



City of Kingston Planning Board
Meeting Agenda
Monday, July 20, 2020
6:00 PM
VIRTUAL

You can dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 568 4106
- One-touch: tel:+18775684106,,535472229#

United States: +1 (646) 749-3129
- One-touch: tel:+16467493129,,535472229#

Access Code: 535-472-229

CITY OF KINGSTON PLANNING BOARD MEETING AGENDA - GoToMeeting.com – 6:00 PM

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

ALTERNATES: Kevin Roach, Vicente 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. *READ Instructions for Meeting Protocol/Turn Meeting over to Chairman Platte*
2. *Introduction of all Board Members and Staff Present*

REGULAR BUSINESS -

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

Item #1: Adoption of the June 15, 2020 Planning Board Meeting Transcript and Decisions.

PUBLIC HEARINGS

Item #2: #38-50 Thomas Street SPECIAL PERMIT RENEWAL for emergency shelter use. SBL 56.25-4-44. SEQR Determination. Zone O-3. Ward 5. Family of Woodstock; applicant/owner.
[38-50 Thomas Street - Special Permit Renewal 7_20_20.pdf](#)

Item #3: #420-426, 428-434 & 438 Abeel Street LOT LINE REVISION of the Lands of Historic Kingston LLC & Kingston Wilderness LLC. SBL 56.50-6-3.100-1, 56.50-6-3.200-2, 56.50-6-2. SEQR Determination. Zone RF-R. Coastal Zone. Ward 8 & 9. Historic Kingston LLC & Kingston Wilderness LLC; applicants/owners.

[Abeel Street - Lot Line Deletion 7_20_20.pdf](#)

[Abeel Street Map - Lot Line Deletion 7_20_20.pdf](#)

Item #4: #125-127 O'Neil Street & 131 O'Neil Street LOT LINE DELETION of the Lands of Timothy & Ellen Doyle. SBL 48.334-2-21 & 48.334-2-20. SEQR Determination. Zone R-2. Ward 2. Timothy & Ellen Doyle; applicants/owners.

[Abeel Street Map - Lot Line Deletion 7_20_20.pdf](#)

[O'Neil Street - Lot Line Deletion 7_20_20.pdf](#)

Item #5: #34 Franklin Street SPECIAL PERMIT RENEWAL to operate a 4 room Boarding House. SBL 56.93-2-6. SEQR Determination. Zone R-2. Ward 4. Jacqueline Lambert: applicant/owner.

[34 Franklin - Special Permit Renewal 7_20_20.pdf](#)

NEW BUSINESS

Item #6: #602 Broadway SITE PLAN AMENDMENT for renovations to an existing commercial building. SBL 56.25-3-20. SEQR Determination. Zone C-2. Ward 4. Morgan Coy; applicant/owner.

[602 Broadway - Site Plan Amendment 7_20_20.pdf](#)

[Broadway-20200623 PLANNING BOARD SUB.pdf](#)

Item #7: #744 Broadway SITE PLAN to install new signage and awnings that project over the public right of way. SBL 56.92-2-4. SEQR Determination. Zone C-2, BOD. Ward 2. The Anchor (Brandy Walters)/applicant; Michael McGrath Properties Inc./owner.

[744 Broadway - Site Plan 7_20_20.pdf](#)

ZONING CHANGE REFERRAL

Item #8: #2-16 Montrepose Avenue REFERRAL of ZONING CHANGE from RRR (One family Residence) to RT (Rondout). SBL 56.42-4-7. SEQR Determination. Zone RRR, Coastal Zone, HAC. Ward 9. Andrew Wright/applicant; Bluestone Realty/owner.

[Zoning Change Referral - Montrepose & McEntee 7_20_20.pdf](#)

[UPDATED RENDERINGS Zoning Change Referral - Montrepose & McEntee 7_20_20](#)

Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #2: #38-50 Thomas Street SPECIAL PERMIT RENEWAL for emergency shelter use. SBL 56.25-4-44. SEQR Determination. Zone O-3. Ward 5. Family of Woodstock; applicant/owner.

Suggested Action:

Attachments:

[38-50 Thomas Street - Special Permit Renewal 7_20_20.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) 38-50 Thomas St. Kingston, NY 12401

Property Tax Map ID # (SBL): 56.25-4-44, Zone 0-3, Ward 5

Name of applicant: Family of Woodstock, Inc.

Applicant Phone #: (845) 331-7080 Fax #: (845) 331-0526 E-Mail: mberg@fowinc.org

Mailing address of applicant: See above.

Name and address of owner (if different from applicant): N/A

Project use and/or description of improvement:

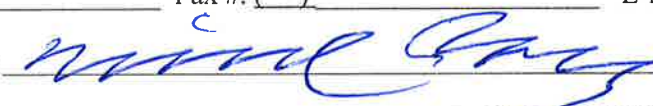
The Darmstadt Shelter is a 21-bed shelter for single individuals. Family Inn is a 27-bed shelter for homeless families.

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): Family of Woodstock, Inc.

Phone #: (845) 331-7080 Fax #: (845) 331-0526 E-Mail: mberg@fowinc.org

Signature of Owner: 

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

(This section for office use only)

Date received: 6/16/20 Referrals: _____

Application fee: \$75.00 CK# 211571 _____

Zoning District: B-3 Ward: 5 _____

Sec./Blk./Lot: 56.25/4/44 _____

SEQRA: _____

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

jas/pb4

617.20
Appendix B
Short Environmental Assessment Form

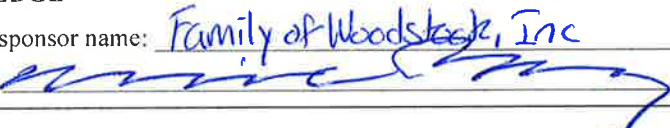
Instructions for Completing

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			
Family of Woodstock, Inc.			
Name of Action or Project: Darmstadt Shelter and Family Inn			
Project Location (describe, and attach a location map): 38-50 Thomas St.- from Railroad Avenue to Thomas St.			
Brief Description of Proposed Action: Operate two homeless shelters, one that is 21 beds for homeless individuals and one that is 27 beds for homeless families.			
Name of Applicant or Sponsor: Family of Woodstock, Inc.		Telephone: 845-331-7080	
		E-Mail: mberg@fowinc.org	
Address: 166 Albany Avenue			
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: NYS OTDA			NO ☐
			YES ☒
3.a. Total acreage of the site of the proposed action? 0.8 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? 0.8 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES	NO ☒	YES ☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	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>Family of Woodstock, Inc</u> Date: <u>6/15/20</u> Signature: 		

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

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

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

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

PROJECT NARRATIVE FORM

Property Address: 38-50 Thomas St. Kingston, NY 12401

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

See attached narrative.

Prepared By (Please Print): Michael Berg

Date: 6/15/20
Rev. 10/02

HOMELESS SERVICES FOR ADULTS AND FAMILIES

DARMSTADT SHELTER

40 Thomas Street
Kingston, NY 12401
(845) 331-1395

Staff:	10 full-time, 2 part time
Team Leader:	Victoria Read
Program Director:	Liz Bahr
Assistant Program Directors/Services:	John Alexander, Christina Basden
Assistant Program Director/Facilities:	Sal Dispensa
Program Hours:	24-Hour Access

PRIMARY FUNCTIONS: Emergency shelter for up to **21** homeless men and women. Housing and services for men and women participating in daily substance abuse and/or mental health programming, who need a clean and sober living environment. The program also provides Intensive Homeless Supervision, including supervision and support to individuals at risk of requiring a higher level of care or supervision, and those involved in the criminal justice system.

ANCILLARY SERVICES: Crisis counseling; case management; information and referrals; linkages to other county and private agencies' programming; parenting education; information on identifying domestic violence; life skills training; legal consultation referrals; educational advancement; domestic violence classes for both men and women; acupuncture, massage, and other holistic health care services delivered on premises by practitioners from Health Care is a Human Right; free haircuts; free clothing exchange; assistance in locating clean and sober housing; transportation; and after care and homelessness prevention services. The Learning Station is an accessory building providing space for classes, and allowing clients access to computers for such tasks as job and housing searches. The program provides drug testing at the request of the Probation or Parole Departments or when it appears that a resident has violated the drug policy and needs to be tested. The Shelter has worked closely for years with Detox Facilities and Rehabs, and more recently in response to the opioid crisis has worked with doctors who prescribe Suboxone. Staff of Darmstadt are trained in use and distribution of Nalaxone (Narcan).

DEMOGRAPHY OF CLIENTS: Ulster County residents in need of short-term housing, primarily those with a history of substance abuse and/or mental health issues, or involved with the criminal justice system.

2019 ACCOMPLISHMENTS:

The program provided **92** men and **101** women with **6,440** nights of residency at an average length of stay of **33.4** days, an **84%** occupancy rate with an average of **17.6** residents per night. There were **22,920** meals served.

The program provided specific case management services to individuals as follows:

- **55** have been provided drug and alcohol services including participation in substance

abuse day treatment services, assistance in accessing rehabilitation, clean and sober shelter and assistance attending 12-step programming

- **160** individuals have been aided in completing their eligibility intake for Medicaid and other health insurance
- **70** individuals have been assisted in accessing counseling services from Hudson Valley Mental Health, the Institute for Family Health and other service providers
- **73** individuals have been assisted in locating permanent housing
- **30** have been assisted in locating and picking up furniture, and assisted with moving into new housing
- **36** were provided landlord advocacy
- All residents were provided information on harm reduction.

In addition to the services provided residentially, the program had **1,209** contacts from previous residents or individuals not seeking residential care, but seeking assistance for the following: **339** were provided emergency food; **49** sought mental health services; **23** sought drug and alcohol services; **24** received transportation to drug and alcohol programming, mental health services, legal and medical appointments; and **392** sought help to find housing.

RECENT DEVELOPMENTS:

It is becoming increasingly difficult for the agency to find affordable housing in general, and for the program to find single units, whether studios or one bedroom apartments, for the residents of Darmstadt. Part of the problem is that HUD announces Fair Market Rent, but does not factor in the cost of utilities, which are most often pushed on to the residents. As a result, the cost of the housing is often 50% or more of the resident's income, which creates an unstable situation. In part, this situation will be helped when the Alms House project proposed by RUPCO is completed. The project targets single individuals ages 55 and older. In 2019, Darmstadt served 28 individuals that would have been eligible for that housing.

All of the sheltering programs are having difficulty attracting and retaining employees, particularly for weekend and overnight shifts. It is the intent of the agency to implement an overnight differential starting in 2020.

FAMILY INN
38 Thomas Street
Kingston, NY 12401
Tel.: 845.340.1847

Staff: 15 full time / 1 part-time
Program Directors: Ricki Abramson
Beatriz Valencia

Assistant Program Director of Children Program: Caitlin Welch
Assistant Program Director of Maintenance: Libaniel Lopez

Program Hours: 24-Hour Access

PRIMARY FUNCTIONS: Emergency shelter for families (up to 90 days), and occasionally, a single female resident with special needs.

ANCILLARY SERVICES: Crisis counseling; case management; information and referrals; linkages to other county and private agencies; children's services; tutoring and other educational assistance; parenting education; car seat program; job readiness training; life skills training; housing information, referrals and advocacy; food pantries; aftercare program and homelessness prevention.

DEMOGRAPHY OF CLIENTS: Homeless families, and when needed, homeless single females

2019 ACCOMPLISHMENTS:

The program opened **84** new files and provided shelter and case management services to **73** females, **22** males and **133** children for a total of **228** individuals, counted as **71** families, **6** single individuals, and 7 emergency overnights placements. There was a total of **8,939** resident's nights where **26,813** meals were served. The average length stay was **39** nights, the average number of clients per night was **24**; the occupancy rate was **91%**. Aftercare programming was provided to **34** families who agreed to receive services.

