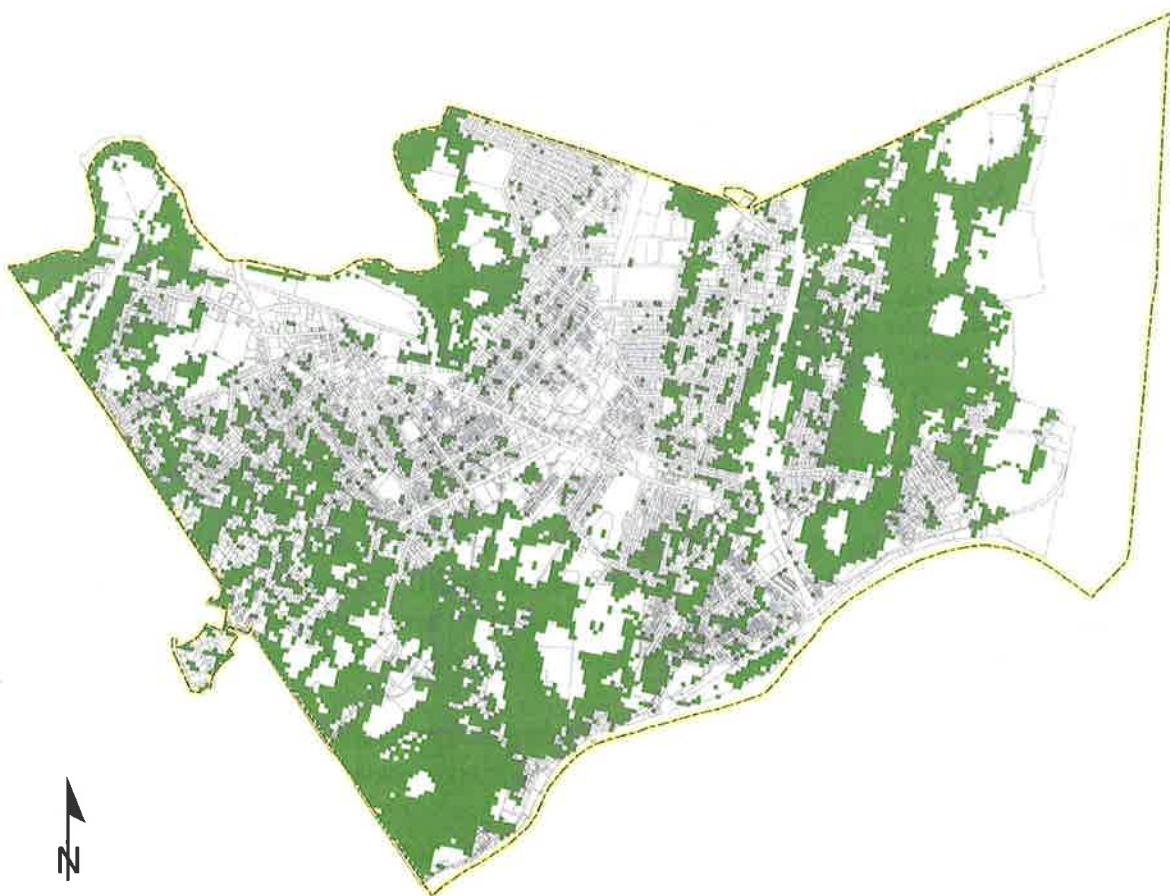


Figure 14. FOREST COVER - NRI map indicating the current geographic extents of the urban forest canopy within the City of Kingston. This measurement included area with 40% or more of tree canopy coverage.

THE NATURAL RESOURCE INVENTORY

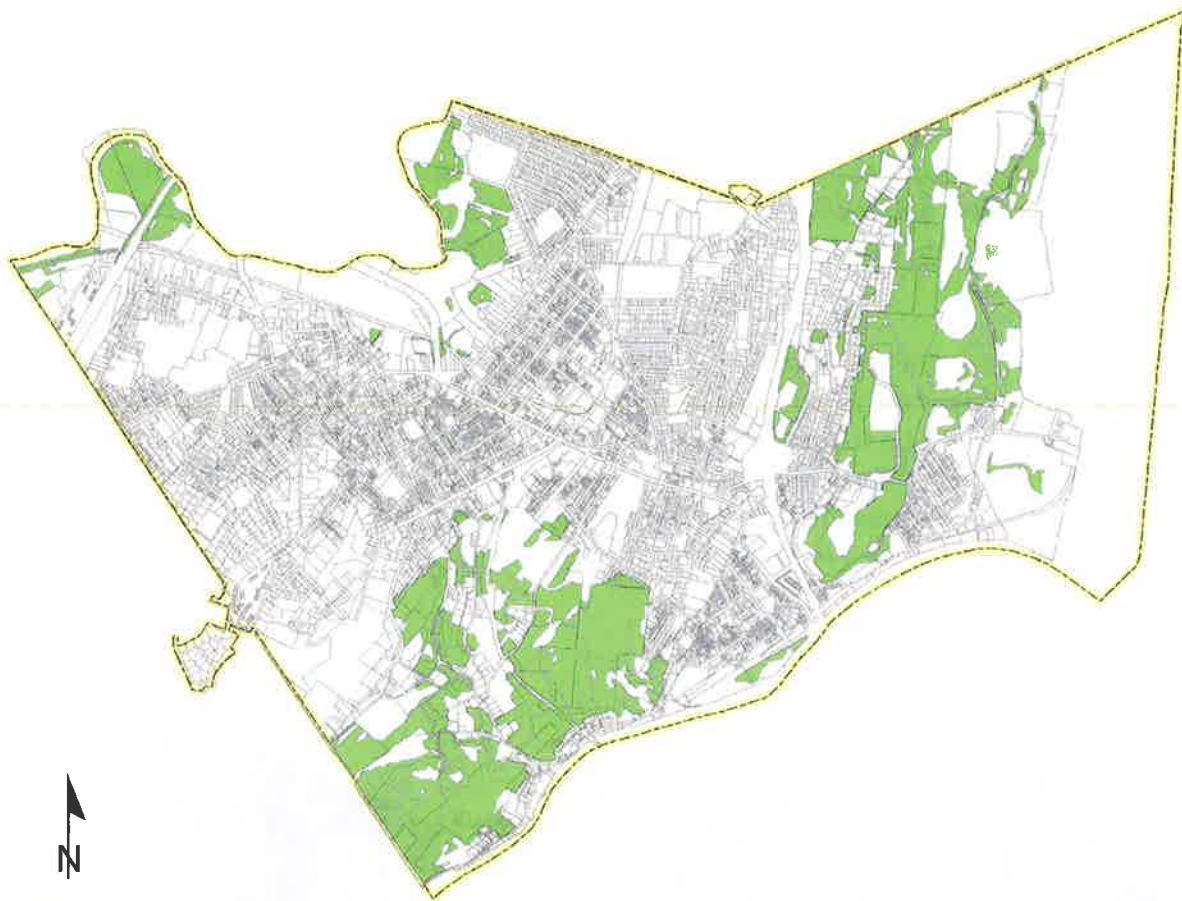


Figure 15. BIOLOGICALLY IMPORTANT TERRESTRIAL AREAS - NRI map indicating the current geographic extents of known terrestrial (non-aquatic) biological habitats. Biologically important areas are defined as those found to contain significant and valuable habitat, plant and/or animal species, biodiversity features or ecological functions. Maintaining contiguous (non-fragmented) natural habitat areas is important for the breeding and survival of local animal life. For the purposes of mapping analysis, aquatic habitats were identified separately.

The overarching results of the NRI analysis found that a large majority of the high-value terrestrial biodiversity within the city was generally found in three large clusters around the urban center: the coastal and upland regions to the east along the Hudson River; the coastal and upland regions along the Rondout Creek to the south; and the floodplain forests, riparian zones, marshes and grasslands along the Esopus Creek to the north. Overall, the Hudson River and the Rondout Creek together were responsible for much of the rare, endangered or special concern species which were identified.

The NRI noted in the executive summary that these findings aligned very closely with those of previous habitat studies conducted by the New York State Department of Environmental Conservation (NYSDEC) and Hudsonia, Ltd., a not-for-profit institute for environmental research and education. (City of Kingston, NY Natural Resources Inventory 2018. Appendix F, Section 1. Species Tables from: 2014 Natural Areas and Wildlife in Your Community: A Habitat Summary Prepared for the City of Kingston - May 2014. NYSDEC L. Heady)

THE NATURAL RESOURCE INVENTORY

Using the findings of this NRI, an Open Space Index (OSI) was developed. The OSI database gives the city the ability to identify—by individual tax parcel—the presence and size of select natural resources. This is an important tool which can be utilized to identify the potential impact to important conservation features at the earliest stages of development review, giving land-use and design review boards (including but not limited to the Kingston Planning Board, Landmark Commission, Heritage Kingston Committee), as well as applicants, knowledge of sensitive features on-site. It is the hope of

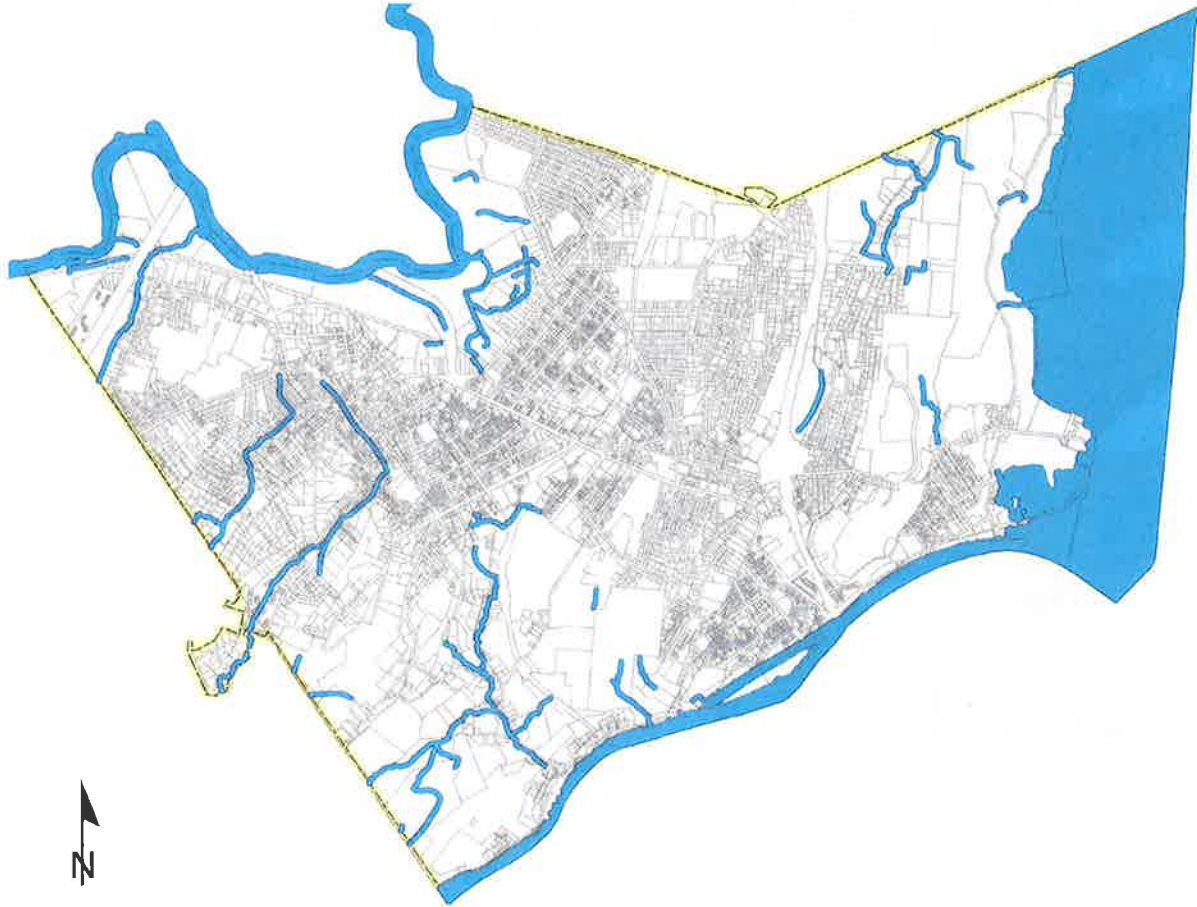


Figure 16. RIPARIAN BUFFER AREAS - NRI map indicating the current geographic extents of riparian areas alongside streams, creeks and other watercourses. Natural riparian areas help to catch and filter out pollutants and trash from stormwater before they get back into the water, helping to preserve local water quality.

the city that this tool will be used to locate sensitive conservation features on a site or nearby before detailed engineering plans are developed, reducing design costs to applicants and protecting natural features.

Next Step - Developing The Open Space Plan. The detailed geographic data compiled from the NRI was then carried forward to be used in the development of this open space plan. By combining the findings of all of the different resource layers developed in the NRI, it is possible to assign them relative value scores, and then visualize how these scores add together when all of the resource maps are overlaid on top of each other. Using this method, it is possible to develop resource “heat maps”

RESOURCE SCORING

The Mapping Analysis

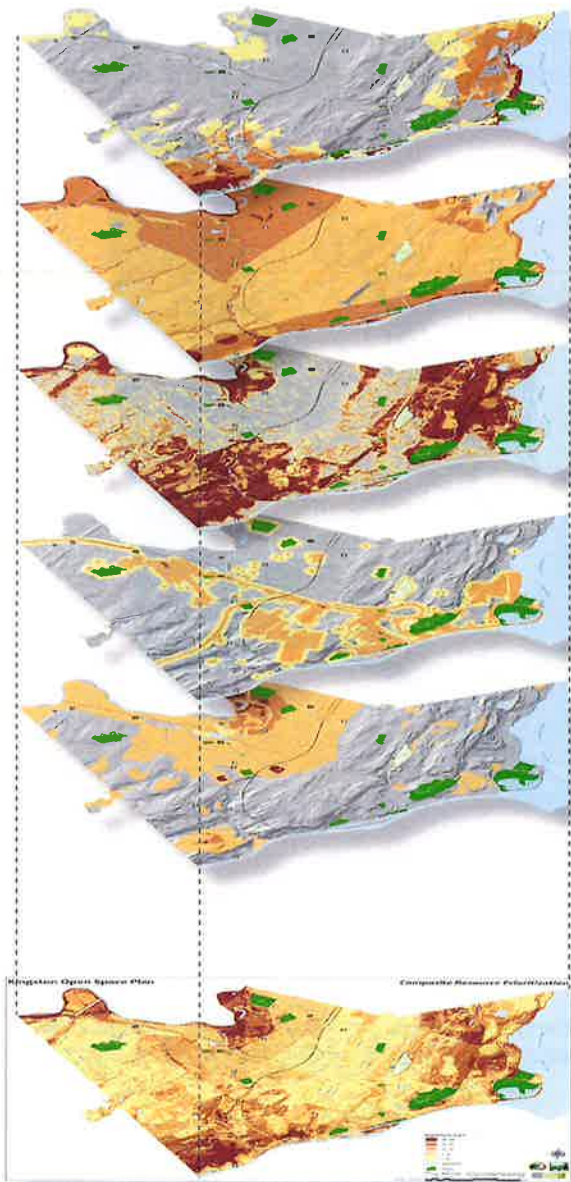


Figure 17. IDENTIFYING PRIORITY AREAS - Each of the individual natural resource categories scored and mapped, showing higher-value (higher-scoring) resources as increasingly darker areas on the map. All of the different resource map scores are then overlayed together into a composite map of all natural resources in the city. This composite map illustrates the areas where there is an overlap of multiple high-value resources, which is used to identify priority areas for conservation.

which show the highest-scoring areas which would be priorities for future conservation, as illustrated on the next page. This mapping analysis method provides us with a sound and data-driven guide to making future land conservation decisions.

Scoring the Resources. In the winter of 2018-2019 the Kingston Conservation Advisory Council reviewed the data compiled during the NRI and worked to develop and refine a scoring system which could be applied to the mapping. Since some resources are considered to be of higher value than others, it was important to develop a relative scale within each category. For example, among the various water resources found in the city, NYSDEC regulated wetland and vernal pools areas were assigned three points, while other wetlands were assigned two points. Likewise, higher-classification streams were assigned more points than lower class streams, and buffer areas immediately adjacent to resources were generally assigned higher values than those further away. This point method allowed for a logical and fine-grained approach to looking at the relative value of prioritization. The complete listing of all assigned point values for each type of resource can be found in the Appendix.

Using Geographic Information System (GIS) software, the values of each feature were then scored within each category to provide the relative scale of priority. The categories were:

Water Resources (wetlands, hydric soils, riparian buffers, surface waters, streams, soil permeability, unconfined aquifers, flood plains and vernal pools)

Ecological Resources (terrestrial habitat, aquatic habitat, terrestrial corridors, tree canopy, sub aquatic vegetation, steep slopes)

RESOURCE SCORING

Cultural & Recreation Resources (historic and cultural sites, existing parks, existing and planned trails)

Agricultural Resources (active farmland, community gardens, farmland soils, agricultural land within 200 feet of waterways, agricultural buffers)

Climate Resiliency (areas of climate resilient landscape and features, based on results from The Nature Conservancy analysis and Scenic Hudson SLAMM tidal wetland data, projected sea level rise).