The following is a summary of services provided:

Housing Services for 71 Families and 6 single Individuals

- 15** Families with a total of **46** individuals found independent permanent housing
- 20** Families with a total of **56** individuals were assisted with reunification with their families
- 2** Families With a total of **4** individuals were discharge to Hospital setting
- 4** Families with a total of **12** individuals found permanent housing through LTCM and RRHP
- 2** Families with a total of **8** individuals were transferred to DV shelter within the agency
- 19** Families with a total of **63** individuals were relocated by DSS and **7** decided to moved

out before ILP was completed

9 Families With a total of **26** individuals remained in the shelter during the holiday season.

2 single individuals found independent permanent housing

1 single found housing in a NYC Boarding House

3 Singles were transferred to Darmstadt shelter

565 Referrals were made for health services including health screening, dental, mental health and substance abuse services

12 individuals accessed substance abuse treatment; **3** individual accessed Psych hospital; **23** individuals accessed Dental services; **65** individuals accessed Medical Services; **43** individuals accessed mental health counseling; **15** youth accessed counseling.

Family issues:

33 families had CPS involvement, **17** at the time of entry and **16** were referrals made by program staff while the client was in the shelter; **2** families were dealing with domestic violence while residing at the shelter; **35** families were assisted with health insurance issues; **12** families were assisted with childcare arrangements through Family of Woodstock Child Care Council; In-house childcare was provided to **107** children so clients could attend meetings and appointments.

Legal Services: Legal services advocacy was provided for residents as follows:

3 individuals regarding housing; **3** individuals at City Court; and **15** individuals at Family Court.

Entitlement Advocacy: Staff advocated for the following number of individuals to receive the following entitlements:

76 for TANF; **53** for Medicaid; **100** for Food Stamps; **6** Safety Net; **1** Social Security; and **27** other entitlements.

Education/Employment Services:

Most of our residents participated in educational/vocational services as follows:

69 Participated in Cornell Cooperative Groups

10 Participated in Planned Parenthood Groups

28 Participated in Employment Readiness Groups

29 Participated in Parenting sessions

17 Children participated in Cornell Cooperative Kids Fun Nutrition groups.

Transportation:

Consumers were provided with **244** trips to services including

Adults: **11** to employment; **56** to entitlement; **23** to housing; **13** to legal services; **53** to medical; and **7** to treatment

Children: **22** to education; **45** to medical; and **14** to other services.

Food/Financial Services:

26,813 meals were served; 157 received clothing; 132 received financial assistance; 16 received assistance with security deposit

Life Skills Services:

Residents gained life skills in the following areas: 160 in personal growth, daily living skills, survival skills and financial management; 8 were assisted in finding jobs and maintaining employment; and 34 families continued receiving services through the aftercare program.

Residential Children's Program

The Children's Program at the Family Inn provides services, advocacy and age-appropriate support for the homeless children and parents who reside in the shelter. At the time of entry, many of the children have emotional problems related to the stress of homelessness, behavioral problems, academic challenges, medical issues, developmental delays, and issues of trauma. The pre-school aged children often had problems that were not been identified or addressed at the time of entrance to the Shelter.

The following are the goals of the program:

- Work with parents to help them identify and assess their child's needs for special services.
- Meet children's basic needs upon arrival.
- Facilitate access to medical and dental care, as needed.
- Enroll or re-enroll children in school.
- Assess child's school history to ensure that the child has received all special needs programming required and available.
- Educate parents on issues of age-appropriate behavior, non-violent discipline, child safety, and how to improve communication.
- Enhance the child's self-esteem.
- Encourage and facilitate parent-child activities and bonding.
- Provide recreational activities and a structure to assist parents to ensure that their children are safe and nurtured.
- Provide childcare and children's activities seven days per week to allow parents to achieve other goals, such as finding housing and employment, or dealing with legal, medical or other pressing issues, as needed.

These goals are achieved by:

- Meeting with parents regularly to set up housing, medical, dental, mental health and other necessary appointments and ensuring access to these services by providing advocacy, scheduling and transportation
- Providing material assistance, such as clothing, shoes, backpacks and homework supplies for all school age children.

- Assessing educational needs, including school enrollment, transportation (including helping to set up temporary transportation to the school of origin as per the requirements of the McKinney-Vento Homeless Education Assistance Act), and tutoring when needed.
- Instructing parents on how to properly install car seats and providing them as needed.
- Building parenting skills by providing one-on-one counseling and on-site parenting groups, and by enrolling parents in parenting classes provided through MHA of Ulster County and Family Services, Inc.
- Organizing children's activities both on-site and in the local area to provide recreation and exercise, and to build self-esteem.
- Providing child care so that parents can meet with their case managers to locate housing, employment or vocational training, and attend mandated life skills groups on such subjects as budgeting, nutrition, parenting and issues related to domestic violence.
- Establishing story time each evening to encourage parents to read to their children and encourage a sleep schedule that ensures proper rest. Parents who participated reported that their children became easier to get to sleep and had less behavioral issues the next day.
- Encouraging community involvement by scheduling trained volunteers and interns from local colleges to enrich our program and provide additional one-on-one attention to each child. Recent volunteers have included nursing students from SUNY Ulster, students from SUNY New Paltz and Vassar College, and local musicians.

Upon a family's arrival, program staff begins working directly with parents to help them assess what their children's basic needs are and then go about trying to fill these needs. Most children do not have basic essentials like pajamas and other clothing, toiletries, shoes that fit, coats and school supplies. The program provides these things through foundation support, fundraising efforts, and donations of clothing and supplies from individuals and organizations in our community.

The next step is to help parents focus on securing their children's medical and dental care, emotional health, academic and recreational needs. Many of the children have never seen a dentist and are often behind in their immunizations. Services for expectant parents are also provided.

The program is staffed seven days per week and there are Saturday outings for children 8 years old and above. The program also provides after-care services to help parents transitioning to permanent housing to follow through with the services or appointments that were set up while the family was residing at the Family Inn.

The program shares a building behind the Darmstadt Shelter, which serves as the Learning Center for children from the Family Inn and as a resource for adults from Darmstadt who need to do job and housing searches. The computers in the Learning Center are being upgraded to new ones with funding from the Kingston City School District and will be used by youth from the Family Inn for homework and tutoring assistance.

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.	N/A	2.	
3.		4.	

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

Thank you.

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

6/15/2020
Date

Michael Berg, Executive Director
Applicant Name (Please Print)

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

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

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

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

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

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

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


Sign Date

Michael Berg, Executive Director, Family of Woodstock, Inc.
Name (please print)

Sign Date

Name (please print)

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

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

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

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

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

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

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

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

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

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

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

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

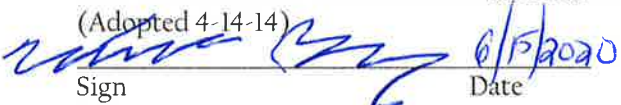
Policy #16: As the property owner of # _____ I, _____, (please print) agree to follow all of the requirements for operating a Rooming/Boarding House listed above, referenced in the City of Kingston Zoning Ordinance Section 405-12 (B) and also understand that if I do not fully comply with these requirements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

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

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

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

(Adopted 4-14-14)



Sign Date
Michael Berg, Executive Director, Family of New York, Inc.
Name (Please Print)

Sign Date

Name (Please Print)

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

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

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

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

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

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

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

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

Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #3: #420-426, 428-434 & 438 Abeel Street LOT LINE REVISION of the Lands of Historic Kingston LLC & Kingston Wilderness LLC. SBL 56.50-6-3.100-1, 56.50-6-3.200-2, 56.50-6-2. SEQR Determination. Zone RF-R. Coastal Zone. Ward 8 & 9. Historic Kingston LLC & Kingston Wilderness LLC; applicants/owners.

Suggested Action:

Attachments:

[Abeel Street - Lot Line Deletion 7_20_20.pdf](#)

[Abeel Street Map - Lot Line Deletion 7_20_20.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: LOT LINE REVISION & Lot Line Deletion of lands of HISTORIC KINGSTON MARINA LLC & Kingston WILDERNESS LLC
2. Location: 439-440 Abree St Property Tax map ID# (SBL) 56.50-6-2, 3.100 & 3.200
3. Size (acres) of land to be modified: 1 0.483 ACRES
4. Number of lots to be created: 2
5. Name & mailing address of owner: HISTORIC KINGSTON MARINA LLC
325 GOLD ST. STE A BROOKLYN NY 112
6. Name & mailing address of applicant: _____
7. Construction plans submitted? N/A
8. Waiver (s) to improvements requested? NONE
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: Robert O'Connell
Date: 6/23/20 Phone: (H) 917-930-9077 (W) 718-596-0504

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: 6/23/20
2. Application fee received (\$100.00 plus \$50.00 per lot) \$200.00 Receipt# 018930
3. Zoning district: RE-R, HAC, Coastal Zone Ward: _____
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

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 Christopher J. Zell

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

Planning Board meeting of July 20, 2020 in the matter of Lot Line Revision +
Lot Line Deletion -

Robert Tanavucci, member
Kingston wilderness LLC +
Historic Kingston Marina LLC

print property owner's name

Robert Tanavucci

owner's signature

325 Gold St, 4th Fl Brooklyn, NY
11201

owner's mailing address

718-596-0504

owner's phone number

6/23/20

date

Christopher J. Zell 6/22/2020

representative's signature & date

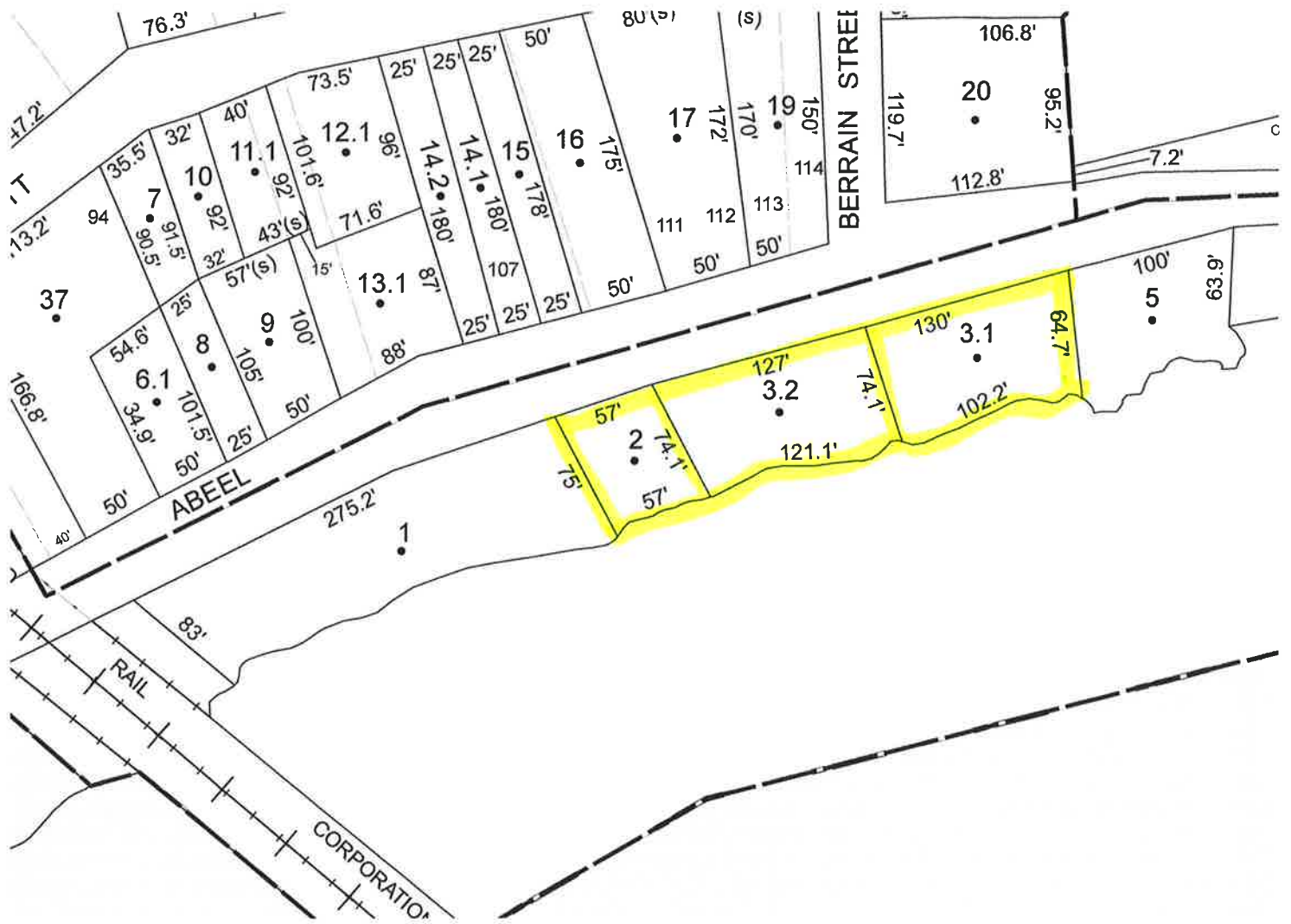
67 Maiden Lane Kingston N.Y.

representative's address

845-338-7622

representative's phone #

56.50 - 6-2: 438 Abeel Street
 3.1: 420-426 Abeel St.
 3.2: 428-434 Abeel St.





56.50-6-2 510800 KINGSTON Active R/S:1 School: KINGST
 Historic Kgn Marina LLC Roll Year: 2020 Curr Yr Marina /Wtrft Land AV: 62,000
 438 Abeel St Land Size: 57.00 x 75.00 Non-Homestead Total AV: 171,000

Owner Total: 1
 Name: Historic Kgn Marina LLC
 Address: 325 Gold St Ste A
 PO Box:
 City: Brooklyn, NY Zip: 11201-

Site Total: 1
 Ppcls: Nbhd Cd: Sewer: Water:
 Marina 8004 Comm/pul Comm/p

Taxable Value
 County: 171,000
 Muni: 171,000
 School: 171,000
 Schl after Star: 171,000

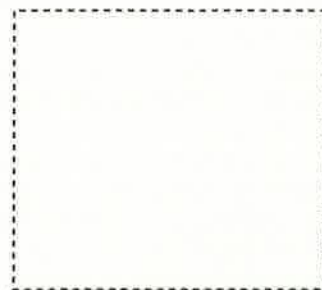
Miscellaneous
 Book: 4147
 Page: 163
 Mortg:
 Bank:
 Acct No: 187370.000

Land Total: 1
 Type: FF: Depth: Acres: Sqft:
 Waterfro: 57.00 75.00 0 0

Sale Total: 1
 Book Page Sale Date Sale Price Owner
 4147 163 09/23/05 540,000 Historic Kgn Marina LLC

Building: 1 Section: 1 Total: 2
 Boeck Model: 1 sty marina ste Stories: 2
 Eff Yr Built: 0 Wall A%: 100
 Gross Floor: 1200 Wall B%: 0
 Bldg Perim: 144 Wall C%: 0

Examination Total: 0
Improvement Total: 5
 Double click to open a window 6-24-20 11:48:34



RPS Version 4 - [Snapshot, Group - Inquiry, Name - Inquiry]										- □ X	
File View Toolbar Help										Print Find X	
56.50-6-3.200-1				510800 KINGSTON				Active		R/S: 1	
Historic Kingston Marina LLC				Roll Year: 2020 Curr Yr				Vacant comm		School: KINGST	
428-434 Abeel St				Land Size: 127.00 x 70.00				Non-Homestead		Land AV: 21,000	
										Total AV: 21,000	
Owner Total: 1						Site Total: 1					
Name: Historic Kingston Marina LLC						Prpcls: Nbhd Cd: Sewer: Water:					
Addl Addr:						Vacant con 8004 Comm/pul Comm/p					
Street: 325 Gold Street 4th Floor											
PO Box:											
City: Brooklyn, NY Zip: 11201-											
Taxable Value				Miscellaneous				Land Total: 1			
County: 21,000				Book: 6448				Type: FF: Depth: Acres: Sqft:			
Muni: 21,000				Page: 131				Primary 127.00 70.00 0 0			
School: 21,000				Mortg:							
Schl after Star: 21,000				Bank:							
				Acct No: 187360.000							
Sale Total: 3						Building: Section: Total: 0					
Book	Page	Sale Date	Sale Price	Owner							
6448	131	06/24/19	45,000	Historic Kingstor							
5640	312	08/29/13	152,668	Muller, Mitchell							
3992	118	11/12/04	150,000	Sior, David							
Exemption Total: 0						Improvement Total: 0					
Double click to open a window										6-24-20 11:51:01	

RPS Version 4 - [Snapshot , Group - Inquiry, Name - inquiry]									
File View Toolbar Help									
56 50-6-3.100-1		510800 KINGSTON		Active		R/S: 1		School: KINGST	
Kingston Wilderness LLC		Roll Year: 2020 Curr Yr		Vacant comm /Wtrft		Land AV: 21,000			
420-426 Abeel St		Land Size: 130.00 x 70.00		Non-Homestead		Total AV: 21,000			
Owner Total: 1					Site Total: 1				
Name: Kingston Wilderness LLC					Prpcls: Nbhd Cd: Sewer: Water:				
Addl Addr:					Vacant con 8004 Comm/pul Comm/p				
Street: 325 Gold St Ste 4									
PO Box:									
City: Brooklyn, NY Zip: 11201-									
Taxable Value			Miscellaneous			Land Total: 1			
County: 21,000			Book: 4228			Type: FF: Depth: Acres: Sqft:			
Muni: 21,000			Page: 227			Waterfro 130.00 70.00 0 0			
School: 21,000			Mortg:						
Schl after Star: 21,000			Bank:						
			Acct No: 187352.000						
Sale Total: 1					Building: Section: Total: 0				
Book	Page	Sale Date	Sale Price	Owner					
4228	227	03/09/06	1,000	Kingston Wildern					
Exemption Total: 0					Improvement Total: 0				
Double click to open a window					6-24-20 11:49:58				

- NOTES:
1. OUTBOUNDS OF THIS MAP AND THE LOT NUMBERS SHOWN HEREON REFER TO A CERTAIN MAP ENTITLED "MAP SHOWING LANDS SURVEYED FOR HISTORIC KINGSTON MARINA LLC," PREPARED BY STEVEN J. BROSKIE, L.L.S. DATED OCTOBER 10, 2005.
 2. OUTBOUNDS OF THIS MAP AND THE LOT NUMBERS SHOWN HEREON ALSO REFER TO MAP ENTITLED "MAP SHOWING MINOR SUBDIVISION OF LAND OF VINCENT GREGORY AND DONALD E. GREGORY," PREPARED BY STEVEN J. BROSKIE AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE SEPTEMBER 21, 1987 AS MAP NO. 7104.
 3. LOT LINE REVISIONS AND DELETIONS BY BRINNIER & LARIOS, P.C.

Copyright 2020. 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.

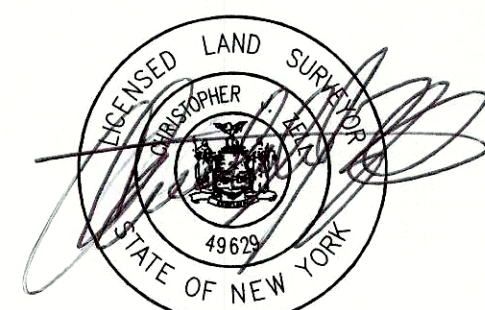
Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

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

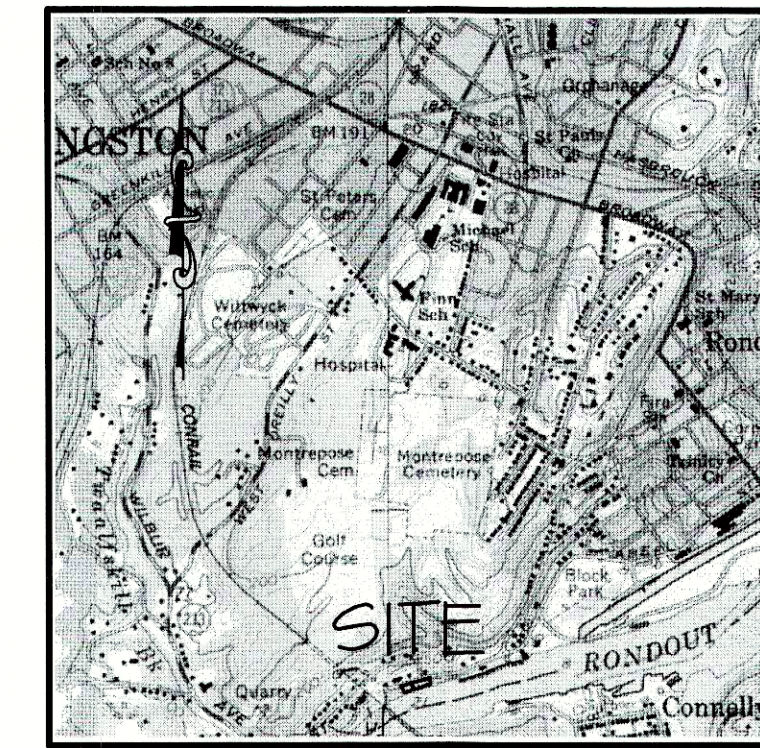
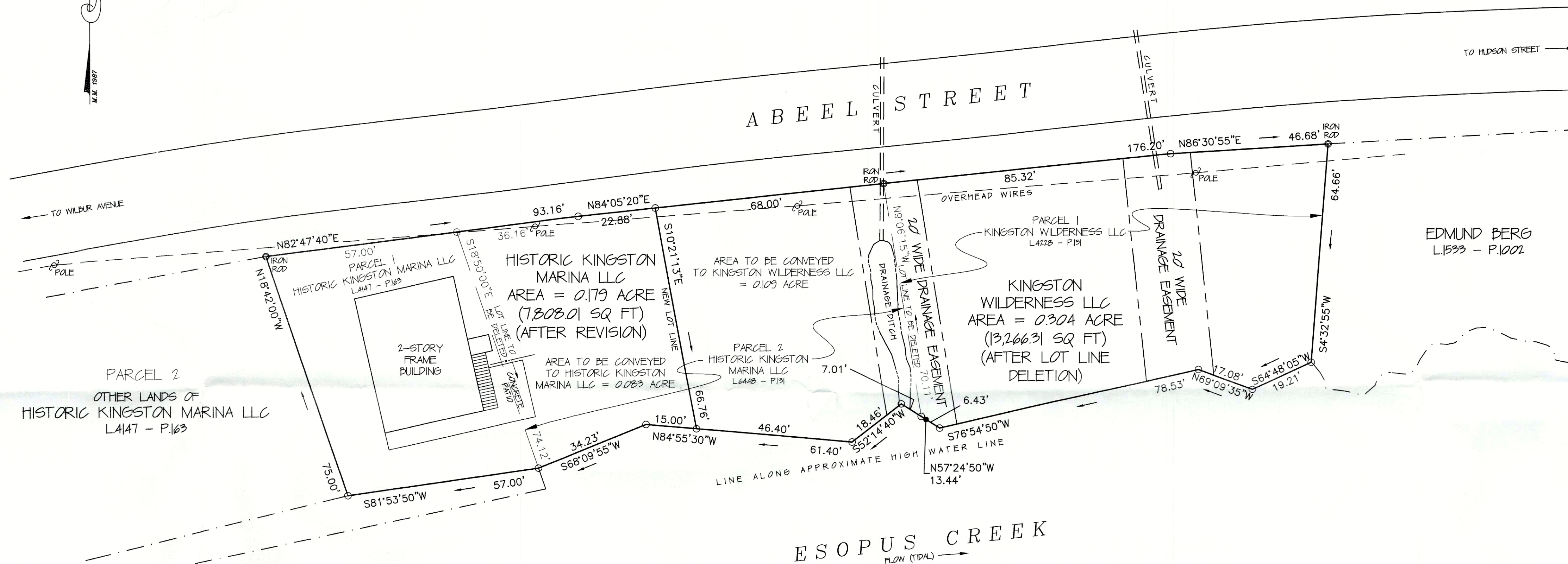
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and 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. 56.50
Block 6, Lots 2, 3.100 and 3.200

DEED REFERENCE
Liber 4147 of Deeds at Page 163
Liber 4228 of Deeds at Page 227
Liber 6448 of Deeds at Page 131



BRINNIER & LARIOS, P. C.