The results of this GIS analysis provided maps illustrating the high and low scoring areas within each category. It is important to note that each category is initially scored only against itself first—to identify the highest scoring resources within that category—before the results of all categories are combined together. This is done specifically to avoid the pitfalls of trying to compare the importance of a particular wetland up against the merits of a specific historic site, an apples-to-oranges comparison. The resulting heat map for each category then gives us a visual illustration of the most important areas within each category, as shown in the individual maps on the following pages.

The Composite Map

The results of these individual category maps are then later compiled together into a composite map which overlays all of the categories together. The composite map, shown below and on page 29, illustrates the areas in the city where there is an overlap of multiple high-value resources from multiple categories, shown in increasingly darker shades of orange and brown.

As can be seen in the map, there are notable concentrations of overlapping priority resources found in three areas of the city: the eastern shore along the Hudson River and associated upland areas; the southern corner along the Rondout and associated upland areas; and along the northwestern border along the Esopus Creek corridor. The results of this composite map were utilized to identify the high priority areas for conservation within the city.

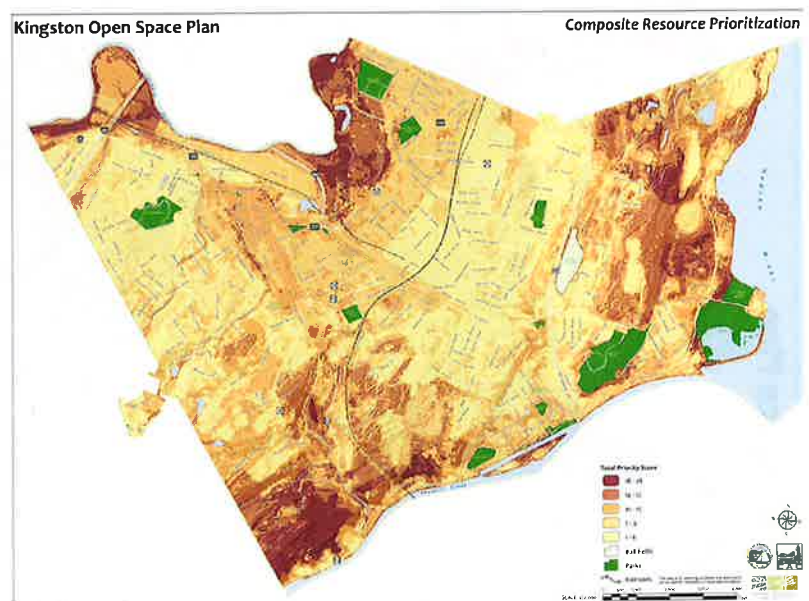


Figure 18. COMBINED COMPOSITE MAP - See page 29 for larger detail view.

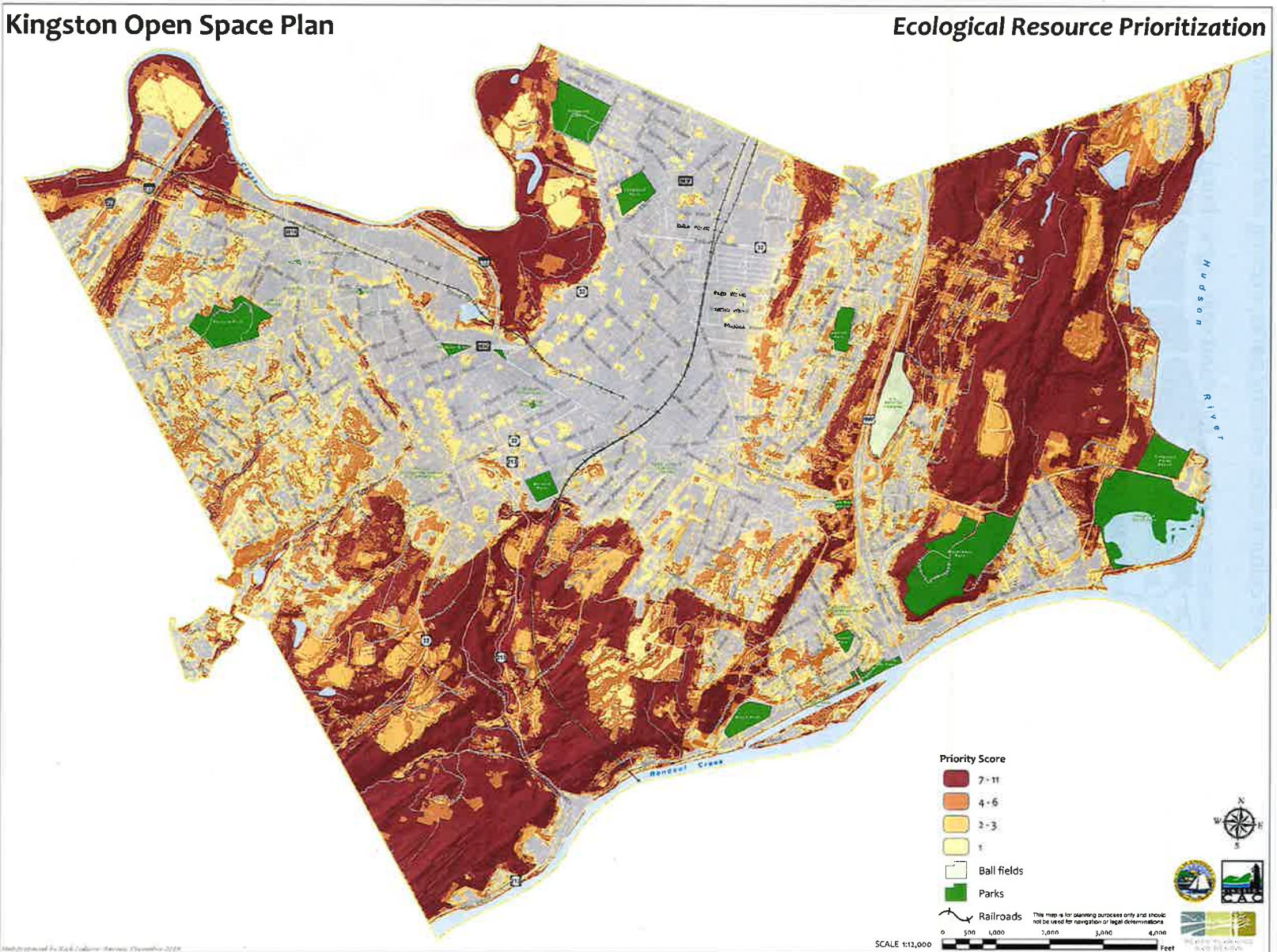


Figure 19. ECOLOGICAL RESOURCES ANALYSIS MAP - This map depicts the results of the ecological resource scoring analysis. Geographic areas which scored relatively lower are shown as lighter yellow areas, while higher scoring areas are shown in increasingly darker shades of orange to brown. Existing parkland is indicated in green.

Kingston Open Space Plan

Climate Resiliency Prioritization

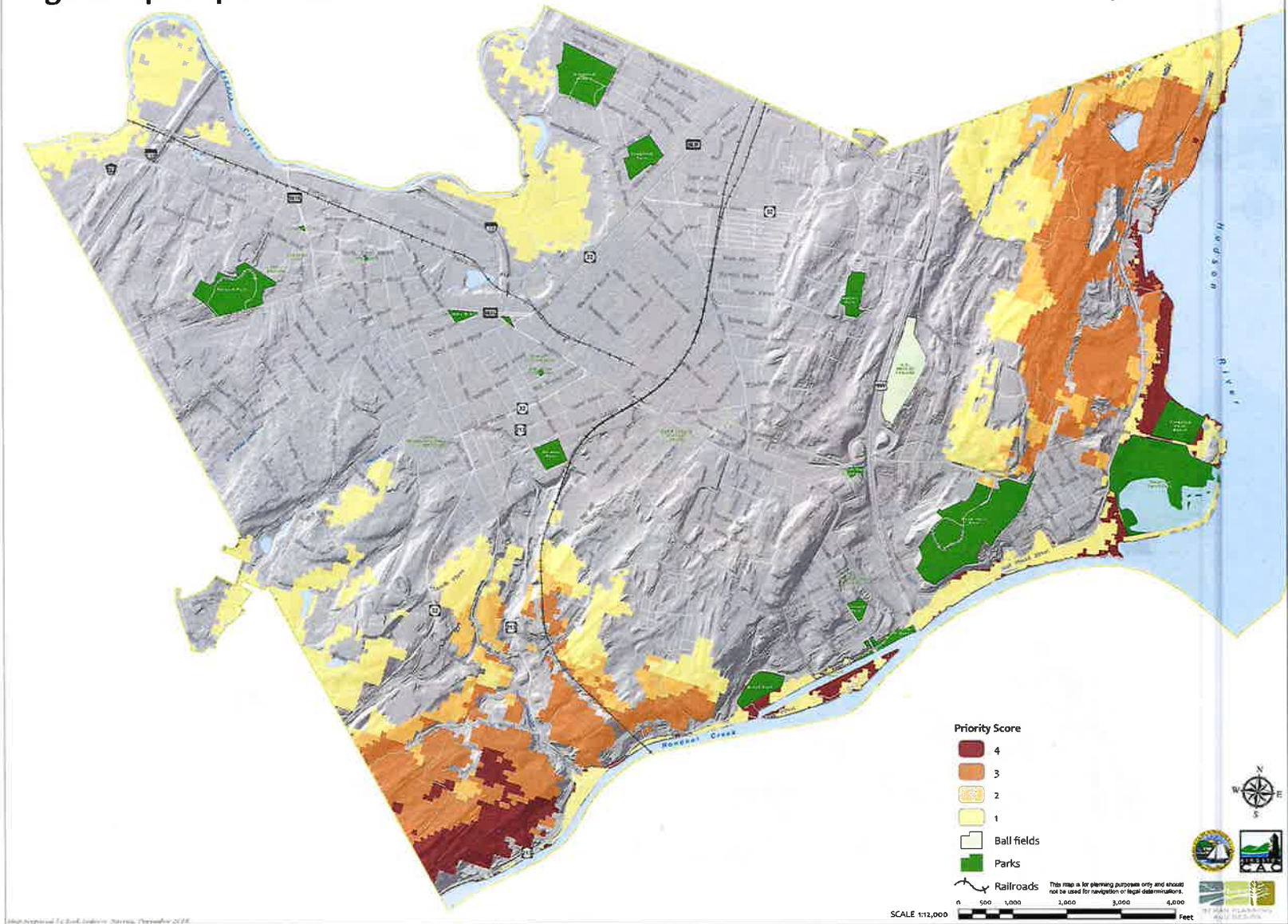


Figure 20. CLIMATE RESILIENCY ANALYSIS MAP - This map depicts the results of the resource scoring analysis to identify areas which are vulnerable to climate change. Geographic areas which scored relatively lower are shown as lighter yellow areas, while higher scoring areas are shown in increasingly darker shades of orange to brown.

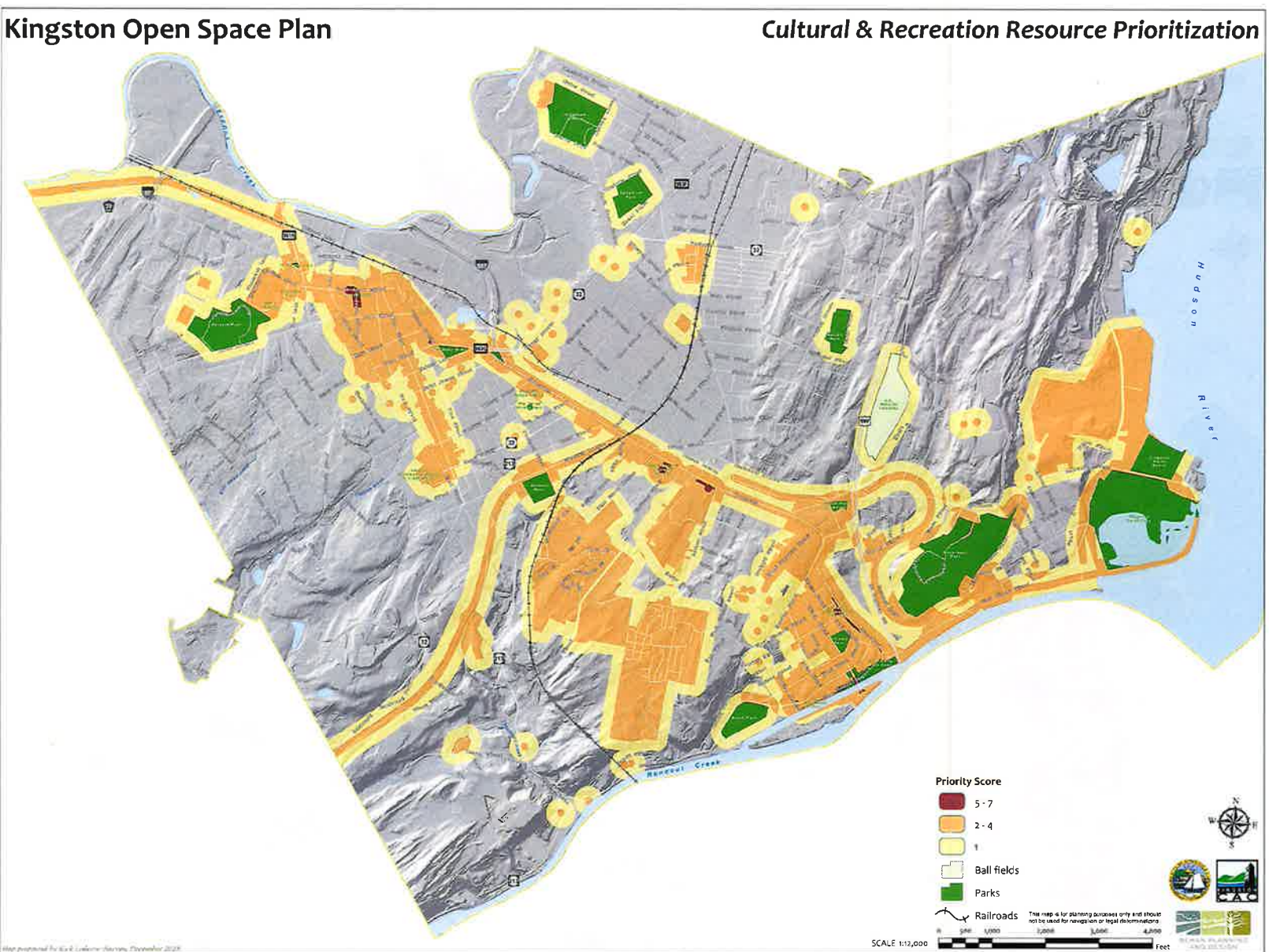


Figure 21. CULTURAL RESOURCES ANALYSIS MAP - This map depicts the results of the cultural resource scoring analysis. Geographic areas which scored relatively lower are shown as lighter yellow areas, while higher scoring areas are shown in increasingly darker shades of orange to brown. Existing parkland is indicated in green.

Kingston Open Space Plan

Water Resource Prioritization

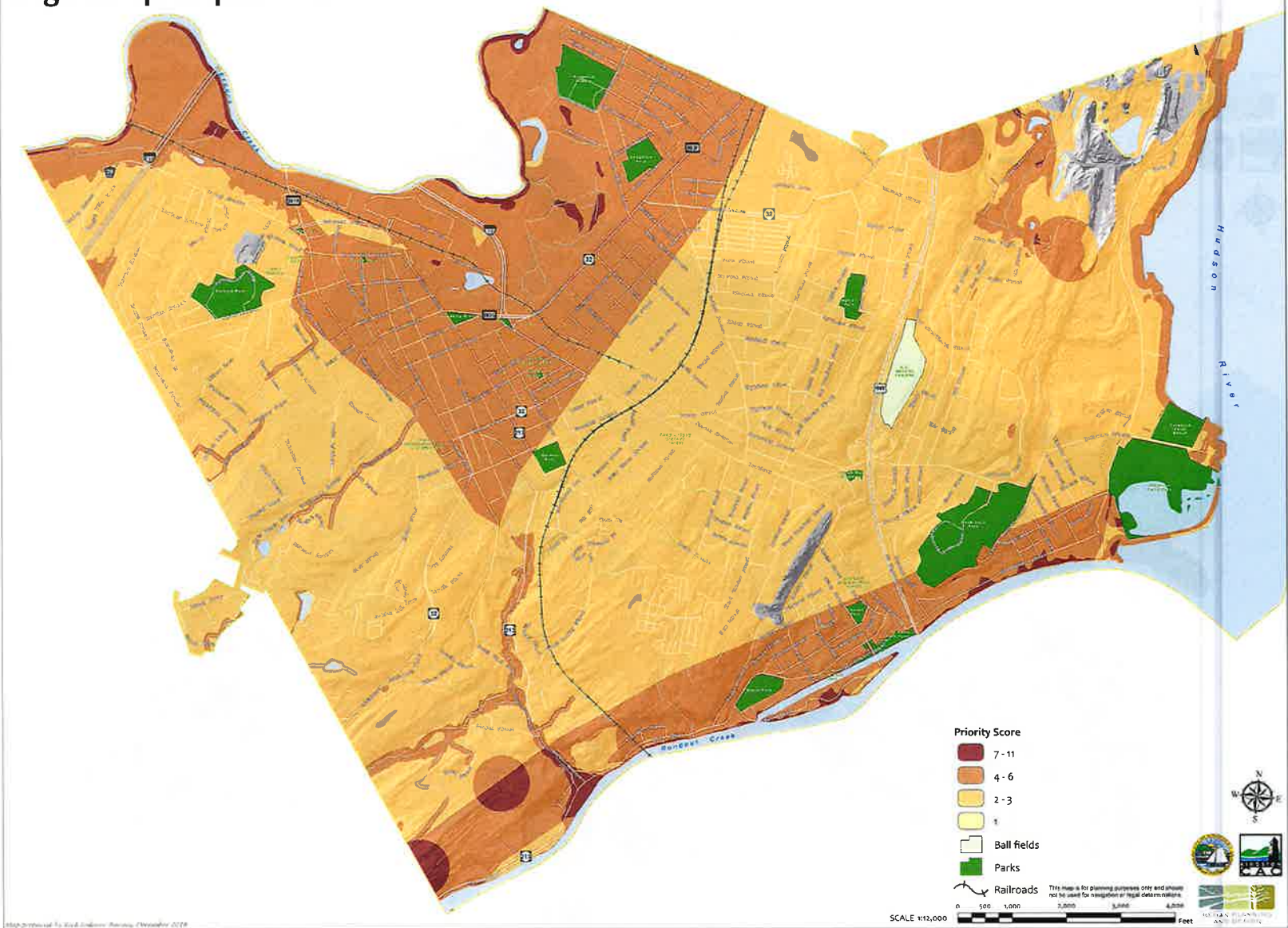


Figure 22. WATER RESOURCES ANALYSIS MAP - This map depicts the results of the water resource scoring analysis. Geographic areas which scored relatively lower are shown as lighter yellow areas, while higher scoring areas are shown in increasingly darker shades of orange to brown. Existing parkland is indicated in green.

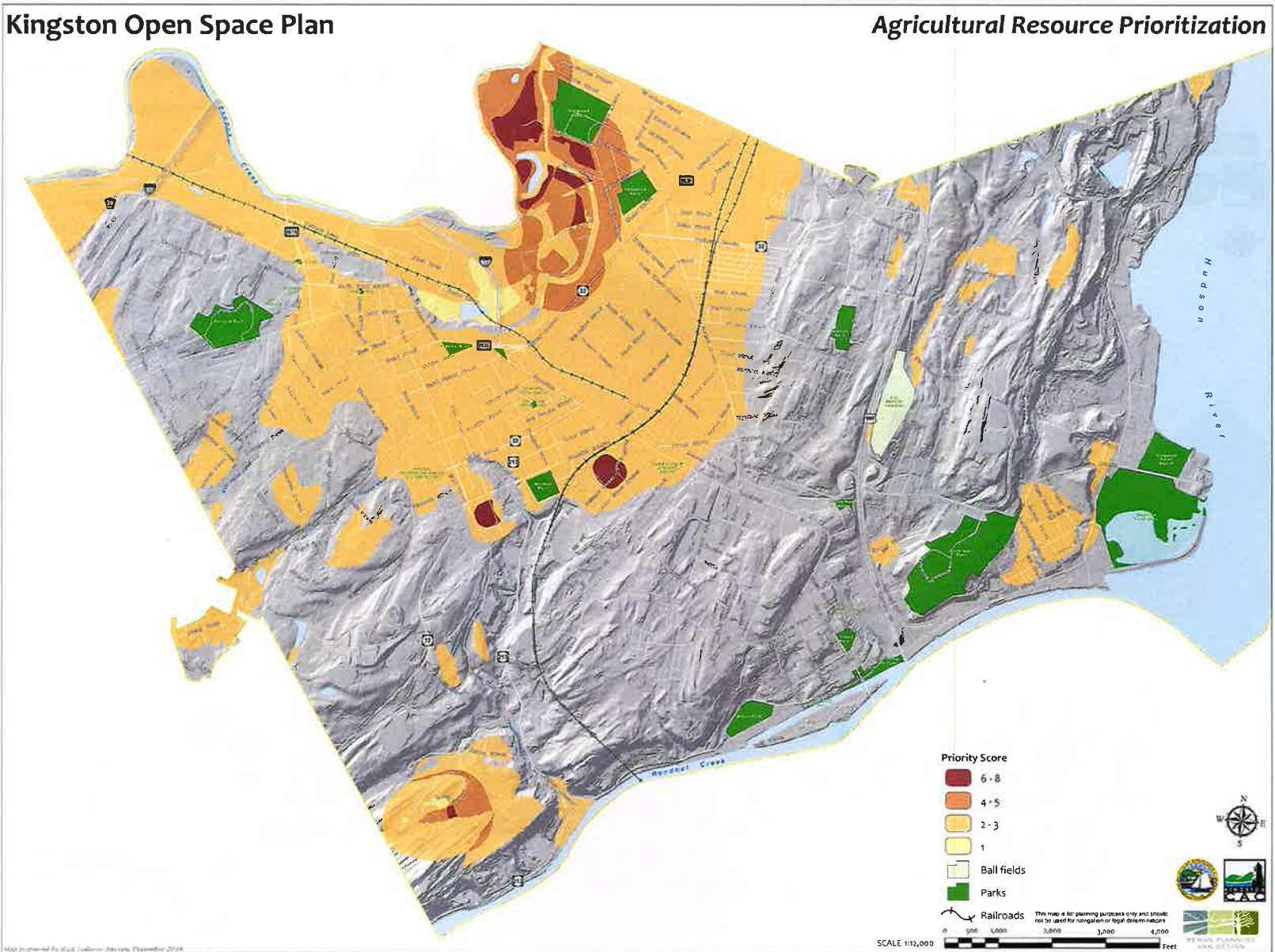


Figure 23. AGRICULTURAL RESOURCES ANALYSIS MAP - This map depicts the results of the agricultural resource scoring analysis. Geographic areas which scored relatively lower are shown as lighter yellow areas, while higher scoring areas are shown in increasingly darker shades of orange to brown. Existing parkland is indicated in green.

Kingston Open Space Plan

Composite Resource Prioritization

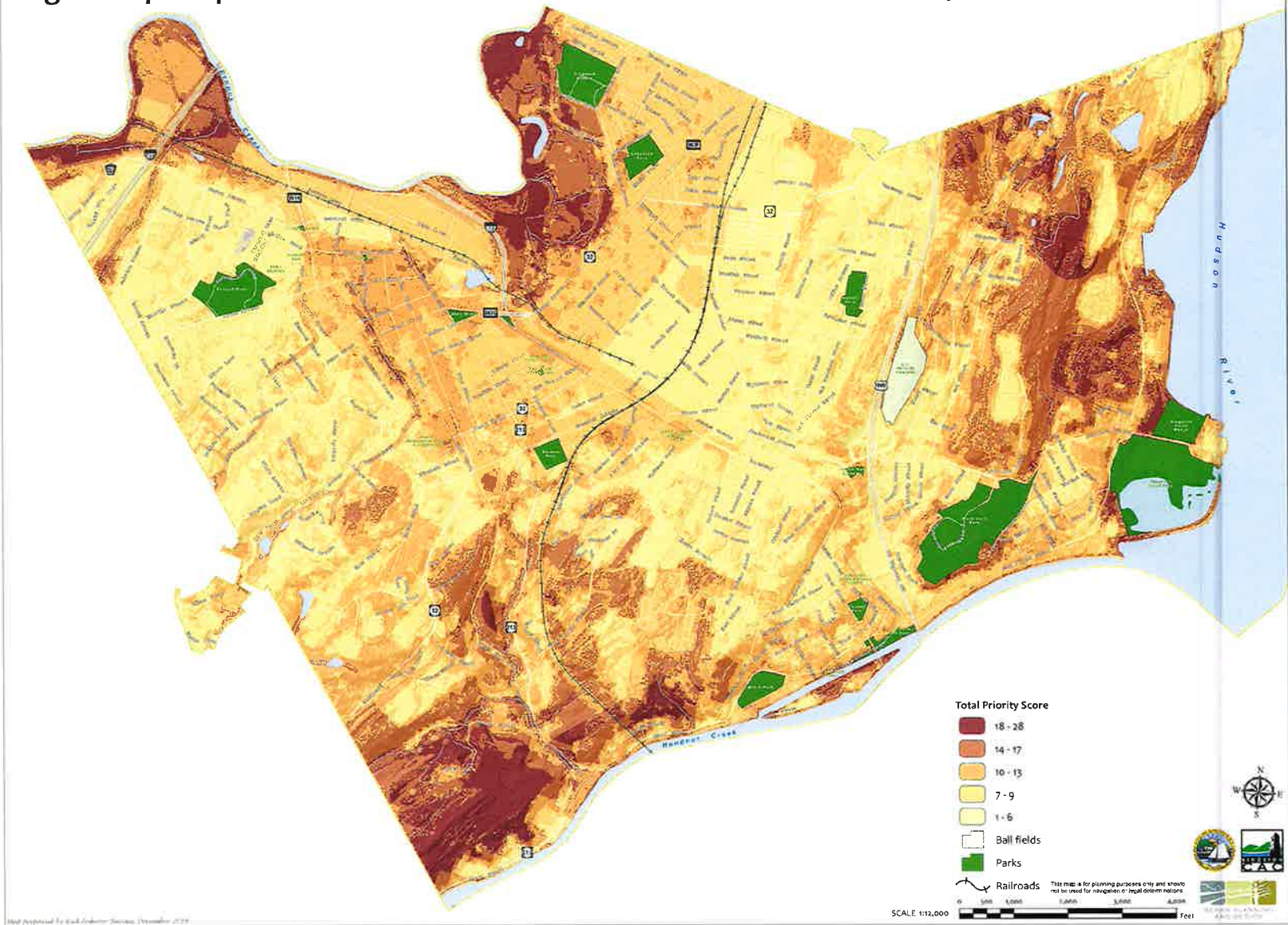


Figure 24. COMPOSITE ANALYSIS MAP - This map depicts the results of the combined resource scoring analysis. Geographic areas which scored relatively lower are shown as lighter yellow areas, while higher scoring areas are shown in increasingly darker shades of orange to brown. Concentrations of high-priority areas are found in the northeast, southwest and north-central sections of the city. Existing parkland, which is already protected, is indicated in green.





CHAPTER 3

EXISTING POLICY & LAWS



EXISTING POLICIES AND LAWS

Every municipality is guided by official policies and laws which shape the future direction of the community. In terms of land use and future growth, these most often take the form of comprehensive plans and zoning ordinances. Together, these documents define—and sometimes dictate—exactly how future growth can be allowed to occur. However, they are often out of date and may not always align with the goals and recommendations of a newly developed open space plan. This section looks at existing policies, plans and laws which relate to the City of Kingston to identify areas where they support the findings of this plan, or areas where they may be in conflict and should be updated.

Comprehensive Plan - Kingston 2025

The City of Kingston's comprehensive plan—*Kingston 2025*—was completed in 2016 and includes open space conservation as a key program element. Some of the planning principles outlined in the comprehensive plan which most relate to open space conservation include:

- It is preferable to focus future development on lands in existing developed areas (in-fill), and in obsolete heavy commercial and industrial areas (brownfields) than on virgin undeveloped land (greenfields);
- Recreational offerings must be diverse and robust including both public and private and indoor and outdoor options;
- Land use planning must not only consider existing physically and environmentally constrained land, but also land that may be constrained in the future due to rising sea level and global climate change;
- Conservation of open space and sensitive habitat is as crucial as development of those areas that are well suited to use of land;
- Sustainable approaches to stormwater management (green infrastructure like green roofs, rain gardens, porous pavement and landscaped swales) are preferable as being more efficient and less prone to failure.

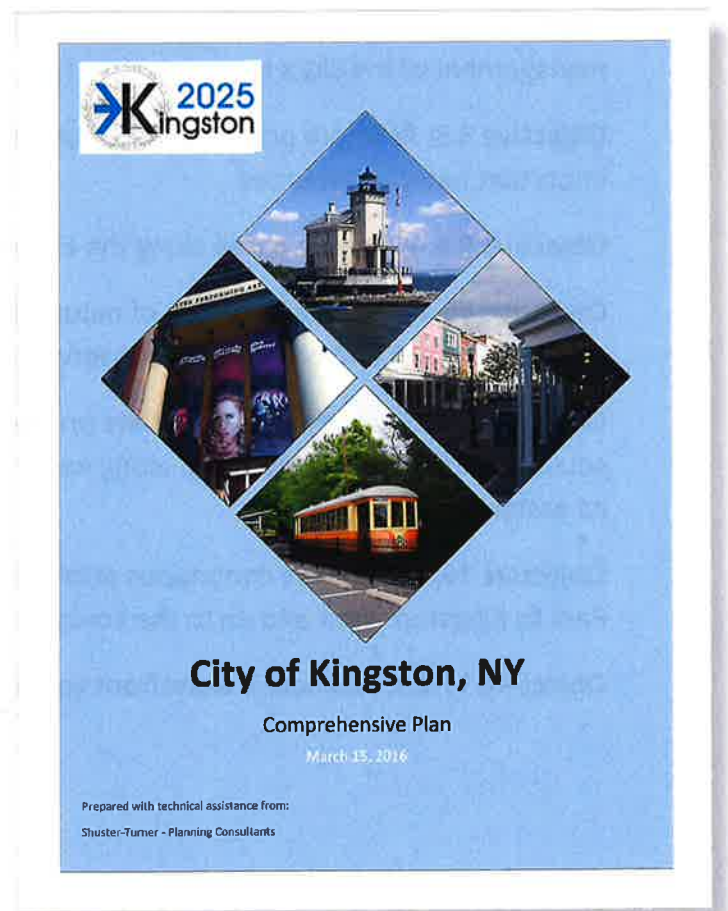


Figure 25. City of Kingston Comprehensive Plan

EXISTING POLICIES AND LAWS

Many of the goals expressed in the comprehensive plan are also supportive of open space conservation, including the following objectives:

Objective 1.2: Promote sustainable practices and green technologies be incorporated in any proposed redevelopment consistent with Climate Smart Communities Certification Program.

Objective 1.3: Promote urban agriculture as a sustainable practice as a part of local and regional food systems change, with a focus on Midtown.

Objective 2.5: Promote social interaction through the provision of neighborhood gardens, community gardens, parks and other open spaces.

Objective 3.1: Promote open space preservation throughout the city, but especially in outlying areas.

Objective 3.2: Identify and protect scenic views as seen from roadsides, parks, waterfronts, and other areas frequented by the public.

Objective 3.2.1: Support the City's Tree Commission's efforts to ensure the sustainable management of the city's trees.

Objective 3.3: Promote protection and conservation of environmentally constrained lands and important natural resources.

Objective 9.6.4: Provide a trail along the Esopus Creek.

Objective 10.1.2: Evaluate the use of natural buffers and green shoreline infrastructure to reduce flood risk and erosion and conserve natural resource functions.

Objective 10.2.2: Promote appropriate private redevelopment of Island Dock, as governed by sound planning for sea level rise, along with construction of a new passive/interpretive park at its eastern tip.

Objective 10.2.3: Provide continuous public access to the Hudson River Waterfront from Block Park to Kingston Point and on to the Town of Ulster via the future Hudson Landing Promenade.

Objective 11.2.1: Promote a waterfront trail along the Hudson River.

EXISTING POLICIES AND LAWS

The Ulster County Open Space Plan

By identifying county-wide resource patterns, Ulster County's plan helps to establish a framework for coordinating open space conservation and management efforts. Kingston's Open Space Plan is well-aligned with Ulster County's plan.

The core elements are illustrated in the graphic from the county plan which include:

1. Protected Open Space
2. Water Resources
3. Working Landscapes
4. Landforms and Natural Resources
5. Recreation Resources
6. Cultural and Historic Resources
7. Ecological Communities

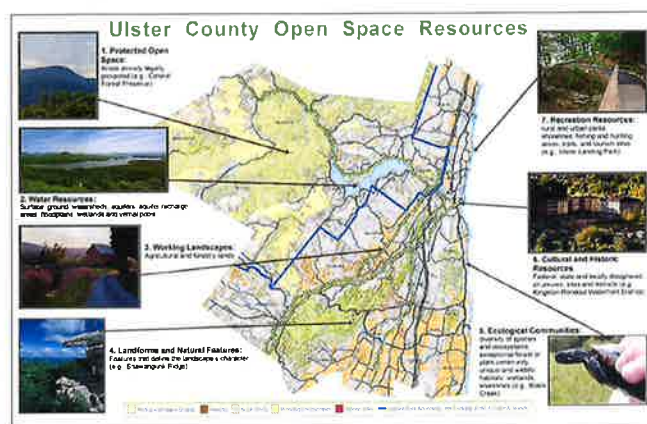


Figure 26. Ulster County Open Space Plan - Resources Map

The county's plan recognizes the importance of water-related resources including the major river systems in the City of Kingston along with stream corridors and water supply areas such as local reservoirs and groundwater aquifers. In developed communities like Kingston, the county's plan highlights the importance of protecting marginal spaces or landscaping and tree cover as part of the built landscape. Of note, green infrastructure opportunities in the county were prominently featured in National Geographic's magazine December 2016 issue entitled "Dreaming Green".