LOCATION MAP
SCALE: 1" = 2,000'

APPLICANT COMMITMENT

I/WE, THE APPLICANT, UNDERSTAND THAT I/WE MUST CONFORM EXACTLY TO THESE PLANS AS APPROVED BY THE PLANNING BOARD, AT A MEETING HELD ON _____ EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL. ANY AND ALL CHANGES, EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL, WILL REQUIRE A FORMAL AMENDMENT BY ME/US TO THE PLANNING BOARD. I/WE, THE APPLICANT FURTHER AGREE TO PROVIDE FOR CONTINUED UPKEEP NECESSARY TO MAINTAIN THE LANDSCAPING IN PROPER CONDITION. (ADOPTED 11-14-96, AMENDED 2-12-01; AMENDED 5-14-07)

SIGN _____ DATE _____
NAME (PLEASE PRINT) _____
SIGN _____ DATE _____
NAME (PLEASE PRINT) _____

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE CITY OF KINGSTON, ULSTER COUNTY, NEW YORK

DATE: _____
MEMBER: _____
MEMBER: _____

OWNERS' CONSENT TO FILE

I HEREBY GRANT MY APPROVAL OF THIS PLAT AND CONSENT TO THE FILING OF IT IN THE ULSTER COUNTY CLERK'S OFFICE

CITY ZONING INFORMATION

DISTRICT: RF-H (19) RONDOUT RIVERFRONT DISTRICT	
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM LOT WIDTH:	40 FEET
MINIMUM LOT DEPTH:	-- FEET
AREA/DWELLING UNIT:	1,500 S.F.
FRONT YARD:	25 FEET(20)
MINIMUM SETBACKS: SIDE YARD:	12 FEET
REAR YARD:	30 FEET(21)
MAXIMUM BUILDING HEIGHT:	35 FEET
	(2 1/2 STORIES)
MAXIMUM LOT COVERAGE:	60 %
MINIMUM USABLE OPEN SPACE/DWELLING UNIT	220 S.F.
FLOOR TO AREA RATIO	1.2
MAXIMUM LENGTH OF BUILDING	100
MINIMUM DISTANCE BETWEEN BUILDINGS --	(8)

Notes:
8) Between a principle building, other than a one-family dwelling, and a one story accessory building: 20 feet; between any two other buildings: a distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.
19) Maximum residential density shall not exceed 75% of allowable floor to area ratio, not to exceed 17 units per acre.
20) Along street side.
21) Along shoreline. See § 405-25f.

(Notes are as stated in "Zoning, Chapter 405, City of Kingston" see section on "Lot and Bulk Requirements")

MAP

OF LOT LINE REVISIONS ON AND BETWEEN LANDS OF
HISTORIC KINGSTON MARINA LLC
AND LANDS OF
KINGSTON WILDERNESS LLC
AND LOT LINE DELETION ON LANDS OF
KINGSTON WILDERNESS LLC

438 ABEEL STREET

CITY OF KINGSTON ULSTER COUNTY NEW YORK

MAY 4, 2020

SCALE: 1" = 20'

Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #4: #125-127 O'Neil Street & 131 O'Neil Street LOT LINE DELETION of the Lands of Timothy & Ellen Doyle. SBL 48.334-2-21 & 48.334-2-20. SEQR Determination. Zone R-2. Ward 2. Timothy & Ellen Doyle; applicants/owners.

Suggested Action:

Attachments:

[Abeel Street Map - Lot Line Deletion 7_20_20.pdf](#)

[O'Neil Street - Lot Line Deletion 7_20_20.pdf](#)

- NOTES:
1. OUTBOUNDS OF THIS MAP AND THE LOT NUMBERS SHOWN HEREON REFER TO A CERTAIN MAP ENTITLED "MAP SHOWING LANDS SURVEYED FOR HISTORIC KINGSTON MARINA LLC," PREPARED BY STEVEN J. BROSKIE, L.L.S. DATED OCTOBER 10, 2005.
 2. OUTBOUNDS OF THIS MAP AND THE LOT NUMBERS SHOWN HEREON ALSO REFER TO MAP ENTITLED "MAP SHOWING MINOR SUBDIVISION OF LAND OF VINCENT GREGORY AND DONALD E. GREGORY," PREPARED BY STEVEN J. BROSKIE AND FILED IN THE ULSTER COUNTY CLERK'S OFFICE SEPTEMBER 21, 1987 AS MAP NO. 7104.
 3. LOT LINE REVISIONS AND DELETIONS BY BRINNIER & LARIOS, PC

Copyright 2020. 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.

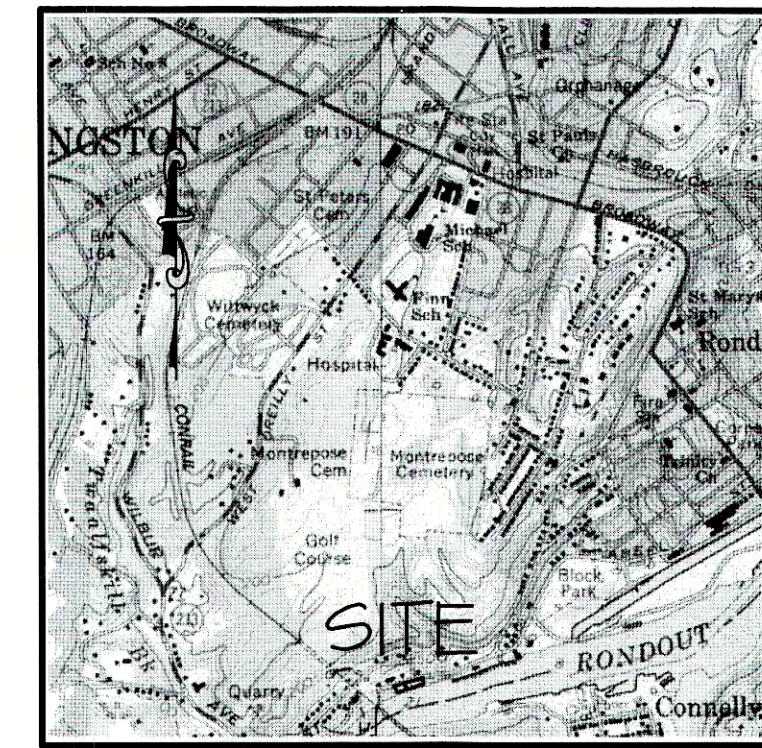
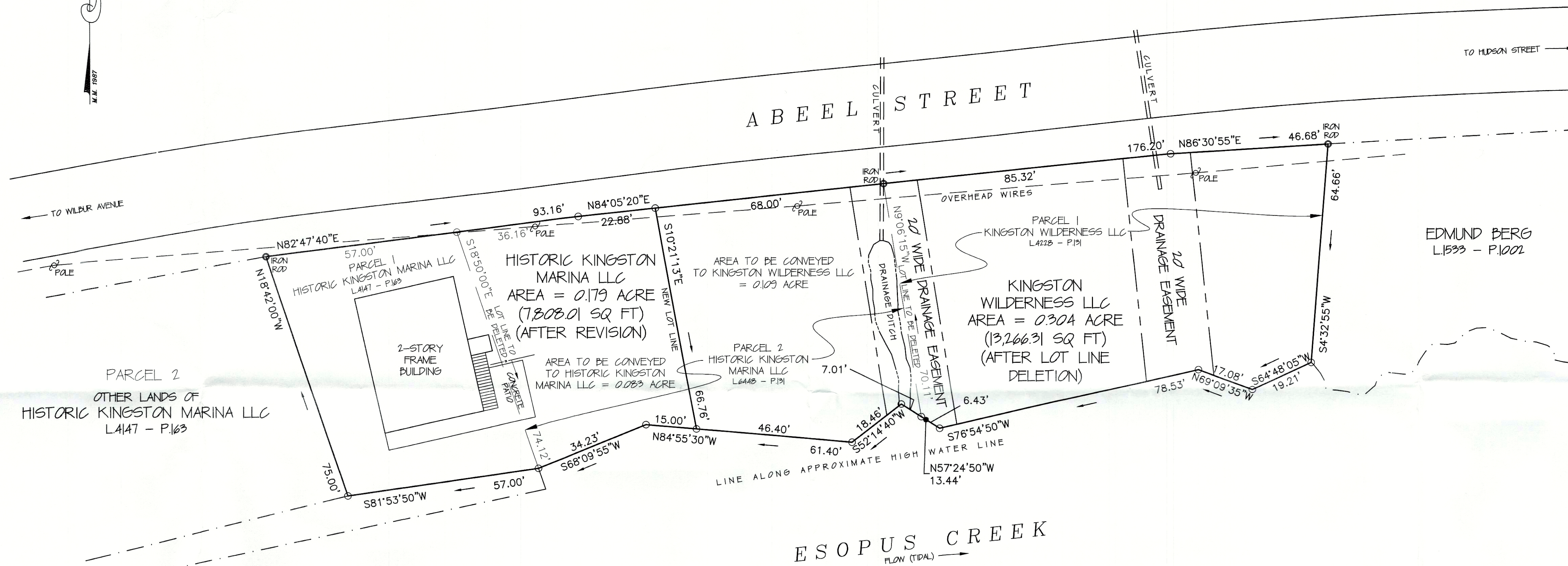
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and 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. 56.50
Block 6, Lots 2, 3.100 and 3.200

DEED REFERENCE
Liber 4147 of Deeds at Page 163
Liber 4228 of Deeds at Page 227
Liber 6448 of Deeds at Page 131



BRINNIER & LARIOS, P. C.