Kingston Zoning Code

Zoning codes and subdivision regulations directly establish the city's land use patterns and have great influence over development intensity. Zoning can also influence the city fiscally, controlling the amount of land set aside for residential, commercial or industrial development. This eventually impacts how the city looks and feels, and what areas are more likely to be developed. Looking at the zoning in comparison to the location of known natural resources can often inform us of what natural resource areas may be threatened, or areas where there may be a conflict between the city's conservation goals and the current land use regulations.

The current zoning for the City of Kingston is divided up among various residential and commercial/industrial districts which generally follow the topographic contours of the local geography. The relatively flat, upland areas of the city on either side of the Broadway corridor

Studies estimate that for every dollar of tax revenue collected, residential development requires \$1.16 in services (such as schools, roads, water and sewer) while open space and farmland only requires \$0.36.

Source: American Farmland Trust. 2000. *Cost of Community Services Studies Fact Sheet*. <http://www.farmlandinfo.org>

EXISTING POLICIES AND LAWS

are generally reserved for the higher intensity commercial uses and single or two-family residential neighborhoods. This is also where you find many of the higher-intensity manufacturing and multi-family residential developments. Conversely, the hilly terrain found on the outskirts of the city along the southwest and northeast quadrants are generally reserved for the lowest-intensity uses such as the RR and RRR residential districts. In general, this land use pattern works well with the goal of preserving sensitive natural areas, since the hillier outlying areas

which contain a majority of the sensitive natural resources in the city are where the lowest intensity uses are allowed. However, there are some exceptions, discussed below.

Minimum Lot Size of Residential Districts. While the current zoning allows for a relative scale of different residential lot sizes, the lowest density residential zones in the city still permit lot sizes as small as 7,500 s.f. and 12,500 s.f. in the RR and RRR zones respectively—which is less than one-third of an acre per home. In many communities, the density of three or four units per acre would be considered urban, and are not conducive to the goal of preserving natural areas or open space. The hilly, natural terrain of the RR and RRR district areas is more in keeping with a less land-consumptive development pattern that emphasizes land conservation and development densities appropriate for a more rural and natural setting. While it is noted that cluster developments are currently permitted in the RRR district, such high densities make it uncertain if they would ever be of any use. The average density in these districts should be considered for a reduction to encourage resource conservation and minimize the impact of the development

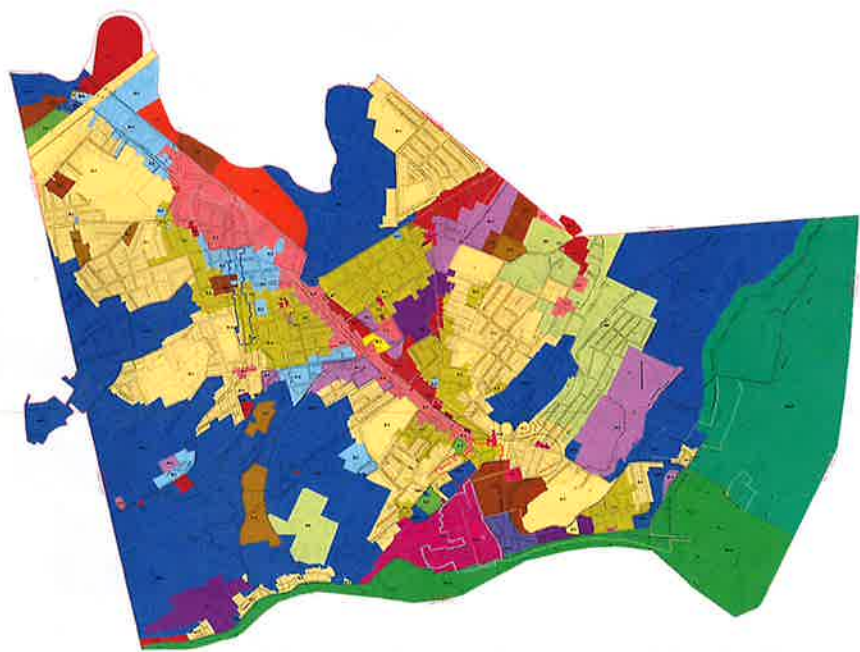


Figure 27. Kingston Zoning Map

Kingston Zoning Districts

RESIDENTIAL:

- RRR: One Family Residence
- RR: One Family Residence
- R1: One Family Residence
- R2: Two Family Residence
- R3: Three Family Residence
- R4: Two Story Residence
- R5: Three Story Residence
- R6: Multiple Residence

BUSINESS:

- C1: Shopping Center
- C2: Central Commercial
- C3: General Commercial
- NB: Convenience Business
- O1: Limited Office
- O2: Limited Office
- O3: Limited Office
- Rondout District

INDUSTRIAL:

- M1: Light Manufacturing
- M2: General Manufacturing

EXISTING POLICIES AND LAWS

footprint. In other words, separate lot size from density and decrease overall density.

RRR/RR District Allowed Uses. ‘General hospitals and nursing or convalescent homes’ are listed as a permitted use in the RR and RRR district. Hospitals do not seem appropriate for the outlying upland areas of the city. It should be clarified that nursing or convalescent homes may be permitted, perhaps by special permit only, but that a standalone hospital is not intended to be included in these areas.

Southwest - “Rondout Uplands.” The southwest quadrant of the city—referred to here as the Rondout Uplands—contains a significant portion of the priority natural resource areas, and should be prioritized for conservation. While most of this area is currently zoned RRR (Single family homes, minimum lot size 12,500 s.f.) there are some notable exceptions. Included in this area are two significant districts: General Manufacturing (M2) and Two Story Residence (R4). The R4 district allowed uses includes multifamily development and townhouses, and has already been largely developed with the Orchard Hill Apartments complex. The M2 district is intended to provide space for uses which involve “a heavy dependence on trucks and potentially noisy or otherwise objectionable industrial activity”, and includes general manufacturing. This area has not yet been developed. Both of these district areas should be considered for rezoning, considering their high conservation value, or if reasonable protective conditions on additional development should be implemented.

Northeast - “Hudson Uplands and Coastal Area.” The northeast quadrant of the city—referred to here as the Hudson Uplands—also contains a significant portion of the priority natural resource areas identified in the inventory and should be prioritized for conservation. While most of this area is currently zoned RRR, there is a large area zoned as Light Manufacturing (M1) which has only been partially developed to date. This district area should be reviewed to determine if rezoning would be appropriate, considering its high conservation value, or if reasonable protective conditions on any additional development can be implemented.

North Central - “Esopus Valley.” The northern quadrant of the city—referred to here as the Esopus Valley—contains the third significant natural resource area and should be prioritized for conservation. A large section of this valley along the bend in the creek is currently zoned as RRR, however there are areas to the west which are zoned for varying levels of commercial and high-intensity residential which could negatively impact the scenic creek corridor. To help protect against this, a provision in the zoning for these districts or an overlay should be considered which limits encroachment along the water and provides greenspace for a natural buffer, walking trail or promenade. The O&W Rail Trail, which is part of the Kingston Greenline, passes through this area and connects to the regional trail network. A connection here to a local waterfront trail would create a wonderful attraction. The existing development incentives for the RF Rondout Creek District (§ 405-31) and accompanying design standards for a pedestrian esplanade are an excellent model for this, and could be considered along the Esopus provided that the accompanying development incentives are removed.

At the northernmost tip of the city, west of Interstate 87, there are significant farm fields which are currently being utilized as a seed sanctuary and community solar farm. This land is currently zoned as General Commercial (C3). Although it is proximate to other commercial development, these parcels are largely cut-off and difficult to access from the commercial corridor. Adjacent to these parcels, just on the east side of Interstate 87, is another area which is rich with natural resources. This land is currently zoned for Limited Office (O2), however it is vacant, with a small stream bisecting it into the Esopus. Given the suitability of the soil along the creek, the high value of natural resources and the active agricultural use, these undeveloped areas along the south bank of the creek should be considered for a much less intensive zoning, and possibly considered for waterfront park and kayak access.



CHAPTER 4

THE OPEN SPACE VISION



OPEN SPACE VISION

Priorities for Protection

The results of the geographic information system analysis of the resource prioritization (scoring) system confirmed the earlier biotic or habitat assessments by Hudsonia Ltd. and the NYSDEC Hudson River Estuary Program: There are three areas of notable terrestrial biodiversity resources that are highlighted in the open space vision map for the city on page 57.

A series of conservation targets are established to create tangible objectives for advancing the open space vision for the City of Kingston over the next decade. These targets include consideration of the distribution and extent of existing resources and community goals and needs as expressed as part of the public involvement process for the formation of this plan. These targets are approximate and should be refined and updated as more detailed steps are taken to implement the plan and as conservation projects are completed. It is recognized that this plan is prepared at a point in time when several related activities have been underway for a number of years and that the targets are generally intended to comprise future accomplishments, some of which may be currently on the cusp of becoming realized.

The Hudson River, Shoreline and Uplands

A unique set of circumstances has left the city with a waterfront along the Hudson that is much less developed than its bustling past would have projected—and unlike the more urbanized waterfront of the New York City area, just 92 miles downriver, Kingston has an opportunity to maintain and restore its riparian⁽⁶⁾ edge as a more extensive naturalized shoreline—though the changing climate is creating new challenges along the waterfront due

VISION STATEMENT

Kingston's open space system is an interconnected network of parks, paths and preserves that add to the quality of life in the city. The city and its rivers are intertwined in history—and this natural and cultural legacy includes both protected uplands and restored shoreline. The forests, streams, and wetlands are recognized for the benefits they provide to help keep our air and water clean. Enhanced waterfront access and riparian habitats coupled with naturalized stormwater management systems create the foundation of Kingston's green infrastructure network. The city's comprehensive trail system connects revitalized and expanded parklands and other community recreation resources with local and regional destinations. Community gardens and expanded urban agricultural opportunities help connect people with nature. Kingston is celebrated as a "Tree City" by the Arbor Day Foundation, recognizing the importance of an urban tree canopy and improved care of Kingston's vital city trees. Together these open space resources provide a beautiful and healthy framework for Kingston's continued revitalization; yielding benefits to the quality of life and economic vitality for all who live, work, and play in our treasured city.

OPEN SPACE VISION

to sea level rise and increasing extreme weather events.

The Hudson itself has undergone a transformation toward improved water quality as a whole over the past half-century thanks to the benefits from the federal Clean Water Act and state and local actions to prevent pollution coming from sewage, stormwater and non-point sources. However pollution prevention is both an ongoing and increasing call to action as the threats to the river's health—and all surface waters in the region in general—requires ongoing vigilance and continued action to reduce the flow of pollutants into the system to ensure long-term ecosystem health and human safety.

On the Hudson River shoreline, Kingston is facing a tremendous opportunity and a tremendous challenge—to restore a more naturalized system from a landscape that has been compromised by many years of industrial use. While there are important and globally rare habitats of freshwater tidal marshes and intertidal shore areas, the compromised landscape includes filled wetlands, marshes, and floodplains, hard-engineered shoreline and filled off-shore areas along with stormwater runoff and combined sewer overflows. Invasive plant species such as water chestnut (*Trapa natans*) have infiltrated native habitat and adding to water quality concerns.

Fortunately, there is a growing body of guidance available on ways to restore the river and its habitat including the recent publication “Hudson River Comprehensive Restoration Plan” (Partners Restoring the Hudson. 2018. Hudson River Comprehensive Restoration Plan: Recommendations for the New York–New Jersey Harbor & Estuary Program Action Agenda and the New York State Hudson River Estuary Action Agenda. New York, NY. The Nature Conservancy.)

The parts of the system being explicitly considered for protection, restoration or re-imagining in the Hudson River restoration plan are called ecosystem characteristics, and restoration objectives are called targets. Together, these form Target Ecosystem Characteristics (TECs). As stated in the restoration plan “an ecosystem characteristic is an attribute of the estuary which is considered to have significant ecological or societal value. To develop a TEC, it is necessary to first describe what the attribute is, what ecological or social function it serves in the system, and establish a justification for management activity.” The restoration plan identifies “habitats and biological communities” with the following characteristics directly affiliated with natural resource attributes:

- Shallow Water and Intertidal Habitats
- Hudson River Shorelines and Riparian Areas

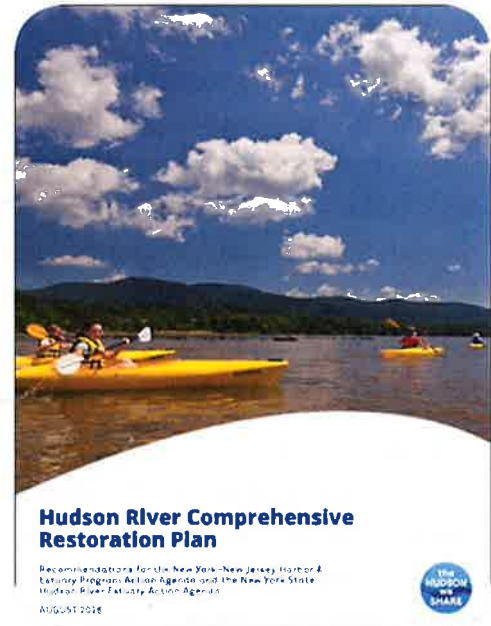


Figure 28. Hudson River Restoration Plan

OPEN SPACE VISION

- Tributary Connectivity and Barriers
- Resilient Plant and Animal Communities
- Fisheries

The plan further identifies certain “drivers of conditions” that are considered critical elements that strongly influence natural resource attributes:

- Sediment
- Contaminants
- Storm and Wastewater

Finally, the restoration plan addresses “people and shoreline communities” around certain key elements that support and inform human interactions with the estuary:

- Public Access
- Navigation Safety and Natural Resource Interactions
- Estuary Education
- Resilient Waterfronts and Community Shorelines

Some of the major concerns identified for the area of the river that includes Kingston include coastal flooding, invasive species management and brownfield remediation. Specific open space opportunities and ideas identified include:

- Restore/naturalize the Hudson’s shoreline habitat to the maximum extent practicable.
- Complete the riverfront trail (Empire State Trail) and secure additional public access to the river.
- Recognize the Kingston-Poughkeepsie Deepwater Habitat (NYS designation as a Significant Coastal Fish and Wildlife Habitats under the Coastal Management Program) for habitat protection, fishing, deep-water excursion vessels. The Kingston-Poughkeepsie Deepwater is a critical habitat for most esuarine-dependent fisheries originating from the Hudson River.⁽⁵⁾
- Recognize the Flats, (NYS designation as a Significant Coastal Fish and Wildlife Habitats under the Coastal Management Program) one of the largest contiguous areas of shallow, freshwater, tidal flats in the Hudson River, as a rare and valuable habitat.
- Conservation/preservation of the larger section of upland habitat area.
- Expand Opportunities for water views and scenic overlooks.
- Protect the habitat and water quality of Kingston Point Beach.
- Provide shoreline habitat enhancements.

OPEN SPACE VISION

Conservation Targets. Look to permanently protect approximately 500 acres of land in the “Hudson Uplands” area. This conservation target is based on securing permanent protection on a portion of the vacant/underutilized uplands area currently in private ownership that are to be dedicated to open space through the development process. This figure also recognizes the potential that a major conservation partner (Scenic Hudson) may be purchasing the lands of the Kingston Landing/AVR project.

Along the Hudson Riverfront, a target of approximately 5,000 additional linear feet public access is recommended. This figure represents a goal of securing public easements/ownership and installing improvements as/if needed on about 2/3rds of the shoreline area that is currently in private ownership along the Hudson.

The Rondout Creek Corridor, Shoreline and Uplands

From its confluence with the Hudson River up to the falls in Eddyville (about 3.6 miles upstream), the Rondout Creek is a tidal estuary and an important spawning area for migratory fish and an overwintering area for bass. The rich history of the Rondout corridor is still evident in many ways along the waterfront. Today the Rondout Creek corridor continues to transition to a more complete tourism and recreational corridor with several popular marinas, restaurants, historic sites and other attractions and featuring a popular waterfront promenade. The Rondout offers tremendous continued opportunity for the city. Specific open space opportunities and ideas identified include:

- Develop a greenline trail system for the entire creek corridor: a more formal promenade in

IMPORTANT HABITATS

As highlighted in the Kingston Natural Resource Inventory. “Aquatic systems also contain and influence a great deal of the important habitats and rare biodiversity resources that remain within the city limits. Important deep open- water, tidal and inter-tidal mudflats, shoreline habitats and submerged aquatic vegetation communities are home to some of the most significant and rare species in Kingston.”



Photo of the rare plant Delmarva Beggar-ticks (Bidens bidentoides) (Image by Timothy G. Howard from New York Natural Heritage Program, 2017. Online Conservation Guide for Bidens bidentoides. Available from: <http://acris.nynhp.org/guide.php?id=8750>. Accessed October 29th, 2018.)

OPEN SPACE VISION

the lower reaches, with a more informal shared-use path in the upper reaches.

- Develop a blueway trail on the creek with access for paddlers and rowers.
- Collaborate with the owner of the Island Dock property as a combination open space park and low impact development site—consider making site for a “paddler’s paradise”.
- Protect upland undeveloped vacant lands and open spaces as parks and preserves, using low impact conservation-based design, taking advantage of southern aspect/solar orientation and views.
- Limit fragmentation of woodlands—develop management plans and “Friends-of” groups for protected open spaces.
- Preserve and restore naturalized shoreline including vegetated buffers for stream corridors leading to and including (where feasible) the Rondout and recognize, protect and restore the habitat resources that led to the designation by NYS of the Rondout Creek as a Significant Coastal Fish and Wildlife Habitats under the Coastal Management Program.
- Improve trash can / trash pickup along the waterfront.
- Make upgrades to the existing dock access and additional marina space.



Figure 29. Boats on the Rondout.

Conservation Targets. In the forested areas above the creek, the “Rondout Uplands,” the target of approximately 60 additional acres would be permanently protected. The Natural Resources Inventory recognized the large area of intact forest in the city; yet very little of the uplands above the Rondout are protected with conservation easements or similar designation. The 60-acre target is a fairly ambitious goal which would protect about half of the intact forest in the Rondout Uplands.

Along the Rondout shoreline, establishing a target of approximately 5,000 additional linear feet of public accessible shoreline is recommended. In terms of opportunity, there is a total of about 15,000 linear feet (+/- 3 miles) of shoreline in total along the Rondout in the city plus an additional 5,000+ feet along the shore of Island Dock. The public access could be visual/pedestrian access such as an improved promenade and/or include physical access such as kayak launches/landing areas, as well as

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more naturalized areas. It is noted that not all of the shoreline needs to be hardened with bulkheads and that more naturalized shoreline treatment should be encouraged where appropriate and feasible in areas outside of docking areas or areas planned for bulkheads or similar treatments. (See for example the Hudson River Estuary Program on sustainable shorelines www.hrnerr.org/hudson-river-sustainable-shorelines)

The Esopus Creek Corridor and Lowlands

This relatively intact open space corridor comprises a broad, flat basin containing rich alluvial soils that supports an abundance of agricultural and farming operations. Specific open space opportunities and ideas identified were:

- Create walking paths along the water, with trail/open space connections to Ulster County Linear Park rail trail. The O&W Rail Trail, which runs from Washington Avenue to the town line and Hurley beyond, is an excellent start to continue building off of.
- Create appropriate sites for kayak and canoe launches along the south side of the creek.
- Recognize and support the Hudson Valley Farm Hub's mission and the Native American Seed Sanctuary project and build upon this unique and compelling project. <http://hvfarmhub.org/about/seed-sanctuary/>
- Recognize the existing farmland, floodplain and wetlands along the creek that provide good opportunities for long-term conservation as preserved land.
- Improve shoreline management and the removal of debris, management of the tree canopy, including vegetated shoreline buffers.

Conservation Targets. Working toward a 10-year goal for permanently protecting 50 additional acres of land including active farmland and natural areas is recommended. This 50-acre target represents a majority of land in agricultural use in the city. Given it is such a rare occurrence and agriculture is such an important part of the city's history, the target was set to protect most of the remaining land in agriculture. Woodlands, wetlands and other natural buffers to farmland could be included in this acreage target. (Note: this target does not include urban gardens; a separate category.)

Other Stream Corridors

The city's upland watershed and tributary streams including Main Street Brook, Tannery Brook and the Twaalfskill systems are important resources in themselves and for their impact on the water quality and health of the receiving waters. The Tidal Rondout Creek Watershed Management Plan (Milone and MacBroom, 2015) has a goal that is applicable city-wide: "Restore tributary streams and subwatersheds to improve water quality." By reducing sediment and pollutant loading in the city's watersheds, the overall goal of improving water quality and long-term health of the receiving waters

OPEN SPACE VISION



Figure 30. *One of the many stream corridors in Kingston.*

can be achieved.

In addition to treatment of stormwater before it enters a receiving stream, in the city's watersheds that are more highly developed, it will be important to identify ways to also treat the stormwater that has already entered tributary streams before discharging into the Hudson, Rondout or Esopus. As noted in the Rondout watershed plan, this method entails the capture of a portion of the silt and sediment load before it reaches these water bodies through the use of water quality and sediment basins at key locations along the tributary streams within the subwatersheds. This subwatershed-scale approach requires the strategic siting of facilities such as bypass channels and large basins to handle stormwater runoff from subwatershed drainage areas.

A very informative and inspiring project by Emily Vail assessed the land use history, patterns and processes around the Tannery Brook (www.tracingtannerybrook.com). That Tannery Brook initiative recommended consideration of entire watersheds, including both above and below-ground components and suggested a wide range of tactics to address stormwater management that can be considered for application in other watersheds in Kingston as well.

Conservation Targets. A goal of restoring/improving the natural character of approximately 2,500 linear feet of stream corridor is recommended as a 10-year goal. As a reference for this target, Tannery Brook and its major tributary, Main Street Brook run a total of about 12,700 linear feet through the city. With these corridors as a basis, this target would naturalize about 20% of the length of these corridors into more of their native riparian habitat—to the extent this is practicable. This effort would include stream bed and stream bank restoration, reestablishment of natural cover (plantings) and similar treatments; recognizing that these streams are challenged with the existing

OPEN SPACE VISION

urban environmental conditions including high runoff related to the land cover character of the contributing watershed area. The 2,500 foot restoration target represents a beginning of what would be a process of more extensive restoration with a long-term goal to be established in future phases and after more detailed feasibility analysis.

Neighborhood Parks and Open Spaces

Expanding access to open space and recreation facilities was a common theme heard during the public outreach, particularly within some urban core neighborhoods where there is an abundance of hardscape and relative lack of greenspace. Fortunately, the city has benefitted from the foresight and generosity of earlier generations who developed the park system along with current generations who continue the tradition of adding to the Kingston's park system in response to the evolving community needs. Of note, the importance of offering outdoor recreation and nature experiences to children is increasingly recognized.

This open space plan reflects one of the important guiding principles of the Parks and Recreation Master Plan for the City of Kingston (January 2013) which strongly supported providing recreational opportunities near residential populations—in particular in areas where there was not a nearby open space or park resource available. One of the neighborhoods noted during this open space planning process was the Midtown area, particularly north of Broadway. It is recommended that this need can be addressed in a number of ways, including expanding the city's existing greenway trail and linear park system, and adding small pocket park opportunities along the trail. It is also recommended that the city secure and improve a new open space and recreation site within the midtown neighborhood. Ideally, this new site or sites could provide active recreation (e.g., field play/indoor recreation) combined with passive recreation (e.g., walking paths, landscaped parklands, community gardens) in a location convenient to the surrounding neighborhood.

Conservation Targets. Creating one new neighborhood park in the midtown of the city is recommended to address the dire need for this area that has been described as a “park desert”, and to serve a core environmental justice area of the city. Recognizing the city has an extensive park system, this target of establishing a new neighborhood park in the Midtown Kingston area was drawn from the Natural Resources Inventory which highlighted the lack of park resources in this densely populated area of the city and this need was reiterated during

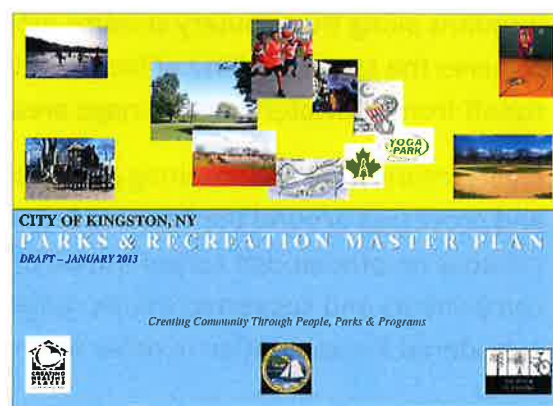


Figure 31. The Kingston Parks & Recreation Master Plan

OPEN SPACE VISION

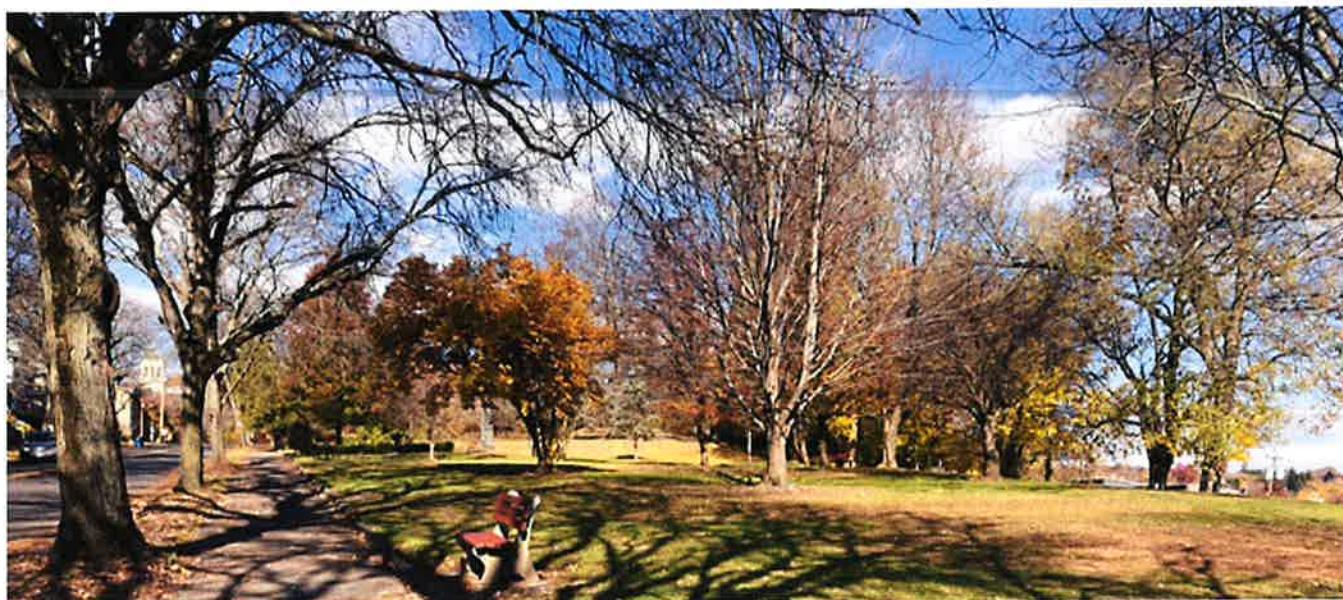


Figure 32. Kingston's history can be understood in many ways by looking through the lens of the park system—from Academy Green Peter Stuyvesant negotiated a peace treaty with the Esopus Indians on July 15, 1660 to the parks created during and after the city's industrial heyday to the newest additions including the Midtown Linear Park being developed along the former Ulster & Delaware Railroad corridor. Fortunately, Kingston's park history has been well documented including Kingston's Magnificent City Parks, 1992, by Ron Woods (Author), William Dederick (Illustrator), and the brochure on the city's park and recreation department's website offers a quick and interesting snapshot of the park history and an overview of available facilities and programs.

the public involvement activities conducted as part of the open space planning process. Designed primarily for informal recreation often with paths, benches and attractive landscape architectural elements, neighborhood parks often have playgrounds and ideally are large enough (1+acres) to provide open lawn areas that enable varied use and free play. This city's Parks and Recreation Master Plan recommended a new park of half-acre (minimally) to an acre, but preferably between two-and three-and-a-half acres in size.

In the short-term, a smaller "pocket park" of one-quarter acre or more may be more feasible to establish, with the larger neighborhood-scaled site would be further explored as part of a community visioning session to determine the park type, size, character and facilities and a feasibility study to evaluate potential sites and select a preferred site.

Urban Agriculture

With leadership from local agencies like the YMCA, urban agriculture is recognized in Kingston as an important aspect of city life—for adults as well as for young people. The Kingston YMCA's Farm Project works with preschoolers through high-schoolers bringing young people to the farm in Midtown to work and learn about nature, agriculture and where their food comes from. Participants 14-18 years old can also help run the farm stands and earn an hourly wage. (Kingston Land Trust's South Pine

OPEN SPACE VISION

Street Farm is an earlier urban agriculture demonstration project and originated the “Dig Kid Project” later incorporated into the student farming program operating at the YMCA Farm.)

The city's comprehensive plan notes the opportunity to potentially acquire through purchase, blighted properties and vacant lots in order to provide new public spaces either solely or as part of a larger public/private redevelopment project. These public spaces could be used for traditional pocket parks or urban agriculture and community gardens as appropriate. More than 800 acres of land in Kingston are classified as vacant, including 38 acres owned by the City of Kingston. While every effort should be made to promote investment in blighted properties, those properties that are beyond saving and that tend to be located in the most at-need areas of the city should be considered for incorporation into the network of community gardens. The Kingston Land Bank, for example, is well positioned to work in collaboration with other local agencies and non-profits for identification of vacant/underutilized parcels suitable for conservation uses such as community gardens.

Once a predominant land use in the city's history, there remains several larger areas of working farmland in the city. These are located along the Esopus Valley, taking advantage of those fertile floodplain soils. The valley farmlands, though fragmented by development including roads and highways, are part of the core of agricultural resources being actively promoted by a local organization: The Hudson Valley Farm Hub. The Farm Hub is a non-profit education and demonstration farm founded in 2013 with a mission to foster equity and ecological resilience in the regional food system. Its service area stretches southward from the City of Kingston through the towns of Ulster, Hurley and Marbletown across the vast fertile land known as the “Hurley Flats.” This landscape was shaped by the receding glacier 10,000 years ago, leaving a legacy of mineral rich soil—some of the best farmland in New York State. <http://hvfarmhub.org/about/history/>

A unique and important project taking place in Kingston's open space resources at the Farm Hub is the Native American Seed Sanctuary. In partnership with the Akwesasne Mohawk Tribe of northern New York and the support of Seedshed (<https://seedshed.org/>) the project is growing Native American varieties of corn and sunflowers for the purpose of seed saving, and, by extension, helping to preserve the rich agricultural and cultural heritage of the Native American people. Once harvested, the seeds and the food they grow are repatriated to their home communities to keep these varieties and their stories alive.

The importance of these types of agricultural



Figure 33. The Native American Seed Sanctuary at the Hudson Valley Farm Hub.

OPEN SPACE VISION

activities as part of the community's natural and cultural heritage is recognized. As the history of the growth of the city and region has demonstrated, farmland is the place where development eventually takes over. Protecting the remaining productive farmland in Kingston is a key element of this open space plan. Working with the farmland owners to create a long-term farmland protection strategy will provide a foundation for the continuance of agricultural uses. The strategy would include taking full advantage of all tools available including securing funding support through the New York State Department of Agriculture and Markets Farmland Protection Program and a similar program offered through the United States Department of Agriculture.

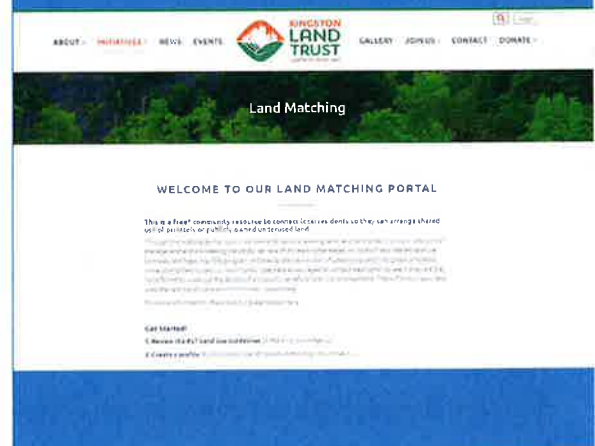
Conservation Targets. Creating one new community garden per year over the next ten years is suggested as a reasonable goal to bring the benefits of urban agriculture to a broader base of Kingston residents, particularly in areas where they can help to serve environmental justice areas.

Kingston's Urban Forest

Kingston is well established as a "Tree City USA" city, a recognition from the Arbor Day Foundation. The city has completed a monumental task of completing a tree inventory characterizing 3,937 street trees and park trees. The report is available on the city's website (www.kingston-ny.gov/trees). Neighborhoods graced with healthy canopies of street trees add tremendously to the aesthetics, livability, and local ecosystem; providing beauty, relief from the 'hardscape' of the city and filtering

LAND MATCHING

The Kingston Land Trust has launched an online resource that allows residents in and around Kingston to make use of underutilized private and public land. Through the website portal, approved stewards (people seeking land) and landholders (people who own or manage land and are seeking stewards) can search for each other based on location and shared land use interests. Land listings can range from a corner of a residential yard to an entire agricultural field. The land matching portal will help foster beneficial uses, such as gardening, farming, community gatherings, wellness activities, foraging, ecological land management, outdoor classrooms and play spaces.



OPEN SPACE VISION

the air of dust and producing oxygen while absorbing carbon dioxide, a greenhouse gas.

While a tremendously valuable resource, maintaining a healthy street tree and urban forest system is labor intensive and costly. Sometimes poorly planned trees cause damage to sidewalks, curbs, and other expensive infrastructure. Fortunately, there are methods to accommodate street tree planting and healthy growth in a variety of urban conditions.