LOCATION MAP
SCALE: 1" = 2,000'

APPLICANT COMMITMENT

I/WE, THE APPLICANT, UNDERSTAND THAT I/WE MUST CONFORM EXACTLY TO THESE PLANS AS APPROVED BY THE PLANNING BOARD, AT A MEETING HELD ON _____ EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL. ANY AND ALL CHANGES, EXCEPT AS OTHERWISE PROVIDED IN THE RESOLUTION GRANTING SITE PLAN APPROVAL, WILL REQUIRE A FORMAL AMENDMENT BY ME/US TO THE PLANNING BOARD. I/WE, THE APPLICANT FURTHER AGREE TO PROVIDE FOR CONTINUED UPKEEP NECESSARY TO MAINTAIN THE LANDSCAPING IN PROPER CONDITION. (ADOPTED 11-14-96, AMENDED 2-12-01; AMENDED 5-14-07)

SIGN _____ DATE _____
NAME (PLEASE PRINT) _____
SIGN _____ DATE _____
NAME (PLEASE PRINT) _____

PLANNING BOARD APPROVAL

APPROVED BY THE PLANNING BOARD OF THE CITY OF KINGSTON, ULSTER COUNTY, NEW YORK

DATE: _____
MEMBER: _____
MEMBER: _____

OWNERS' CONSENT TO FILE

I HEREBY GRANT MY APPROVAL OF THIS PLAT AND CONSENT TO THE FILING OF IT IN THE ULSTER COUNTY CLERK'S OFFICE

CITY ZONING INFORMATION

DISTRICT: RF-H (19) RONDOUT RIVERFRONT DISTRICT	
MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM LOT WIDTH:	40 FEET
MINIMUM LOT DEPTH:	-- FEET
AREA/DWELLING UNIT:	1,500 S.F.
FRONT YARD:	25 FEET(20)
MINIMUM SETBACKS: SIDE YARD:	12 FEET
REAR YARD:	30 FEET(21)
MAXIMUM BUILDING HEIGHT:	35 FEET
	(2 1/2 STORIES)
MAXIMUM LOT COVERAGE:	60 %
MINIMUM USABLE OPEN SPACE/DWELLING UNIT	220 S.F.
FLOOR TO AREA RATIO	1.2
MAXIMUM LENGTH OF BUILDING	100
MINIMUM DISTANCE BETWEEN BUILDINGS --	(8)

Notes:
8) Between a principle building, other than a one-family dwelling, and a one story accessory building: 20 feet; between any two other buildings: a distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.
19) Maximum residential density shall not exceed 75% of allowable floor to area ratio, not to exceed 17 units per acre.
20) Along street side.
21) Along shoreline. See § 405-25f.

(Notes are as stated in "Zoning, Chapter 405, City of Kingston" see section on "Lot and Bulk Requirements")

MAP

OF LOT LINE REVISIONS ON AND BETWEEN LANDS OF
HISTORIC KINGSTON MARINA LLC
AND LANDS OF
KINGSTON WILDERNESS LLC
AND LOT LINE DELETION ON LANDS OF
KINGSTON WILDERNESS LLC

438 ABEEL STREET

CITY OF KINGSTON ULSTER COUNTY NEW YORK

MAY 4, 2020

SCALE: 1" = 20'

City of Kingston
NEW YORK
OFFICE OF PLANNING
APPLICATION FOR SUBDIVISION

LOT LINE DELETION, LOT LINE
REVISION



To be completed by applicant

1. Project name: LOT LINE REVISION OF LANDS OF TIMOTHY & ELLEN DOYLE
2. Location: BRUYN AVE & O'NEIL ST. Property Tax map ID# (SBL) 48.334-2-21, ~~22~~ 20, ~~4~~
125-127 O'neil & 131 O'neil
3. Size (acres) of land to be modified: 1 0.238 ACRES
4. Number of lots to be created: 1
5. Name & mailing address of owner: TIMOTHY ^{and Ellen} DOYLE 131 O'NEIL ST Kingston 12401
6. Name & mailing address of applicant: _____
7. Construction plans submitted? N/A
8. Waiver (s) to improvements requested? NONE
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: Timothy J Doyle
Date: _____ Phone: (H) _____ (W) _____

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: 6/15/20
2. Application fee received (\$100.00 plus \$50.00 per lot) #200.00 #018929
3. Zoning district: R-2 Ward: 2-3
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

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 Christopher J. Zell

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

Planning Board meeting of July 13, 2020 in the matter of LOT

Line Deletion of Lands of Timothy & Ellen Doyle

Timothy Doyle
print property owner's name

Timothy Doyle
owner's signature

131 O'NEIL STREET
owner's mailing address

owner's phone number

Christopher J. Zell 6/12/2020
representative's signature & date

67 Maiden Lane
representative's address

845-338-7622
representative's phone #

date

Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #5: #34 Franklin Street SPECIAL PERMIT RENEWAL to operate a 4 room Boarding House. SBL 56.93-2-6. SEQR Determination. Zone R-2. Ward 4. Jacqueline Lambert: applicant/owner.

Suggested Action:

Attachments:

[34 Franklin - Special Permit Renewal 7_20_20.pdf](#)

KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955

APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



\$75.00

To be completed by applicant

Project location (street address) 34 Franklin St. Kingston, NY 12401

Property Tax map ID# (SBL): _____

Name of Applicant: Jacqueline Lambert

Applicant Address 100 Down St. Kingston, NY 12401

Applicant Phone #: 845-616-6441 Fax #: _____ E-Mail: _____

Applicant Website _____

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

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

Boarding House 4 Room everything is the same
no new changes

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

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

Name of current property owner (please print): _____

Address of property owner: _____

Phone #: 845-616-6441 Fax #: _____ E-mail: _____

Signature of Owner: X Jacqueline Lambert

OFFICE USE

1. Date received: 6/15/20
2. Application fee received \$75.00 Receipt 018927
3. Zoning district: R-2
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

Inspection Needed

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:			
Project Location (describe, and attach a location map): <i>34 Franklin St. Kingston, NY. 12401</i>			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: <i>Jacqueline Lambert</i>		Telephone: <i>(845) 616-6441</i>	
		E-Mail:	
Address: <i>100 Down St. Kingston, NY. 12401</i>			
City/PO: <i>Kingston</i>		State: <i>NY</i>	Zip Code: <i>12401</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

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

PROJECT NARRATIVE FORM

Property Address: _____

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

By (Please Print): _____
Date: _____

ADDITIONAL NOTIFICATIONS

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

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

1. _____	2. _____
_____	_____
_____	_____
_____	_____
_____	_____
3. _____	4. _____
_____	_____
_____	_____
_____	_____
_____	_____

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

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

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

Print Property Owner's Name

Owner's Signature

Owner's Mailing Address

Owner's Phone Number

Date

Representative's Signature & Date

Representative's Address

Representative's Phone Number

Representative's E-mail/ Website Address

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

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

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

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

Applicant Signature

Date

Applicant Name (Please Print)

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

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

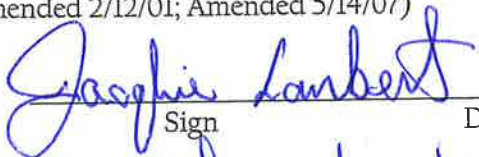
Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans.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

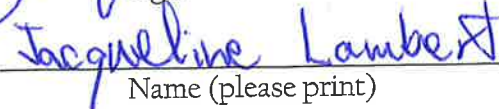
Policy #3: As-built plans, certified by a licensed professional engineer and/or architect, must be submitted to Planning to be reviewed and approved demonstrating that the site work complies with Planning Board approval, before the City issues a Final Certificate of Occupancy, and when applicable, before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

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

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

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



Sign Date


Name (please print)

Sign Date

Name (please print)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sign Date

Sign Date

Name (Please Print)

Name (Please Print)

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

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

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

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

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

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

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

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

Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #6: #602 Broadway SITE PLAN AMENDMENT for renovations to an existing commercial building. SBL 56.25-3-20. SEQR Determination. Zone C-2. Ward 4. Morgan Coy; applicant/owner.

Suggested Action:

Attachments:

[602 Broadway - Site Plan Amendment 7_20_20.pdf](#)

[Broadway-20200623 PLANNING BOARD SUB.pdf](#)

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

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

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

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

Applicant Signature

Date

Applicant Name (Please Print)

Project Narrative Form

Property Address: 602 Broadway

The proposed renovation of 602 Broadway will divide the building into three commercial spaces for retail and office use. The building is currently vacant and structurally sound, but is in need of new windows, electrical wiring, plumbing, and doors. This has long been a commercial property, but it has been vacant for the last seven years. This renovation will not change the footprint of the building, but will offer small businesses affordable space in a modernized building.

I have renovated four other buildings in Kingston with similar goals of bringing businesses into previously neglected or vacant buildings.

Morgan Coy
June 24, 2020

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Renovation and division of single story commercial bldg</i>			
Project Location (describe, and attach a location map): <i>602 Broadway</i>			
Brief Description of Proposed Action: <i>We plan to renovate the interior and exterior of the existing one story masonry building. This will include putting in new windows and doors and updating electrical and plumbing and insulation.</i>			
Name of Applicant or Sponsor: <i>Morgan Coy</i>		Telephone: <i>512-652-1784</i>	
		E-Mail: <i>Morgan.m.coy@gmail.com</i>	
Address: <i>108 Salisbury Turnpike</i>			
City/PO: <i>Phinebeck</i>		State: <i>NY</i>	Zip Code: <i>12572</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public private water supply? If 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: <u>We will install a gutter system that drains to a nearby storm drain.</u> ☐ 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>Morgan Co.</u>	Date: <u>June 24th, 2020</u>	
Signature: <u>[Signature]</u>		

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

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



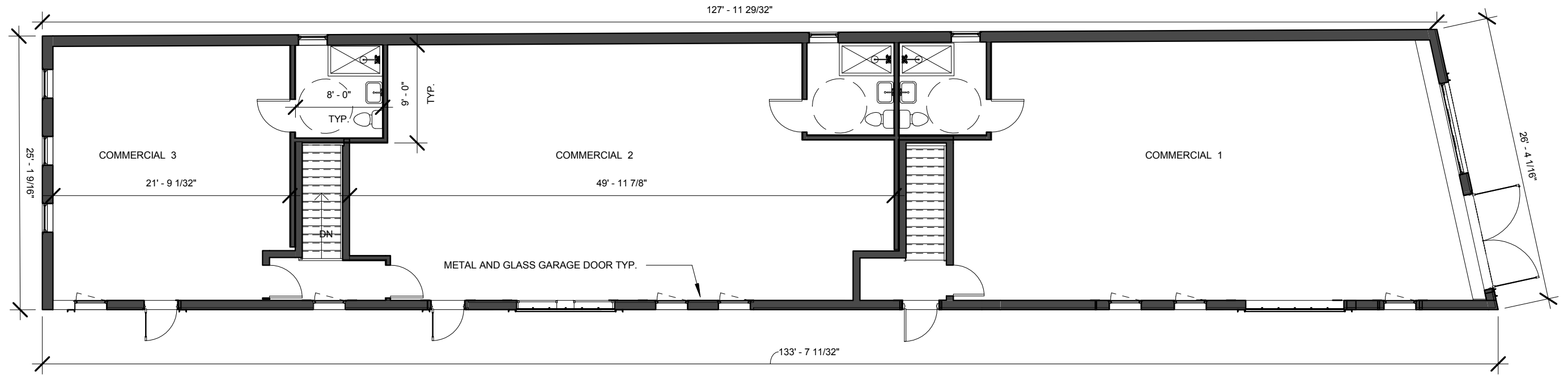
SHT.NO.	REV.	SHEET DESCRIPTION
---------	------	-------------------

A0		SITE PLAN
A1		GR.FLR & BSMNT PLAN
A1A		GR FLR & BSMNT AREA PLAN
A3		ROOF PLAN
A4		ELEVATIONS
A5		EXISTING/PROPOSED
A14		PARKING ANALYSIS
A15		FIRE PLAN
A16		TRASH MANAGEMENT PLAN
C8		PERSPECTIVE RENDERING
C9		FIELD CT. ELEVATION
C10		ADJACENT LOT ELEVATION
C11		BROADWAY RENDERING
C12		ALLEY ELEVATION