Street trees and the larger urban forest are recognized as key components of the open space resources in the city and implementation of an enhanced management program will support the many benefits these trees provide while helping minimize the expense of maintaining a healthy urban forest. A top priority for city neighborhoods is continued management of the city's extensive street tree program; adding/replacing trees as needed and pruning and maintaining the existing stock and introducing street trees in areas where there are few to no street trees, deploying the latest methods of landscape architecture and urban forestry to create a beautiful, healthy and long-lived canopy of trees for the people to enjoy. Specific open space opportunities and ideas identified for the urban forest include:

- There is wide consensus on the need for more neighborhood parks, playgrounds in the urban residential neighborhoods, particularly in Midtown.
- Thanks to the tree inventory, the city has detailed digital data on every street tree—

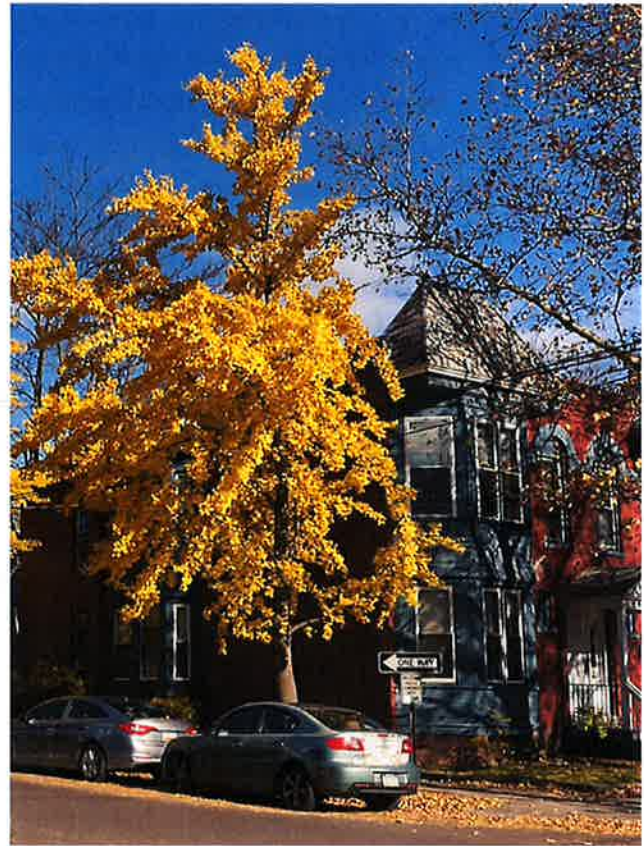


Figure 34. Kingston Gold: A striking ginkgo biloba tree in full fall glory gracing a historic Kingston neighborhood.

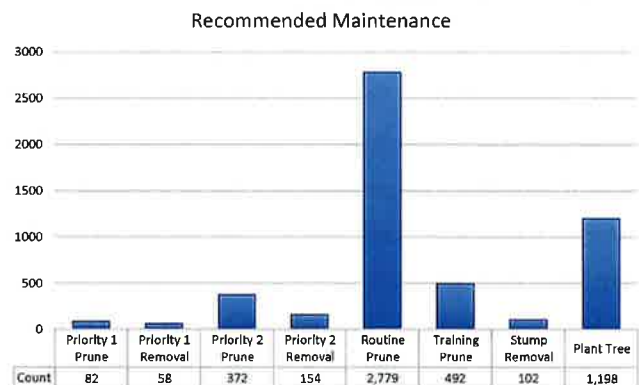


Figure 35. The Kingston tree inventory provides details on the size, species, age, health and life expectancy of over 3,000 street trees in the city. This report identifies specific trees for priority removal and pruning, as well as recommends the planting of over 1,000 new trees to replace lost inventory.



Figure 36. Protecting existing trees appropriately when doing needed construction. Utilization of structural soil for street tree plantings along sidewalks and other paved areas allows installation of hardscape features such as concrete or bluestone walks and granite curbs without damage from healthy tree root growth. Underneath the tree in the image below is a large bed of CU™ Structural Soil extending several feet in either direction around and below the root ball.



species, diameter, height, age and anticipated lifespan—which can be used to develop and implement a comprehensive street tree planting program that will start to fill in and identify empty spots for planting, trees which will need replacement in upcoming years, and a rotation schedule. This planting effort is perfect for a sponsorship or adopt-a-tree program.

- The city code should be reviewed with an eye toward finding requirements in the city tree ordinance that complicate or undermine the goals of this open space plan.
- Pollinator habitats should be encouraged and promoted throughout the city to help support the regional bee population and other pollinators.

Open Space for Stormwater Management

Urban stormwater management in American cities historically could be considered as an “out of sight, out of mind”-type of approach where streams were channelized and directed into large culverts and street-side catch basins and storm sewers shunted the flow into a combined sewer system that was sent into receiving rivers. Many Hudson River cities like Kingston still are challenged with retrofitting the remnants of those combined sewer

systems into a more sustainable approach. As cities continue to improve wastewater treatment systems and separate storm sewers from sanitary sewers, an expanded perspective is emerging.

The expanded perspective first recognizes the importance of maintaining intact natural areas of natural stream corridors, floodplains and upland forests so these resources can perform their respective “ecological services” that help maintain surface water quality. These natural “green infrastructure” systems left undisturbed will keep water resources clean and healthy. However, we live in a world that is continually being more intensively used where undisturbed natural systems are becoming increasingly modified and fragmented by all forms of human use. Maintaining natural areas as green infrastructure is an important strategy to maintain high quality surface waters. For urbanized areas, where development processes have occurred and will continue, the idea of employing natural processes in formalized stormwater management systems is emerging as a proven method of maintaining and even improving stormwater runoff quality. This “green infrastructure” approach to urban stormwater management is a refreshing alternative to relying increasingly on solely “grey infrastructure” approaches that often contribute to declining quality as stormwater flows through the system.

And so, the resource protection priorities in this open space plan reflect an ecological approach to stormwater management:

- Protect large areas of intact forests and natural areas.

GREEN INFRASTRUCTURE

The green infrastructure concept recognizes the interconnected ecosystem of forests, rivers, farms, parks, wetlands, naturalized stormwater management facilities and other natural and naturalized man-made features that, when fully deployed will help ensure clean air, water and food. These natural systems sustain our environmental health, economy and quality of life. Just as we need to maintain the built infrastructure of our roads, utilities and buildings to sustain the economic activity—our green infrastructure must also be protected and maintained to keep a balanced system to sustain our health and well-being.



Watershed-based stormwater ponds can provide:

- Flood storage capacity
- Water quality improvement
- Outdoor recreation
- Fish and wildlife habitat

- Recognize the importance of maintaining naturalized stream corridors.
- Improve compromised natural areas and restore/replant with trees, shrubs and grasses/perennials.
- Reduce impervious areas and introduce permeability into parking and similar areas with constructed stormwater management solutions such as raingardens and bioswales.
- Identify key drainage basins to retrofit using green infrastructure techniques for stormwater management.

Looking forward using a green infrastructure approach, it may be possible, for example, to address the need for a new city park in Midtown Kingston by also incorporating other needed stormwater management improvements. In a larger sense, the open space plan can be considered the foundation of the green infrastructure system for the city.

City-wide Trail Systems

Kingston has been working for many years on creating a city-wide network of shared-use paths and trails connecting key areas of the city together. This open space plan recognizes those efforts and incorporates the notion of a city-wide system as an important amenity for the community. This overall system, branded by the Kingston Land Trust and the city as the Kingston Greenline, would also serve as a hub to regional trails including the Empire State

Trail which is expected to be completed by 2020.

The trail system can serve as a linear park and as a transportation alternative, offering walking, and bicycling opportunities providing both recreation and mobility benefits. A well-designed trail system can become a great amenity to neighborhoods, starting in part as a “complete streets” approach to accommodating non-vehicular paths along existing streets, and later evolving to become dedicated off-road multi-use paths where space and funding permit. “Complete Streets” is a term used to describe ordinary city streets that are designed to encourage people of all ages and abilities, by any mode of transportation to use them. The concept of complete streets is an adopted policy of the city and since 2010 the Complete Streets Advisory Council was established by the Common Council to advise the city on ways Kingston can implement complete streets principles in its planning, design and construction activities.



Figure 37. KINGSTON POINT RAIL TRAIL — The Kingston Greenline is an example of an urban railway corridor being converted into a successful multi-use path and cherished community amenity. The city continues to expand this route and connect through the downtown and part of a linear park and loop system. Photo courtesy of the Kingston Land Trust.

Conservation Targets. Five miles of new trails of dedicated and shared-use paths. There are many trailway projects being planned, designed and constructed in the city. This five-mile trail target supports the concept of completing the ongoing/planned projects on what would be equivalent to the total approximate distance of an east-west corridor and a north-south corridor of shared-use paths dedicated to use for pedestrians and bicyclists in the city over the next decade. Recognizing some projects planned underway—such as the Empire State Trail—would be part of this goal, the segments of on-road bike lanes would not be counted in measuring the target for this category. (Note: some overlap exists between this category and the shoreline public access category.)

As part of this trails effort, steps should be taken to ensure that the trail corridors preserve portions of vegetated space along the trail route which enhance the natural beauty of the route, provide buffers from commercial activity where needed and provide bee pollinators and habitat for small wildlife.

5 MILES OF NEW TRAILS

- Continue to build trail system
- Connect open space resources
- Contributes to health and mobility

10 NEW URBAN COMMUNITY GARDENS

- Healthy local living opportunity
- Improve access to nutritious food
- Educational enrichment for youth



- Priority Conservation Areas
- Potential Future Park Areas
- Potential Future Stormwater Retention Areas
- Priority Area for Neighborhood Parks
- Urban Forest Area
- Existing Parkland
- Empire State Trail
- Existing & Planned Local Trail System
- Future Trail Concepts
- Proposed Open Space Gateway Points
- Potential Kayak Launch

50 ADDITIONAL ACRES OF FARMLAND & NATURAL AREAS PROTECTED

- Working fertile farmland valley
- Important natural habitat and ecological resource area
- Important outdoor recreational resource



1 NEW NEIGHBORHOOD PARK

- Addresses neighborhood need
- Adds to community quality of life

OPEN SPACE VISION MAP

5,000 ADDITIONAL LINEAR FEET OF PUBLIC ACCESS HUDSON



- Recognizes Hudson River Valley National Heritage Area
- Advances Empire State Trail
- Creates valuable community amenity



500 ADDITIONAL ACRES PERMANENTLY PROTECTED

- Intact upland forest habitat
- Important natural habitat and ecological resource area
- Dramatic scenic overlook opportunities

2,500 LINEAR FEET OF STREAM CORRIDOR RESTORED

- Re-naturalize ecosystem where feasible
- Helps manage stormwater flow
- Improves water quality and aesthetics



60 ADDITIONAL ACRES PERMANENTLY PROTECTED LAND

- Large intact upland forest—the "ecological matrix" of the city
- Important natural habitat and ecological resource area
- Helps improve air and water quality



5,000 ADDITIONAL LINEAR FEET OF PUBLIC ACCESS RONDOUT

- Important outdoor recreational resource
- Adds to community amenities
- Offers public health opportunities

1,000 NEW STREET TREES PLANTED

- Beautify public streetscapes
- Provides shade and filters air pollutants
- Adds to neighborhood value



OPEN SPACE VISION

MANY NEW YORK STATE COMMUNITIES HAVE ESTABLISHED CONSERVATION FUNDS

In the Hudson Valley Region:

In November 2006, New Paltz town and village voters overwhelmingly approved a \$2 million bond to implement the open space plan. The Towns of Gardiner and Marbletown also approved open space bonds in the amounts of \$1.5 million and \$1 million respectively in 2006.

In November 2005, voters in the Town of Beekman, Dutchess County, NY supported a \$3 million open space bond by a 2.5 to 1 margin.

In 2003, voters in the Town of Red Hook, Dutchess County, NY approved a \$3.5 million open space bond by an approximately 80 percent margin to purchase the development rights from interested farmers. The Town's investment is being leveraged with dollars from a Dutchess County matching grant program, technical assistance from Dutchess Land Conservancy, and follows significant investment by Scenic Hudson, a regional conservation organization. The Town adopted an open space plan in 2000.

In 2000, voters in the Town of Warwick, Orange County, NY approved a \$9 million bond for open space and farmland protection. The local goal is to protect approximately 3,000 acres of the Town's farmland and open space. A study for the Town of Warwick estimated that the continued development otherwise would cost taxpayers an estimated \$4 to \$5 million per year in additional school taxes.

In New York State:

In 2004, voters in the Town of Webster, Monroe County, NY approved a \$5.9 million bond program, and subsequently have secured matching grants from the federal government, New York State, and Monroe County to leverage their local dollars to meet their program budget of close to \$7.9 million. The 2002 fiscal model prepared for the town and school district showed that for every dollar invested in open space conservation, town residents would save an equal dollar in avoided costs associated with growth. Hence, in that community, there was no net cost of investing in open space land acquisitions.

LAND TRUSTS IN KINGSTON

Land trusts are private not-for-profit organizations dedicated to the mission of preserving land. Many land trusts preserve land through the use of a voluntary conservation easement. This is a flexible tool that restricts development of a property. Conservation easements can be donated by landowners for significant tax benefits. In communities with a purchase of development rights program, they can also be sold. Conservation easements are a good way to preserve land while keeping property on the tax rolls.

Each land trust in the region has a specific mission and geographic area of interest. If a landowner is interested in conservation, the best way to obtain more information is to explore the websites and contact a relevant land trust working in the Kingston area:

Kingston Land Trust

www.kingstonlandtrust.org

(845) 877-LAND

Scenic Hudson

www.scenichudson.org

(845) 473-4440

Open Space Institute

www.openspaceinstitute.org

(212) 290-8200

CONSERVATION FINANCING OPTIONS

Open Space Local Appropriations

Local government can appropriate funds (through local budget authority) collected through property taxes to purchase lands or development rights, etc. This type of budget allocation can be a one-time annual appropriation or a multi-year appropriation. Local appropriations are limited to available funds and are weighed against other public costs, often producing limited results for open space conservation.

Municipal Bonds

A local government can issue a bond to finance special projects, such as open space preservation. A municipal bond allows a municipality to raise capital applicable for investment in capital projects and repay the debt (bond principal and interest) over time. Bonds can be retired in 20 years or 30 years, for example. A municipal bond can be placed on a ballot during a local election for voter approval, or it can be subject to permissive referendum. Under permissive referendum, the municipal board may take an action without a vote, however, voters have an opportunity to petition the decision and require a ballot measure. Successful municipal bonding requires extensive public outreach and education, but provides the opportunity to obtain dedicated funds for an open space program.

Recreation Fees

The city already collects a recreation fee (in lieu of parkland) which is used to meet recreational needs in the community. In the future, the amount collected should be evaluated to confirm adequacy toward meeting the recreational needs of the city as it grows.

Private Fundraising

Many communities have successfully raised funds to support conservation efforts through private fund raising events such as dinners, concerts, and festivals. Partnerships with local land trusts and other organizations can be a successful way to raise funds through private sources.

Development Mitigation Fees

Mitigation costs can be developed through a comprehensive Generic Environmental Impact Statement (GEIS) process under a town-wide build-out. This process would help to identify impacts of the full build-out of the town and create measures to mitigate such impacts. Several communities are using the tools developed through such a process to obtain funds for land conservation through the private (development) sector. This works by requiring developers to pay a mitigation fee for development impacts to open space. For example, the Town of Clifton Park (Saratoga County, NY) recently adopted open space incentive zoning, which provides a density bonus incentive to landowners in exchange for open space amenities. For single-family residential increases under the incentive zoning, each bonus dwelling unit requires the preservation of three acres of open space or payment of \$30,000.

Open Space Incentive Zoning

Incentive zoning (or amenity zoning) allows a landowner or developer to work with a municipality to obtain specific incentives in exchange for providing desired community amenities such as open space conservation. Incentives may include modifications to density, allowed uses, setbacks, or other zoning controls. The landowner or developer may provide, in exchange, dedicated open space, trail access, park land, or potentially cash (in lieu of land) to contribute to a purchase of development rights (sale of conservation easement to the city/land trust) program.

Real Estate Transfer Tax

A real estate transfer tax is a one-time fee paid by the buyer of real estate property. It is collected when real estate sells and has typically been set at 1-2% of the amount of the sale that is over the median value of homes in the area. The real estate transfer fee provides an ongoing source for land conservation projects—money that essentially will be paid to willing landowners for land for conservation. This is an interesting option to finance conservation for many communities because it does not raise taxes. (When authorized in a New York State municipality, the enabling legislation is known as the Community Preservation Act.)

IMPLEMENTATION

A partnership approach is recommended to advance the open space plan. With that approach as a guiding principle the following partnerships can become the foundation for advancing the plan:

Partners

- **Landowners**—These are very important partners with whom the city will collaborate to advance the conservation vision expressed in this plan. Organized efforts to reach out to landowners—in particular those with large acreage holdings in priority conservation areas will be important to discuss potential shared vision and goals and to explore ways to work together for the long-term conservation of the important resources present on the land.
- **Land Trusts**— Continued and expanded collaboration with land trusts including the Kingston Land Trust and Scenic Hudson will be tremendously important to turn the vision in the plan into reality. The Kingston Land Trust has extensive information on the economic benefits of open space, which can be used to help generate support from the local business community.
- **Other Non-profits**—As organizations vested in securing positive futures for the community, expanding relationships with non-profit organizations and forging new relationships centered on common goals will yield mutual benefits. Organizations like the YMCA and Hudson Valley Farm Hub, for example, are already working on projects that are perfectly aligned with the plan. Environmental advocacy organizations including Riverkeeper, among others, have been fastidious in efforts to protect and improve water quality in the Hudson and the related benefits to fisheries, water supplies and long-term economic sustainability. Look to strengthen these relationships and expand relationships with other similar non-profits that have program goals that can be matched with the open space plan.
- **Ulster County and New York State Agencies**—The city and the county have partnered on numerous open space and related initiatives and this open space plan provides a solid foundation upon which expanded partnership opportunities can be framed. Natural partnerships already exist with agencies like the New York State Department of Environmental Conservation Hudson River



☞ “Plans are only good intentions unless they immediately degenerate into hard work.”