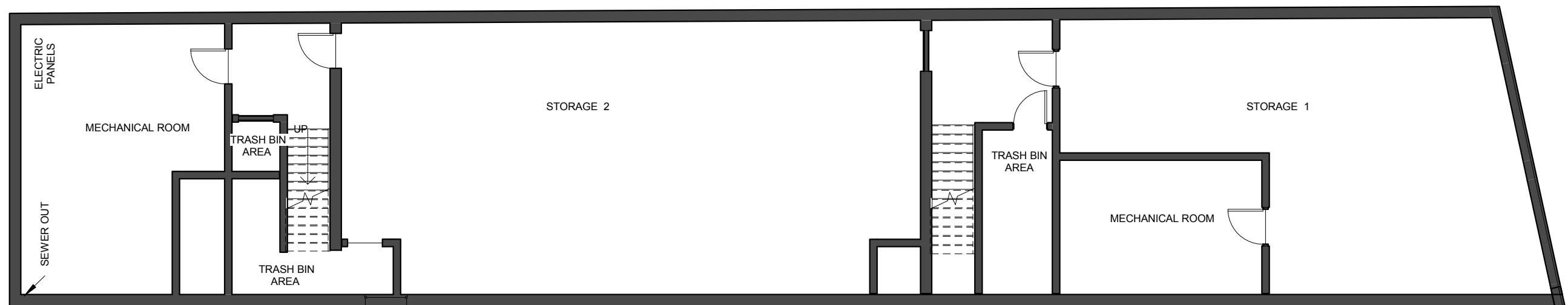


1 Site Plan
1" = 40'-0"

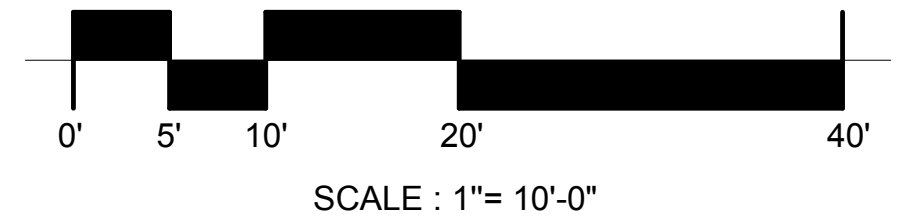
CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE 1" = 40'-0"	DATE 6-23-20	SHEET NO. A0
		SITE PLAN			



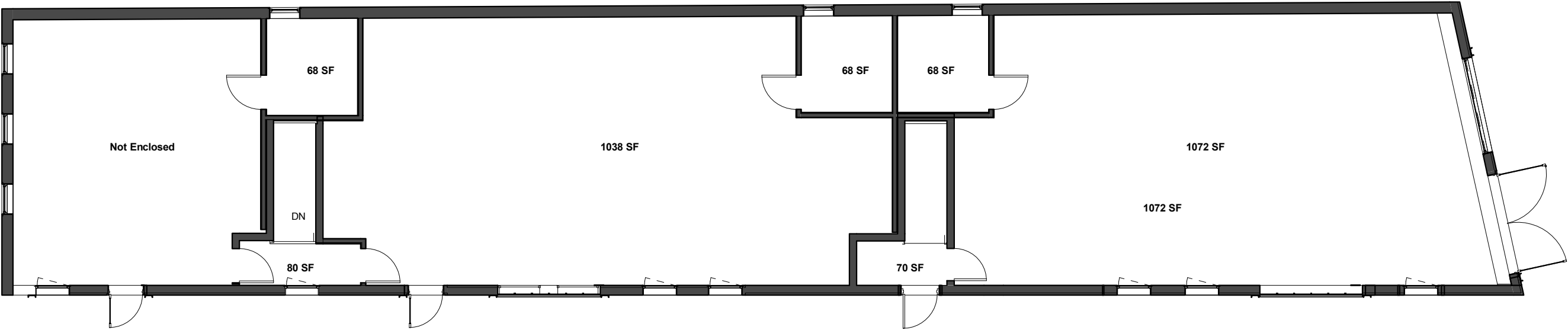
1 GRND FLR FINAL
1" = 10'-0"



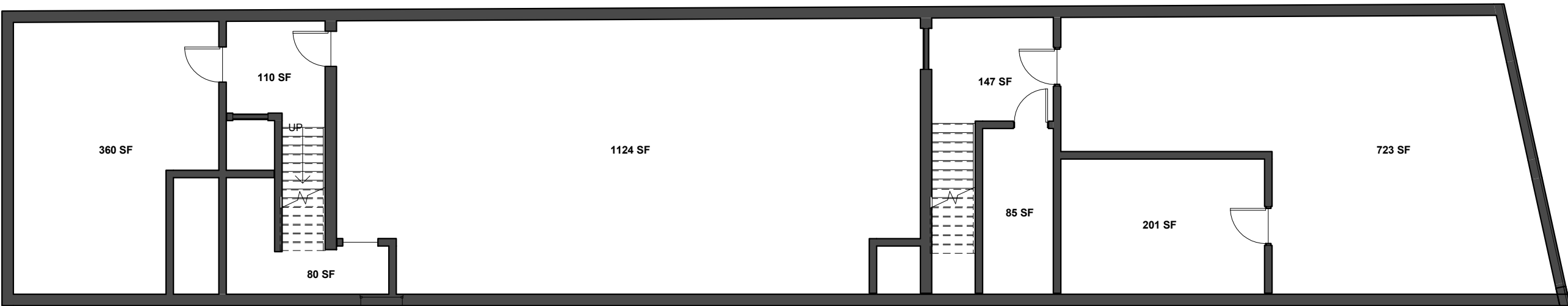
B BASEMENT FLR
1" = 10'-0"



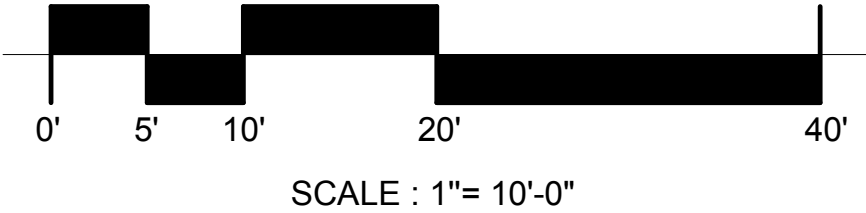
CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. A1
		GR.FLR & BSMNT PLAN	1" = 10'-0"	6-23-20	
SITE 602 BROADWAY - KINGSTON, NY					



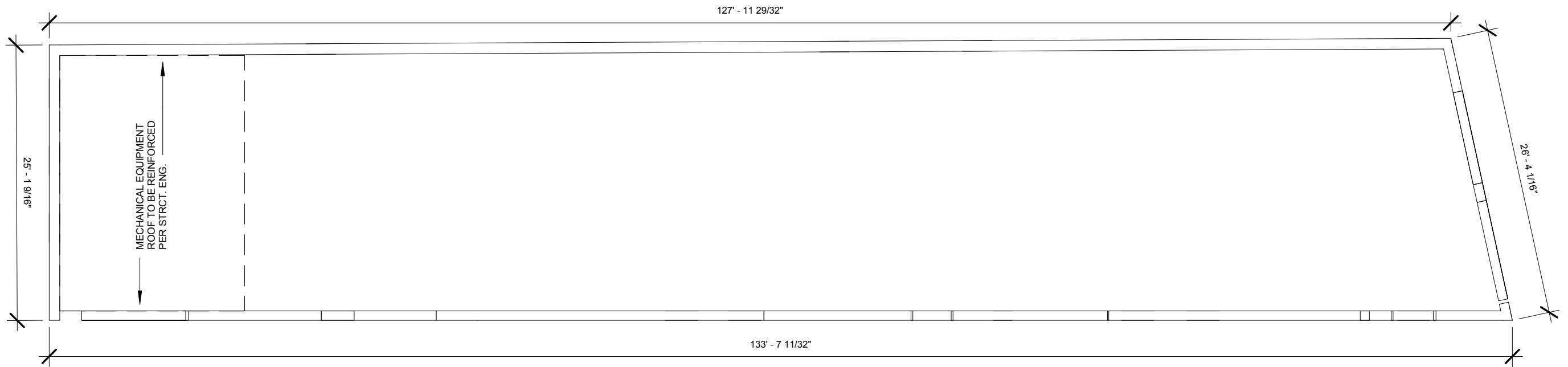
2 GRND FLR-AREA PLAN
1" = 10'-0"



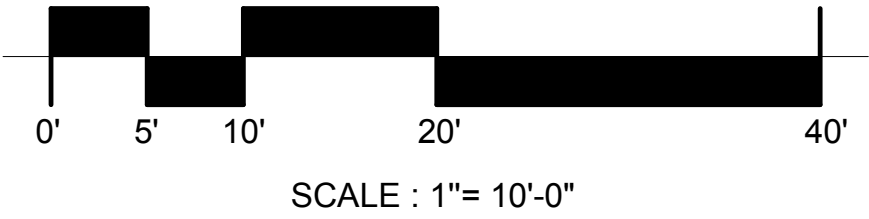
1 BASEMENT FLR AREA PLAN
1" = 10'-0"



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE 1" = 10'-0"	DATE 6-23-20	SHEET NO. A1A
		GR FLR & BSMNT AREA PLAN			
SITE 602 BROADWAY - KINGSTON, NY					