~ Peter Drucker, *Business Consultant*

IMPLEMENTATION

Estuary Program (funding partner for this open space plan), the NYS Department of State and Hudson River Greenway. The elements of the plan can be matched with the program objectives and funding priorities for each of these and the several other state agency partners of the city.

- **Federal Agencies**—Forestland and farmland conservation have long been priorities, respectively, of the U.S. Forest Service and the U.S. Department of Agriculture. Building relationships with these and other federal agencies can be helpful in securing financial and other support for the forestland, farmland and other natural resource protection elements of the open space plan.
- **General Public**—Citizens and property owners in the city can continue to be volunteers in service to support the city's programs and projects and also serve as shareholders of the benefits that will accrue as the plan is implemented. At some point in time, the city may need to secure additional public support for funding open space projects and the ongoing support of the general public will be of great importance.
- **Business Community**—The private sector can continue to be a key partner. For example, in the real estate development process, the private sector can help participate in the creation of the amenities envisioned in the plan such as public waterfront access—resulting in a benefit to both the development project and the general public.

City of Kingston

- **Conservation Advisory Council (CAC)/City Staff**— It is important to recognize the significant level of effort that will be required to properly implement the open space plan. After the adoption of the plan, the city staff and the CAC will focus on implementing the plan and will need to create a more detailed action agenda and timeline to help guide the overall advancement of the program. Some communities have identified the need for an open space coordinator and/or appointed an open space commission or added that responsibility to an existing staff or board member to take lead responsibility. Collaboration with other city boards and departments will continue to be important, in particular those with missions that overlap with the action and policy recommendations outlined in this open space plan.

Additional Planning/Technical Work

This plan provides an overall vision for the future of open space in the city. It will become a “point of departure” for more detailed planning that will be needed to fully establish the scope and details of future conservation projects. Some of the next steps (future phases include):

- Establishing priority sites for protection—this would be a more detailed look at the priority areas to identify parcels, potential partners and specific implementation requirements such as project financing strategies and grant applications. For local parks, a neighborhood-centered conversation will be required to identify what type of park the neighborhood needs, what features and program elements should be developed.
- Detailed planning and design development—Individual or groups of projects will need site-specific conservation plans including delineation of areas to conserve, areas where development may be appropriate. There will be the need to identify potential green infrastructure opportunity areas for example and coordination with other/future planning project such as a bike/trail master plan.
- Zoning and code amendments—The city will consider potential modifications to the city code including zoning ordinance, subdivision regulations, urban forestry, and stormwater management to conform to the recommendations outlined in this open space plan.

Figure 38. Conservation Targets Summary - Kingston Open Space Plan

Local Resource	Ten-year Goal for Protection / Enhancement	
Street Trees	1,000	Additional street trees planted.
Hudson Uplands	500	Additional acres permanently protected.
Hudson Riverfront	5,000	Additional linear feet public access.
Rondout Uplands	60	Additional acres permanently protected.
Rondout Shoreline	5,000	Additional Linear feet public access.
The Esopus Creek Valley	50	Additional acres farmland and natural areas permanently protected
Other Stream Corridors	2,500	Linear feet naturalized stream corridor restored
Neighborhood Parks	1	New neighborhood park in Midtown area
Urban Agriculture	10	Number of new urban community gardens
Greenway Trails	5	Miles of new trails

CONCLUSION

It's a spring day in 2030, you and a friend decide to ride your bikes around town. You head toward the Hudson and start up Hudson Uplands Overlook Trail and take a rest to enjoy the commanding viewpoint looking east from the upper edge of the 300-acre preserve rising above the bustling neighborhood at the former Hutton Brickyard. A dedication plaque at the overlook recognizes the contributors to the preserve project dedicated in 2025. Eagle, hawk and osprey are riding the updrafts right in front of you. On the river below the water is clear -- still too cold for most kayakers but the sailboats are cutting across the waves getting ready for the weekend regatta. You roll downhill to the Empire State Trail along the Hudson and head south to wrap around Kingston Point then upriver along the Rondout. It's so busy on the eastern end of the waterfront promenade that you get off and walk your bikes and check out the kayak shack, where rentals begin next weekend.

After enjoying a beverage at your favorite waterfront restaurant, you roll the bikes onto the self-serve solar-powered ferry (cool quiet ride is worth the \$5 scan of your credit card) and cross over to the new park at the foot of Island Dock, where you count at least 100 people walking the Island Loop path. You think about coming back next here weekend for the annual Island Dock Spring Festival—lots of food and games for the kids—could be nice.

Riding back to the mainland, past the new Rondout kayak launch, you observe the construction progress on an historic complex being renovated and a new building complementing the old going up right nearby. The bike path narrows slightly as Wilbur hamlet comes into view and it's time for a few slices and a decision—do we pedal power up the hill along the Twaalfskill or walk our bikes up along the new nature path. Walking up the path was a good decision and time for a rest at the overlook shelter, jointly named after the benefactor and land trust that partnered for its completion. At the top of the rise Midtown now is in view and its time to visit the new neighborhood park. Your friend is impressed with the small stream that used to run under the new park that was daylighted thanks to a grant from New York State and is now a centerpiece of the park's design. Kids are lining up to ride the mini zip line and the small community garden is just starting to sprout green.

As you roll down the bike path, feeling tired but refreshed, you are glad the last stop is the Esopus Park and Preserve at the bend of the river. Looking down the quiet side street, the new street trees are budding out nicely. After locking the bikes up at the preserve, the row of colorful outdoor hammocks lined up along the Esopus are perfectly inviting as you climb in to enjoy the well-deserved nap. The air is fresh and clean, the sun is perfectly warming and the rest has never been better.

This is what the City of Kingston envisions for our future, a multi-faceted network of outdoor spaces and activities which not only enhance our quality of life but also function as a strong attraction for tourists, businesses and future homeowners to come to this city. In this way, the open space amenities described in this plan act as an economic generator, providing Kingston with the recreational and aesthetic features more and more families value in choosing where to live, work and play. We believe that with strong leadership and concerted effort, this vision can become realized.

We hope that you will join us in this very important effort.

☞ “Whether you think you can, or you think you can’t—you’re right.”

– Henry Ford



APPENDIX A

PUBLIC MEETING NOTES & COMMENTS

MEMO

October 3, 2018



Kingston Open Space Plan Public Workshop Notes

On September 25, 2018, a public workshop was held at the Kingston Public Library to present an overview of the Kingston Open Space Plan, and solicit input from the public. After the initial presentation, the participants were invited to participate in table mapping discussions at three different tables. The following is a summary of the notes collected at each table.

Table One Notes: City Wide Map

1. **Rondout Creek.** Need access for paddlers, rowers, etc. The area along East Strand Street was specifically identified.
 - a. Trash cans and pickup needed along Kingston Point Rail Trail.
 - b. More trash pickup along waterfront.
 - c. Dock access needs to be upgraded in the area around TR Gallo Waterfront Park / Island Dock / Wurts Street crossing.
 - d. Island Dock – this peninsula should be made into a park.
 - e. Block Park – a walkway is needed here which connects the park.
2. **Esopus Creek.** Protect the floodplain here.
 - a. Remove debris from waterway so it can be used for paddling. Log jams block the way.
3. **Hudson River.** Waterfront promenade which follows river from Kingston Point Beach north to city line.
4. **Land for Preservation.** The currently undeveloped land west of the railroad tracks, in the vicinity of Wilbur Avenue, Chapel Street and Mason Hill Road – this land area should be preserved.
5. **Clearwater Park.** Bring back Clearwater Park.
6. **Lawton park property.** Bring back Lawton Park.
7. **Rail Trail.** Complete the rail trail along the abandoned rail line.
8. **Cemeteries**
 - a. Houghtaling cemetery marker
 - b. Houghtaling cemetery at Pine Street Professional park
 - c. African-american burial ground on Pine Street

112 Spring Street, Suite 305
Saratoga Springs, New York 12866
Phone (518) 583-4335

151 South Main Street, Suite 200
New City, New York 10956
Phone (845) 499-2060

9. Industrial park. Need trails in open areas around Arconic manufacturing plant.

10. General Observations

- a. Need more playgrounds
- b. Need more pocket parks
- c. More benches that face each other

Table Two Notes: City Center Map

11. Lack of greenspace / playspace / street trees. The residential neighborhood generally between Route 32 and O'Neil Street, north of Broadway has a lack of greenspace, park or street trees.

- a. This area would benefit from a local pocket park or playground.
- b. A park is needed on the block bounded by Oneil, Bruyn, Smith Ave and Downs Streets – Kingston Housing Authority property.

12. St. Mary's Cemetery. A former open field and playfield across the railroad tracks from St. Mary's Cemetery (owned by the cemetery) used to be used as a playfield. Now that cemetery is expanding into this area, that local greenspace is lost.

13. The Lace Mill. Property at The Lace Mill, corner of Cornell Street and Progress Street – needs new plantings – very barren landscape right now and not attractive.

14. Kingston Plaza. This site generates a lot of traffic / activity and is a major local circulation hub. Many improvement opportunities here.

- a. Large parking lot – a lot of impervious area, could benefit from green infrastructure program to soften area, manage stormwater better.
- b. Need sidewalks which connect plaza to uptown areas.
- c. Should ideally have a vehicular + pedestrian connection from Albany Ave, crossing 587, to the back/side of Kingston Plaza. Currently have to drive all the way around through city to get to this plaza.
- d. Have 587 revert to highway, plan for greenspace.

15. Esopus Creek. Need to open up parts along the Esopus for walking paths, outdoor enjoyment.

- a. Add more kayak launches, next nearest launch is quite a ways away.

16. The Greenline

- a. Opportunities to have small parkettes, green space along the Greenline. Potential for more formal park where Greenline comes out of tunnel to Kingston Plaza.

17. Academy Green

- a. This existing park space is underutilized. No one uses it. Opportunity to make this better and more interesting.

- b. City removed benches to discourage homeless people from using it.
- c. Was the subject of a green infrastructure proposal, but that didn't get funded.

18. Future Roundabout – Intersection of Albany Ave & Broadway

- a. Greenspace here will be lost, but maybe opportunity for new greenspace with future design?

19. Tannery Brook Stream / Twaalfskill Brook

- a. Much of these waterways have been covered / paved over. Need to daylight these streams.
- b. Program underway to “culturally daylight” the Tannery Brook by celebrating its path and drawing/artwork along route to make people aware of its presence.
- c. Emily Vail is doing Masters thesis on Tannery Brook.

20. Broadway

- a. General opportunity to provide some pocket parks along Broadway.
- b. Corner lot at intersection of Broadway and Henry Street – unpleasant corner. Could this high-visibility corner include greenspace? A pollinator habitat?
- c. Vacant lot on Broadway between Henry and Cedar – potential for urban park space.
- d. Parking lot behind Deisings Bakery, between Saccoman Lane and Green Line. Could put in a pocket park here, basketball courts, youth activities. Is all of this parking needed?
- e. Overpass for Greenkill Avenue, above Broadway. This area is ugly. Used to be able to get from Broadway up to Greenkill, but since they rebuilt bridge, cannot get up anymore. Should be a way to get up and down. People still climb up hill.
- f. Intersection of Broadway and Prince Street – Planet Wings. This is a high-visibility corner, opportunity for a park.
- g. Need more trash and recycling bins, benches.
- h. Students from Kingston High School often travel west along Broadway, and/or cut through YMCA across tracks to neighborhood beyond. Needs to be a safer route.

21. YMCA. YMCA has a community farm off of Susan Street. Working with landscape architect to expand farm and improve it.

- a. Potential for multi-use path which would connect from YMCA to cemetery in the south, running parallel to railroad tracks.
- b. Cemetery has many people who use it as a park for walking, outdoor enjoyment.
- c. Property behind YMCA – reportedly was identified as part of Brownfield Opportunity Area Midtown Forum, potential development by RUPCO as a park.

22. Rail Trail. Proposed rail trail which follows abandoned railbed along Greenkill Ave. Easements with adjacent landowners are needed.

- a. Crossing at Wilbur Avenue is potentially an issue – bridge abutment was removed, grade change back up to railbed level from road.

23. Empire State Trail. Major new trail through city. Should look at trail route and identify areas for small parks along the path, places where people can stop and relax, and/or access points to get on/off.

24. Redevelopment. Industrial building and ballfields at South Clinton Ave and Greenkill – this property is planned to be redeveloped (“Metro”).

25. Active Railroad Line. Rail traffic is quite loud, shakes nearby houses in neighborhood. There needs to be a sound buffer along active rail line, with trees or vegetation to help mask noise.

- a. High school kids cut through path over railroad tracks by YMCA.
- b. There needs to be a safe crossing for people to get from one side of the tracks to the other – it is a barrier.
- c. Many people use Wiltwyck Cemetery as an open space to walk, enjoy outdoors, like a park.
- d. Parcel adjacent to cemetery – between railroad tracks and Wilbur Ave – this is owned by the city. Is there potential to expand park-like setting of cemetery to here, provide connection across tracks to neighborhoods on the west side?
- e. Twaalfskill Brook runs through this area, gets buried. Should be daylighted.

26. Lawton Park Property. This property by South Wall Street was considered for a housing development years ago, but it never happened. Still undeveloped. Potential opportunity to make this into an actual park?

27. Pine Street

- a. Vacant flag lot property identified on map is believed to be a historic burial ground for African Americans. Potential for historic site / interpretive / recognition?
- b. Existing commercial/medical office development on Pine Street Professional Plaza. This is currently underutilized, has much more parking than it uses. Site could be consolidated / cleaned up to provide some of that as greenspace. Potential for Food trucks.
- c. Pine Street Professional Park – this site is believed to be historic burial ground.
- d. South Pine Street – there is an existing community garden at 27 S. Pine Street.

28. Interior Block Open Space. There is an interior block space bounded by Johnston Ave, Emerson, Main Street and Pearl Street – houses all around it with undeveloped space inside. Could this be an opportunity for a public space?

29. Community Garden

- a. There is an existing community garden in the vacant lot on Liberty Street, one block behind Library.

30. Henry Street / Pine Street neighborhood

- a. There is a need in this residential area for a local playground / park space with adult activities.

31. Large lots on hill, southwest of Washington Ave

- a. This area has many large lots, undeveloped forested areas, Some vacant land. Would owners here be interested in conserving the land, protecting their privacy?
- b. Vacant parcel shown on map between Conway Place and Marius Street is not actually vacant – has a house on it.

Table Three Notes: City Wide Map

32. Esopus corridor

- a. Esopus Creek corridor has some active farm fields including the Native American Seed Sanctuary on an oxbow of the creek just west of the NYS Thruway.
- b. Other fields further downstream west of the North Manor Avenue include some habitat near wetland and tributaries noted as fragile by a participant.
- c. Area in general very flood-prone. Consider encouraging native tree plantings/maintaining tree cover along stream bank as a riparian buffer (though may need to resolve any issues associated with tree cover with flood control berm located in the area.)
- d. Creek has river access on north side at Town of Ulster Park—could create additional access on south (city) side. Creek has tree/debris areas blocking canoe/kayak navigation that is problematic.
- e. Participants noted ongoing concern over creek water quality, especially turbidity related to upstream activities including operation of dam/impoundments at Ashokan Reservoir.
- f. Corridor adjacent part of O&W Rail Trail project.
- g. Concern over combined sewer overflows contributing to water quality problems. Continue to need to retrofit/upgrade storm and sanitary sewer system to address this.

33. Rondout corridor

- a. Includes low-lying relatively flat areas prone to flooding as well as very steep upland areas nearby. Erosion problems noted along northern shoreline at outlet to Hudson.
- b. River access provided by several marinas important to maintain. Participant noted there was additional demand for boat/marina access that was not being met due to limited supply of dock space.
- c. Several larger parcels of primarily wooded land along upland areas along/near Rondout. Many of these have open space/habitat/scenic value. Several large parcels “private estates” in the area.
- d. Old hamlet of “Wilbur” at upper reach of Rondout in city perceived as physically disconnected from rest of city due to steepness of terrain and lack of pedestrian facilities (no sidewalks or publicly accessible paths along Wilbur Avenue).

- e. Historic area (Bluestone port, Fitch Bluestone Company Office, etc.)
- f. Former quarry upland area—steep, wooded, some river views, “ice caves”, bat habitat
- g. Downstream bike and pedestrian connections would be very good for residents of area connecting from Wilbur along waterfront to Strand Street out to Kingston Point.

34. Hudson corridor

- a. River very important habitat—concerns for water quality from discharge from storm sewer system and combined sewer overflows (where sanitary sewer combines discharge with storm sewer during major storm events, bypassing treatment facility). Of particular concern at Kingston Point Beach.
- b. Deep channel river access is potential to be recognized (e.g. at former Hutton Brickyard site off North Street).
- c. The Kingston-Poughkeepsie Deepwater Habitat (runs about 25 miles from near mouth of Esopus to Wappingers Creek) is one of the largest spawning areas for Atlantic sturgeon and is important for a number of species.
- d. Public waterfront access important—waterfront promenade (Kingston Greenline concept). Consider concept of continual connection north into Town of Ulster
- e. Lot of great views of Hudson River from this corridor.
- f. River shoreline habitat enhancements possible?

35. Other Streams

- a. Many participants interested in exploring options to “daylight” some of the streams that have been piped underground over the years; e.g., Tannery Brook.
- b. Concept of adding “green infrastructure” to urban environment; e.g., bioswales along drainage corridors, creating wetland treatment systems for stormwater runoff prior to discharge to receiving water, etc.. See <https://www.dec.ny.gov/lands/58930.html>

36. Street Trees, Parks Greenways, and Trails

- a. Interest in continuing to improve street tree management program in city—participants like the tree inventory and concept of infill of urban street trees.
- b. Consider updating city code to address street trees (more adaptive to setting, conditions and neighborhood, adding and removing certain species, etc.).
- c. Many participants wanted to continue city effort to improve pedestrian and biking facilities to better connect neighborhoods with park, open spaces and other destinations.
- d. Improve park connections (e.g., entrance to Hasbrouck Park “worst entrance ever” to a park—kind of invisible between two houses.)
- e. Cornell Park could use natural play space, arts/performance space (solar band stand). Consider potential for community garden on land adjacent to park to north.

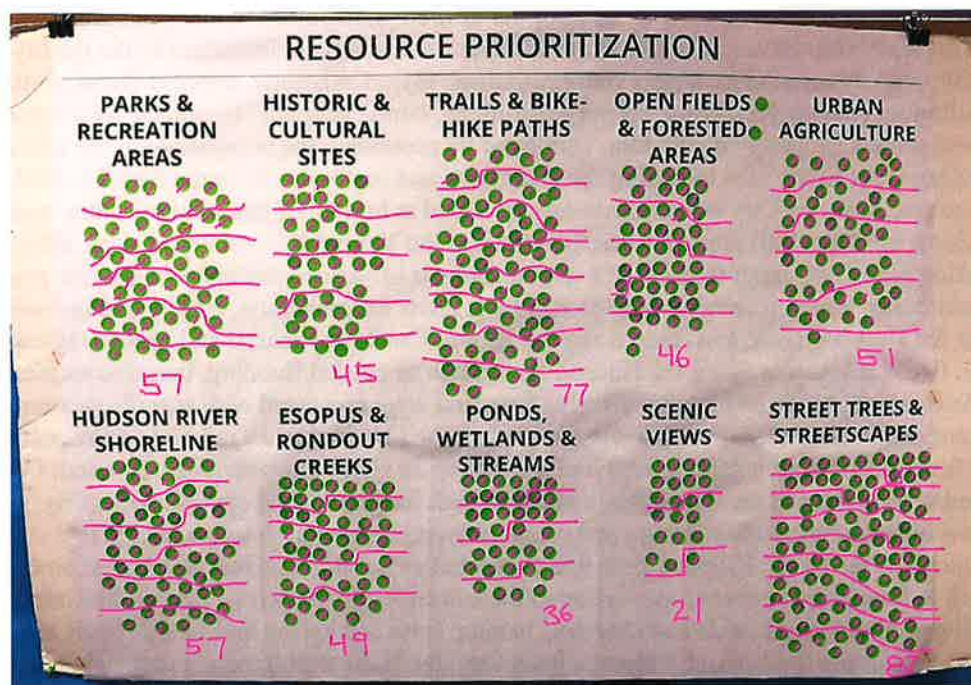
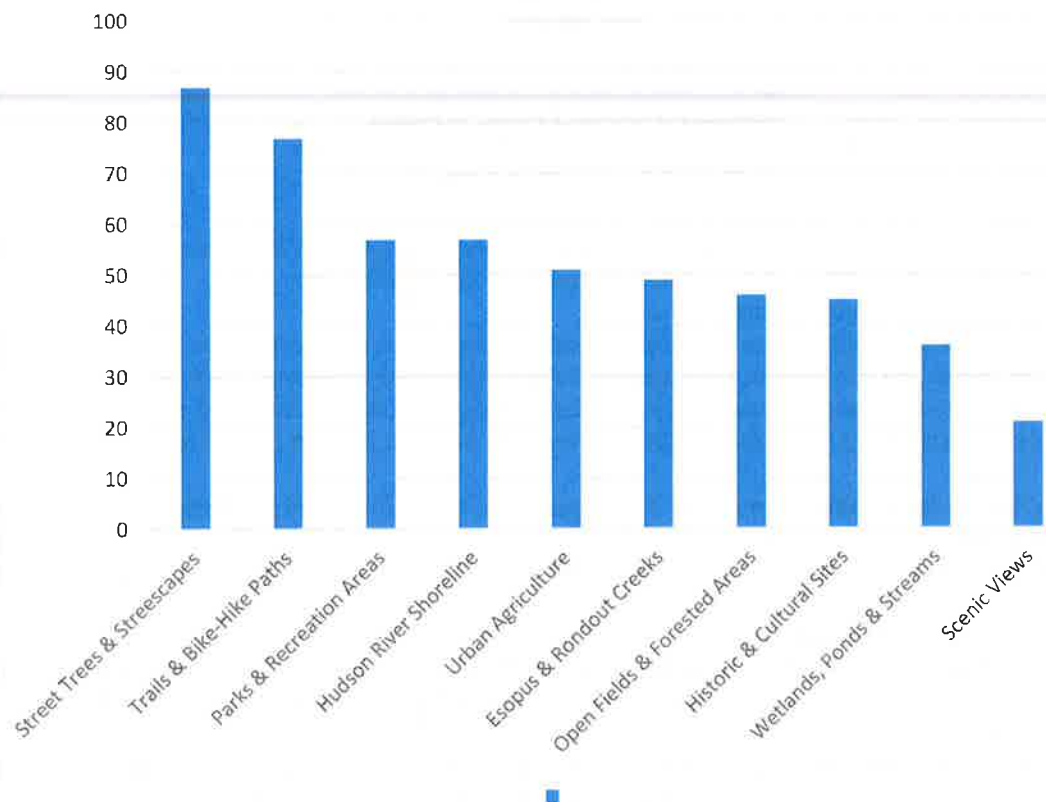
- f. Future pocket park opportunities exist around city—create sites that have nice street frontage and are highly visible from the street to enhance public safety. Green space and park space needed in neighborhood between Albany Avenue and Cornell Street.
- g. Opportunities to protect undeveloped open spaces—in particular larger blocks of open land (e.g. west side of NYS Rt. 9W west of East Chester Street).
- h. Need safe RR crossing near active rail line and Greenkill Avenue.
- i. Encourage maintaining and adding pollinator habitat in all open spaces (e.g. species that support butterflies, bees, hummingbirds, etc.,) See <https://www.nwf.org/Garden-for-Wildlife/About/National-Initiatives/Plant-For-Pollinators>

Results of Prioritization Exercise:

Resource Prioritization Exercise	
Local Resource to Protect / Enhance	Participant Score
Street Trees & Streetscapes	87
Trails & Bike-Hike Paths	77
Parks & Recreation Areas	57
Hudson River Shoreline	57
Urban Agriculture	51
Esopus & Rondout Creeks	49
Open Fields & Forested Areas	46
Historic & Cultural Sites	45
Wetlands, Ponds & Streams	36
Scenic Views	21

Kingston Open Space Plan – Workshop Notes

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**Kingston Conservation Advisory Council
Monthly Meeting FINAL Minutes
Kingston City Hall Common Council Chamber
Date: May 14, 2019 6:00pm**

Council Members Elizabeth Broad (excused), Lorraine Farina, Emilie Hauser (Vice-Chair), excused, Lynn Johnson, Kevin McEvoy (Secretary), Julie Noble (Chairperson), Casey Schwarz

Common Council Liaison: Andrea Shaut (excused)

Guests (partial list): John Behan (Behan Planning), Gerald Berke, Tanya Garment, Laura Heady (DEC HREP), Steve Ladin, John Mickelson (Consultant for Kingston Natural Resources Inventory), Rich Schiafo, Rennie Scott-Childress (Kingston-Common Council), Greg Shaheen (Kingston-Land-Trust) Officer Shultis (KPD), Don Tallerman, Emily Vail (HRWA), Ariel Zangla (Daily Freeman). See sign in sheet for full list.

- I. Welcome Guests and Public Comment:** The Chairperson called the meeting to order at 6:05pm. Steve Ladin discussed the lagoon near Kingston Point Park as an area rich in habitat. Tanya Garment discussed the forest remnants of the Delaware Forest at the Kingston Business Park property as a significant area to be protected.
- II. Modifications to the Agenda:** None
- III. Review and Approval April 2019 Monthly Meeting Minutes:** Upon motion duly made by Casey, and seconded by Lynn, the minutes to the April meeting as amended were approved unanimously by the council members present.
- IV. Open Space Plan Public Meeting: Special Guest John Behan:** Chairperson Julie Noble provided an introduction to John Behan, of Behan Planning, the consultant hired by the City to produce the Open Space Plan. Julie Noble also thanked Kingston Land Trust for their participation in the project. John provided a slide presentation of the draft Open Space Plan and next steps. John began with defining an open space plan as a document which outlines the desired goals for the future preservation and enhancement of both the natural and man-made resources which are important to the quality of life in a community and its benefits to protect water resources, maintain habitat, improve flood control, reduce noise pollution, provide recreation, conserve farmland, conserve scenic resources, steer future zoning policy and protect property values. John continued by presenting the importance of the role of the public in providing input to the plan including the takeaways and highlights from the Sept 25, 2018 public workshop (see notes on City website with link provided at bottom of this section). John read the open space vision from the draft plan. He briefly reviewed the Natural Resource Inventory, which was used in conjunction with CAC input to provide a spatial analysis of various resources to provide prioritization and a composite map which recommended three notable areas for protection, coastal and upland areas along and near the Hudson River, lowlands along the Esopus Creek and coastal and upland regions of and near Rondout Creek. Concerns along the Hudson River such as coastal flooding, invasive species management, brownfield remediation and ongoing effluent pollution were presented with specific recommendations to restore and naturalize the shoreline habitat, complete the Empire State Trail and secure public access, protect larger sections of upland habitat and secure scenic views and overlooks. Rondout Creek was discussed with respect to the Greenline, a blueway trail for kayaks and canoes, protecting upland areas using low impact conservation design and preserving and restoring shoreline habitat and stream corridors in tributaries of the creek. Esopus Creek was presented as providing access for recreational water based uses such as kayaks and canoes, connection to the Linear Park Uptown section of the Greenline, preserving wetlands, farmlands and shoreline habitat. John Mickelson and Laura Heady spoke from the audience concerning the Natural Resource Inventory, the Habitat Summary and the Hudsonia Habitat Map utilized in the development of the draft Open Space Plan.

John Behan then went over the Open Space Vision Map which illustrated 10 year goals including the Hudson shoreline and uplands, the Rondout Creek corridor and uplands, the forest matrix of the City and community gardens, neighborhood parks, protecting and restoring stream corridors and planting new street trees in the built urban sections of the City as well as protecting farmland, wetlands and providing trail access to Esopus Creek area. Greg Shaheen, John Mickelson and Laura Heady, speaking from the audience, each discussed conservation techniques with respect to trail and land management. John Behan discussed implementation of the open space plan and the importance to work with various partners including landowners, land trusts and other non-profits, various governmental agencies, business interests and the public. Next steps presented were adoption of the plan, collaboration between interested partners, establishing priorities, implementation of zoning to include recommendations from the Open Space Plan, documenting input from this meeting, discussing priorities with CAC and revising the draft plan, based on comments heard today and during the public comment period. The Chairperson informed the attendees regarding the open public comment period for the Open Space Plan closing June 14 with comments to be sent via email to: cac@kingston-ny.gov. The City website link to the Open Space Plan is below: <https://www.kingston-ny.gov/content/8399/8491/8495/10452/10485.aspx>

- V. **Adjournment:** Upon motion made by Casey and seconded by Kevin, the Council members present unanimously agreed to adjourn the meeting at 7:28 PM.

Mission: Ensure the conservation of the City of Kingston's natural resources and the enhancement and protection of its environment while fostering unified action on environmental matters.

Note that website links are informational only. The Commission makes no representations as to content therein. These minutes represent a summarization of the meeting and not a transcription.

APPENDIX B

NATURAL RESOURCE SCORING

Kington NY Open Space Plan – Natural Resource Scoring

Water Resources - Prioritization Scoring Criteria

Feature	Points	Notes
NYSDEC Wetlands and 100' regulated buffer area	3 points	NYSDEC wetlands are important to water quality due to their size (12.4+ acre).
National Wetland Inventory wetlands and 100' buffer (<i>outside NYSDEC</i>)	3 points: $\leq 100'$ from DEC Wetland 2 points: $> 100'$ from DEC Wetland	NWI wetlands within 100' of DEC wetland are considered contributing to the NYSDEC network, regardless of size and thus also receive 3 points.
Other wetlands and hydric soils	2 points	
Riparian buffers	3 points	Using 2018 NYNHP layer
Surface waters and streams	3 points: within 100' of Class AA or A 2 points: from 100-200' of Class AA or A 2 points: all non-AA/A surface waters and/or within 100' of Class B, Class C(T) or (TS) 1 point: within 100' of Class C 1 pt – within 50' of All others	For area of overlapping water buffers the highest order buffer is used, buffer areas are not "double counted." Since riparian areas are a more defined type of buffer, the riparian score supersedes the stream buffer score in areas of overlap.
Soil Permeability	3 points: Well/Moderately well drained 2 points: Excessively /Somewhat Excessively drained; Poorly/ Somewhat poorly drained	Want to preserve the best draining soil to allow for storm water infiltration and filtering, however development in less suitable soils (excessive or poorly drained soils) could have a larger negative impact on water quality.
Unconfined aquifers	2 points	Potential drinking water source, can be easily contaminated to downstream communities
Floodplains	1 points: floodplain areas outside of other water buffer zones	
Vernal pools	3 points: Vernal pool plus 300' buffer	

Ecological Resources - Prioritization Scoring Criteria

Feature	Points	Notes
Biologically Important Area - Terrestrial	3 points	
Biologically Important Area - Aquatic	3 points	
Tree canopy	3 points	Areas with $>40\%$ tree canopy
Terrestrial corridors	2 points	
Sub Aquatic Vegetation	2 points	Areas within 100 feet of sub aquatic vegetation
Steep Slopes	3 points: 8-25% slope 2 points: $> 25\%$ slope	Slopes 8-25% are considered developable, however there is an increased risk of water quality degradation. Slopes over 25% are considered less vulnerable to development due to economics, but still large impact if disturbed.

Cultural & Recreation Resources - Prioritization Scoring Criteria

Feature	Points	Notes
Historic and Cultural Sites	2 points 1 point: within 200' of sites	Used historic districts, cemeteries, and large sites as well as 150' diameter buffer around historic points outside of historic district
Existing Parks	2 points 1 point: within 200' of sites	
Existing and planned trails	2 Points - 75' corridor 1 point: within 200' of corridor	

Agricultural Resources - Prioritization Scoring Criteria

Feature	Points	Notes
Active Farmland	4 points: 10 - 19 contiguous acres 3 points: < 10 contiguous acres <i>Note largest continuous ag is 19 acres</i>	Larger areas of farmland provide greater production value and are also more critical to keep in production.
Community Gardens	4 points 3 points: 200' buffer of community garden	YMCA Farm Project, South Pine Street Farm and Rondout Community Garden
Farmland Soils	3 points: Prime 2 points: Statewide Importance 1 point: Prime if drained	Farmland soils, in theory, provide the best conditions for successful agricultural crops
Agricultural land within 200' of watercourse	1 point: Applies to farmland only	Ag land close to streams can support water quality if managed properly
Buffer area of Agricultural land	2 points: Forest within 1/8-mile of farmland 1 point: other non-ag land within 1/8-mile of farmland	Non-ag land in close proximity to farm land buffers the farmland from other uses and also provides areas for potential expansion

Climate Resiliency - Prioritization Scoring Criteria

Feature	Points	Notes
Climate Resiliency	4 points: Far Above Average (>2 SD) 3 points: Above Average (1 SD to 2 SD) 2 points: Slightly Above Average (0.5 to 1 SD) 1 point: Average (-0.5 to 0.5 SD)	The Nature Conservancy (TNC) did an extensive analysis for climate resilient landscapes and their results were used as the basis for the scoring.
Scenic Hudson SLAMM tidal wetland data	4 points: "Resilient" wetlands 4 points: "New wetlands" 1 points: "new wetland conflict" <i>Conflict refers to areas that are currently developed</i>	Scenic Hudson modeled future wetlands based on sea level rise models and classified areas that would lose wetlands (lost), maintain wetlands (resilient), and gain wetlands (new or new with conflict). Areas that will maintain wetlands or are areas that could support future wetlands are most important in terms of climate resiliency. Tidal wetland scores are in lieu of TNC resiliency scores where they are higher, otherwise the TNC score is used as TNC included wetlands in their analysis.