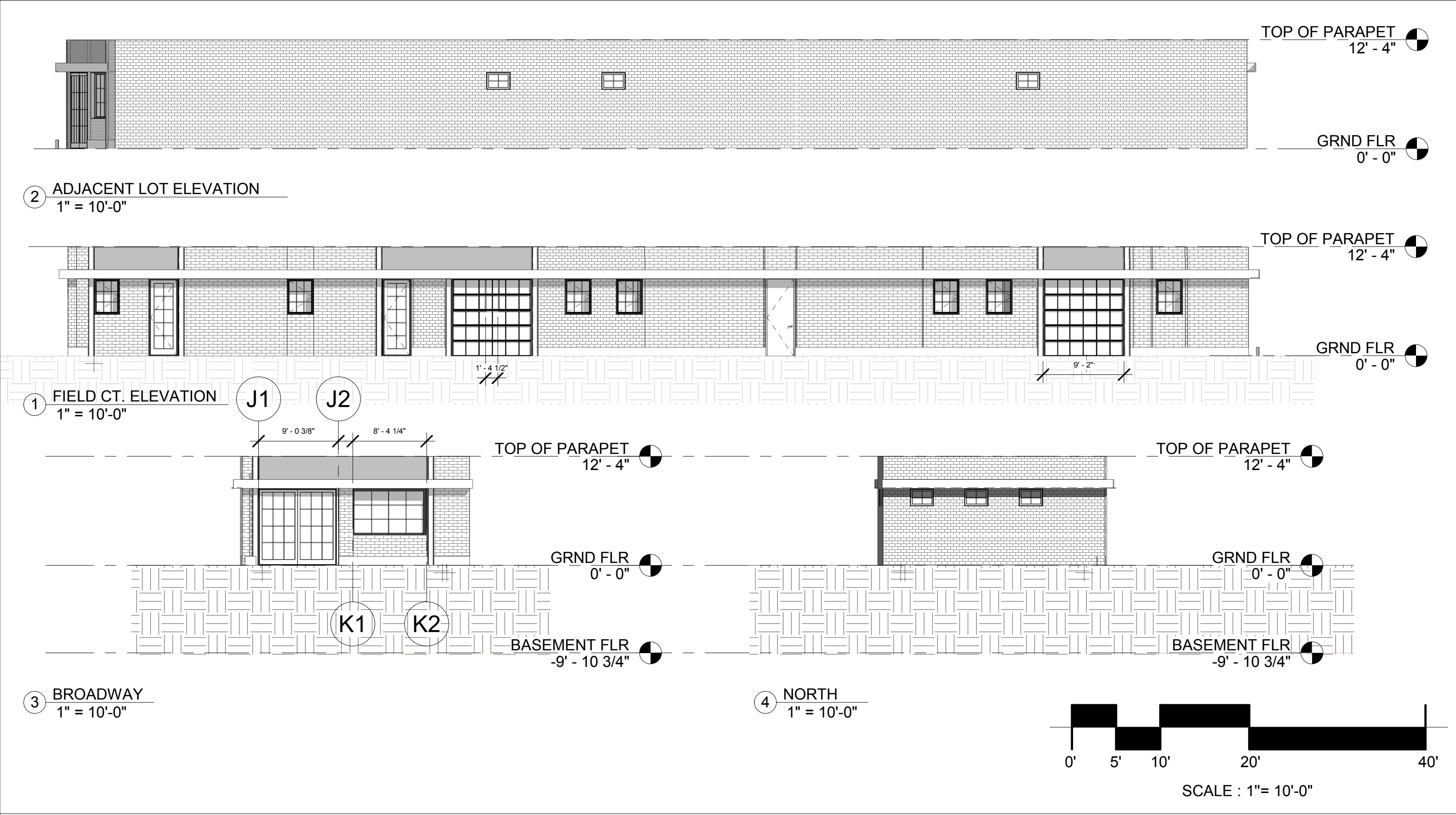


1 ROOF PLAN
1" = 10'-0"

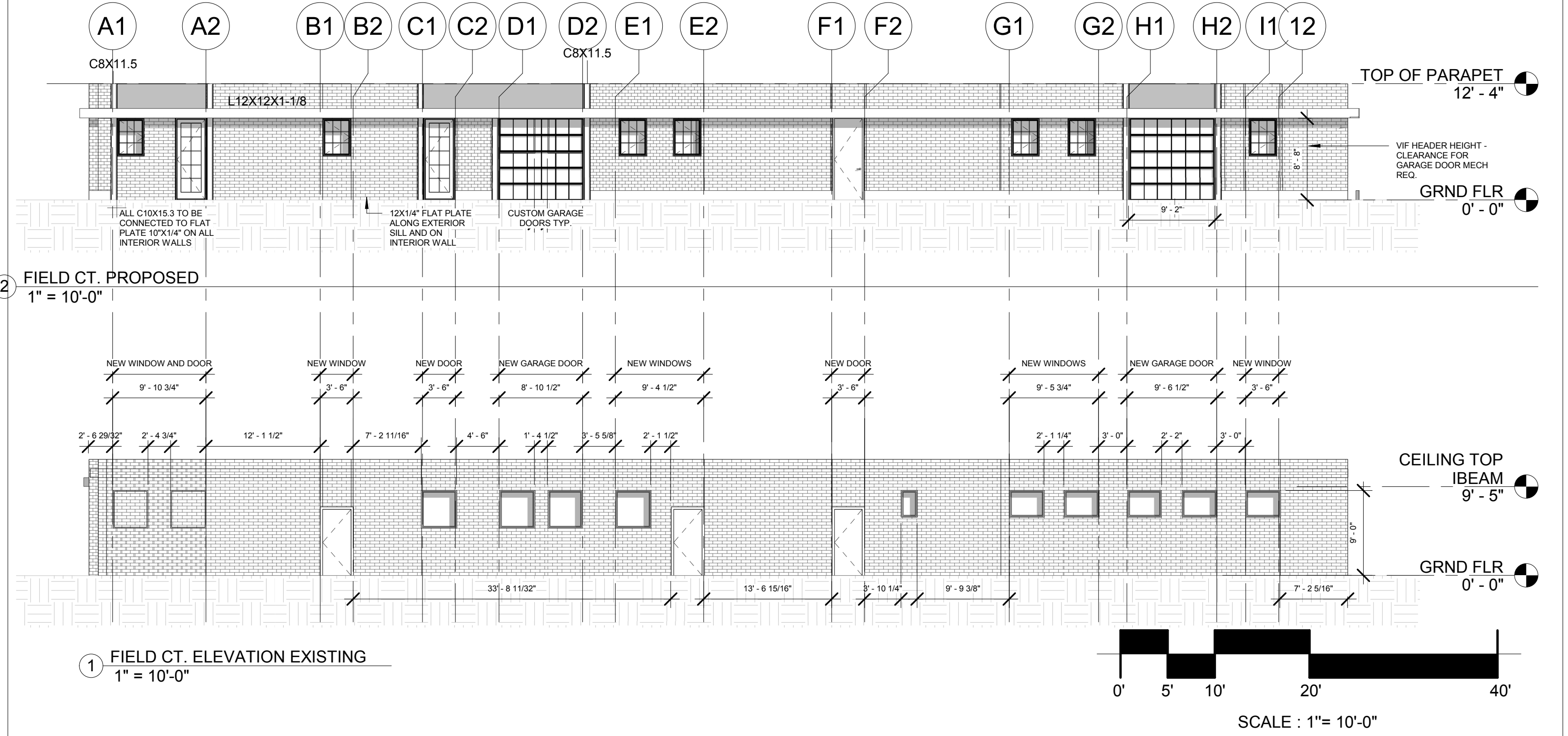


CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. A3
		ROOF PLAN	1" = 10'-0"	6-23-20	

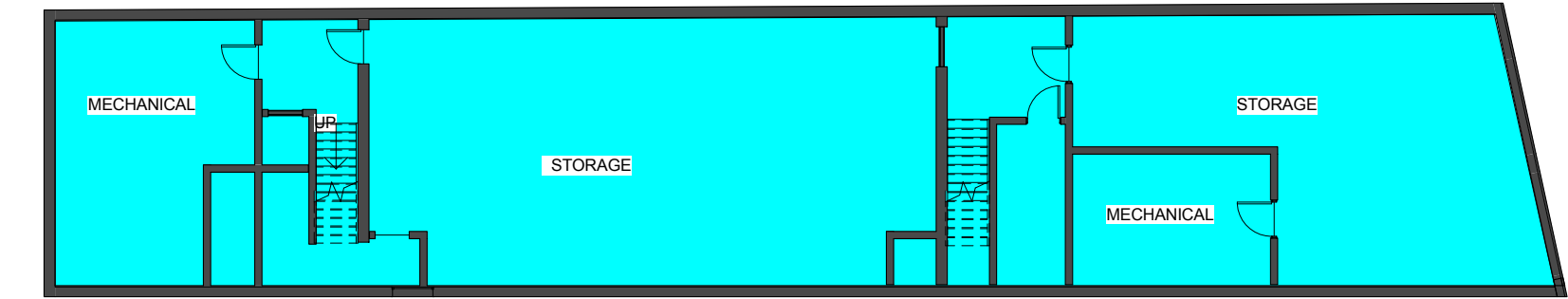
SITE
602 BROADWAY - KINGSTON, NY



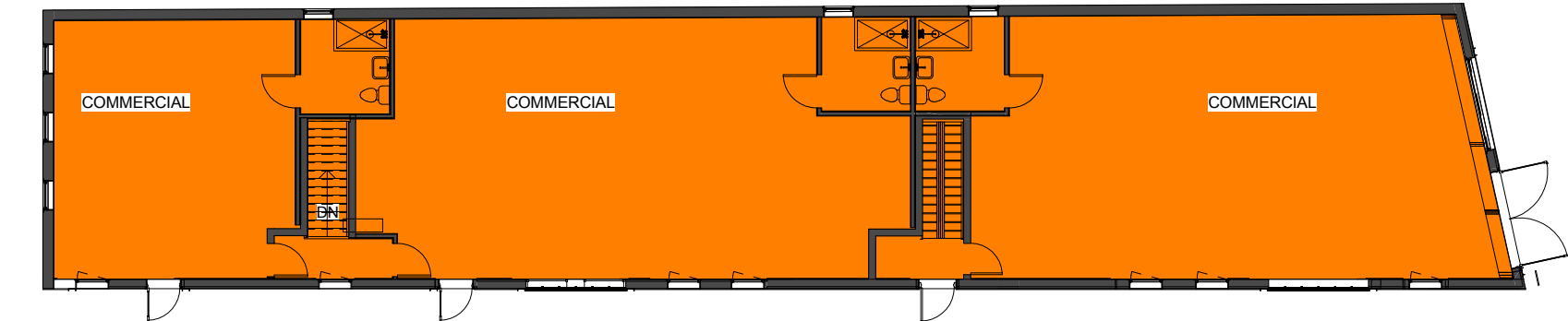
CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. A4
		ELEVATIONS	1" = 10'-0"	6-23-20	



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. A5
		EXISTING/PROPOSED	1" = 10'-0"	6-23-20	

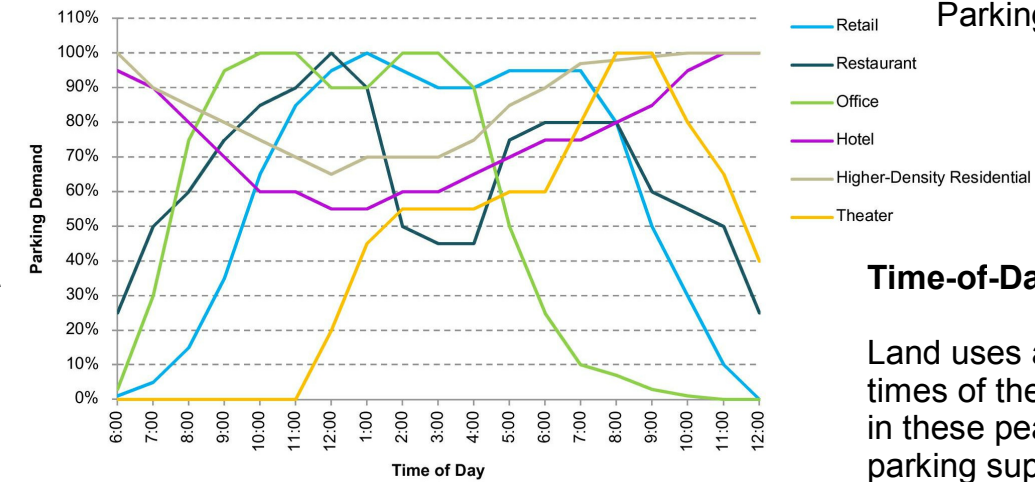


4 BASEMENT PARKING ANALYSIS
1/16" = 1'-0"



1 GRND FLR-PARKING ANALYSIS
1/16" = 1'-0"

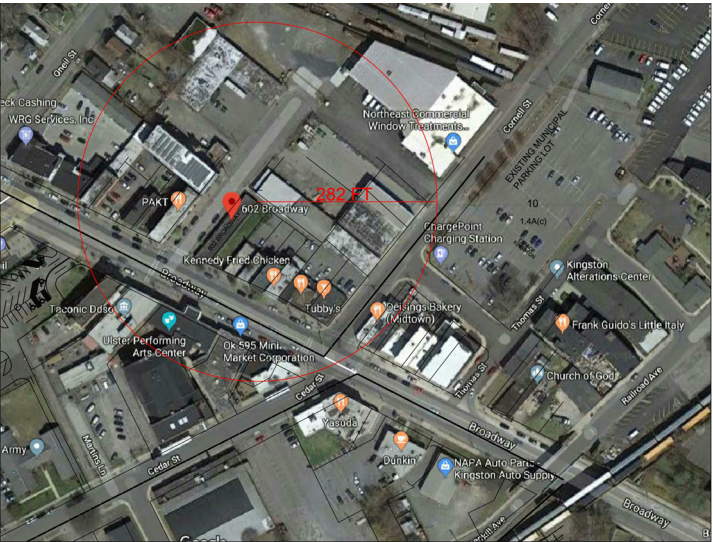
Figure 4 – Parking Demand by Land Use by Time of Day



Source: Urban Land Institute, Shared Parking, Second Edition

Time-of-Day Demand Adjustment:

Land uses also require parking at different times of the day, and it is the differences in these peak demand periods that allow parking supply to be shared among various uses within a parking district. Figure 4 illustrates the parking demand curves for the six land uses analyzed in this study. As shown, hotel and residential uses achieve peak demand from night time to early morning when residents are at home or in their hotel rooms. Then, parking demand for these uses declines as people drive their cars to work, school, and other daily tasks. The opposite is shown for the non-residential uses where parking demand increases from morning through early evening. Office demand peaks while employees are at work; restaurant demand peaks during lunch and dinner meal times; retail demand is high from midday to evening when stores are open; and, theater demand increases throughout the afternoon, peaking with the late evening movie show times.



PROXIMITY TO MUNICIPAL LOT

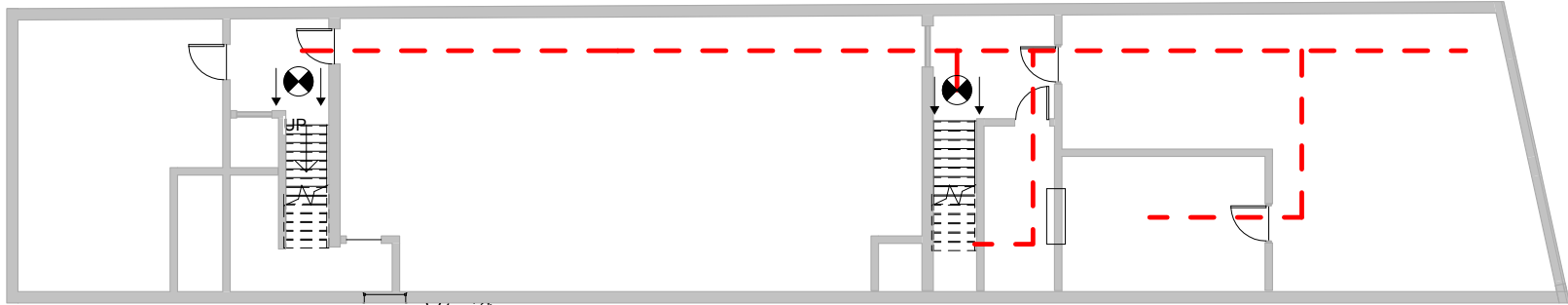
§ 405-34 OFF-STREET PARKING AND LOADING.
J. PARKING SPACE RATIOS

COMMERCIAL AREA
TOTAL SF = 2,992 SF
PARKING RATIO FOR COMMERCIAL
1 SPACE PER 300SF = 2,992/300 = 10 SPACES

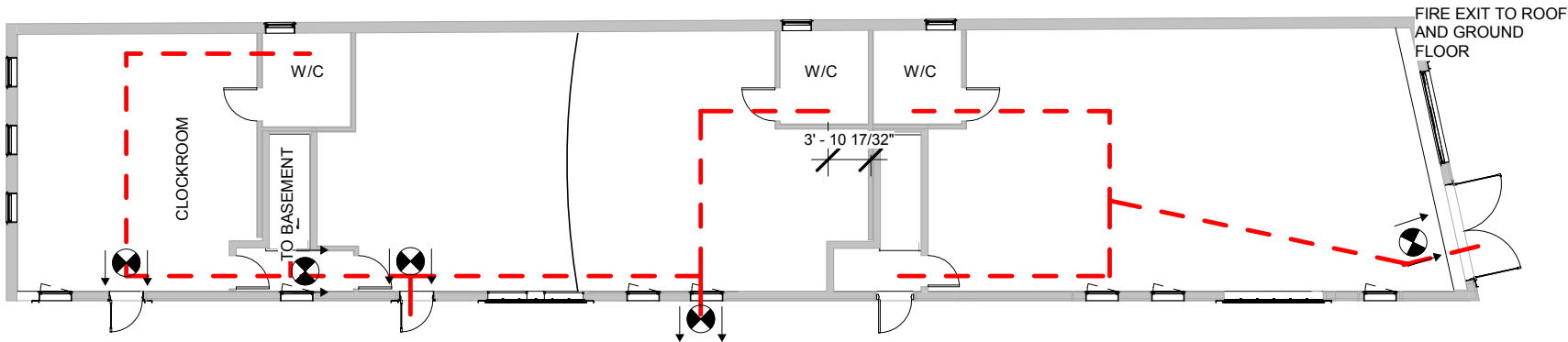
TOTAL SPACES = 10 SPACES

COMMERCIAL
MECHANICAL STORAGE - NOT APPLICABLE

CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. A14
SITE 602 BROADWAY - KINGSTON, NY		PARKING ANALYSIS	As indicated	6-23-20	



1 BASEMENT FLR FIRE PLAN
1/16" = 1'-0"



2 GRND FLR-FIRE PLAN
1/16" = 1'-0"

FIRE EGRESS & OCCUPANCY

IBC 2015, TABLE 1004.1.2

ASSEMBLY OCCUPANCY IS **ACCESSORY** TO BUSINESS PER SECTION 508.2 IBC 2015

SECTION 1004.3 IBC 2015
EVERY ROOM OR SPACE THAT IS ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT.

* SECTION 1005.3.2 EXCEPTIONS 1. IBC 2015,
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF **0.15 INCH** (3.8 mm) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

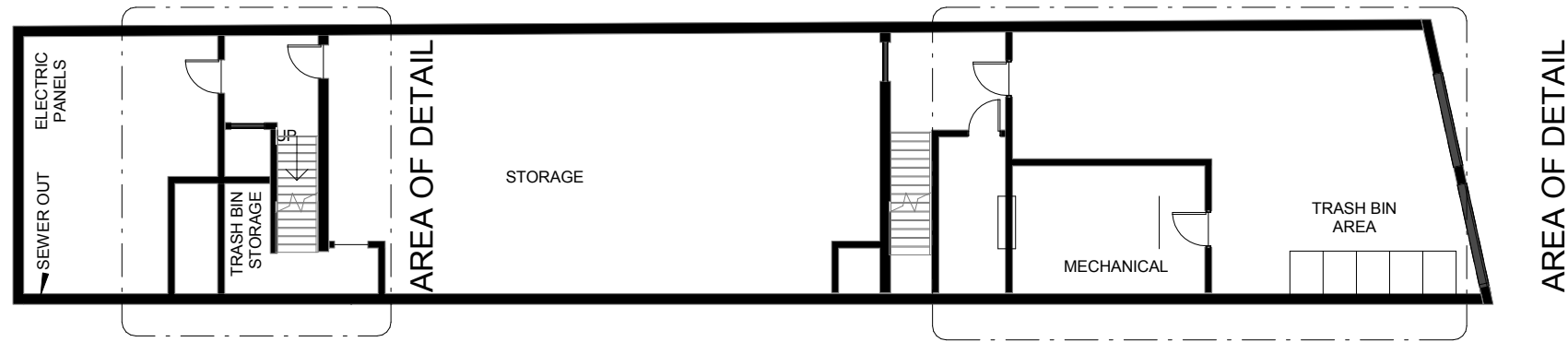
** SECTION 1005.5 IBC 2015,
WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE **THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.**

* SECTION 1007.1.1. EXCEPTION 2. IBC 2015,
WHERE A BUILDING IS EQUIPPED THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NO LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

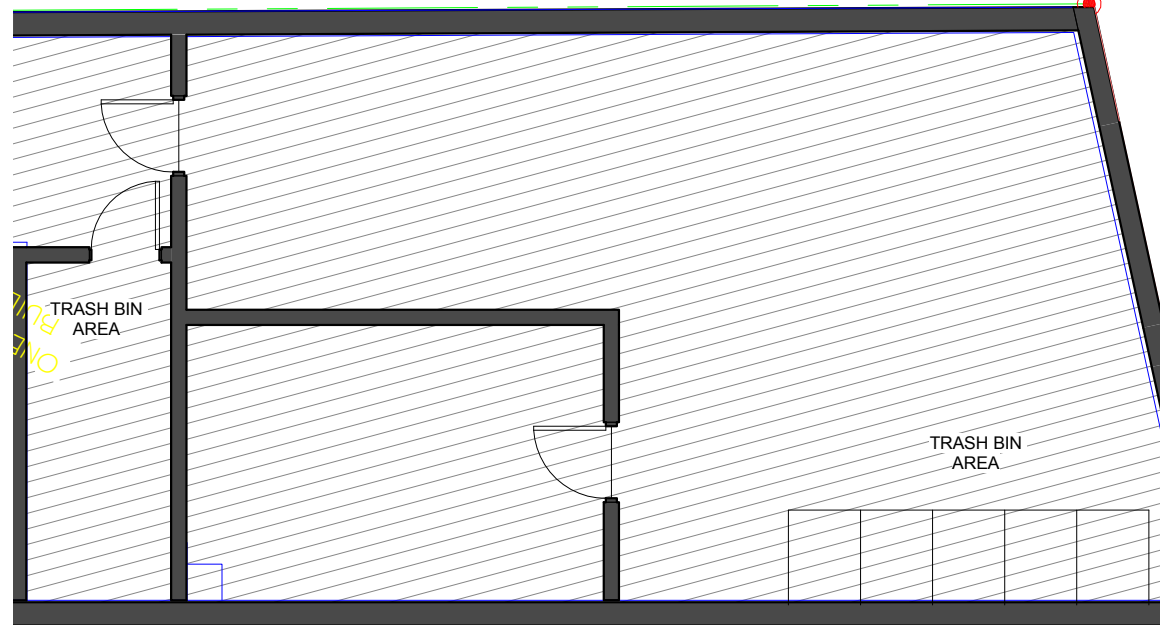
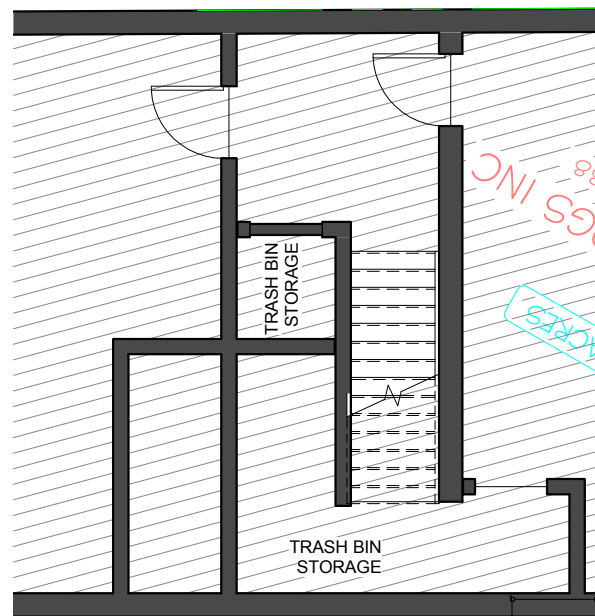
****BUILDING SPRINKLER SYSTEM, MEANS OF EGRESS, OCCUPANCY & TRAVEL DISTANCE CALCULATIONS AND PLANS SHALL BE PART OF A FUTURE SET OF BUILDING CONSTRUCTION PLANS****

CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE 1/16" = 1'-0"	DATE 6-23-20	SHEET NO. A15
		FIRE PLAN			

SITE
602 BROADWAY - KINGSTON, NY



① BASEMENT TRASH MNGMT
1/16" = 1'-0"



② BASEMENT TRASH MNGMT - Callout 1
1/8" = 1'-0"

③ BASEMENT TRASH MNGMT - Callout 2
1/8" = 1'-0"

RECEPTACLE SPECIFICATIONS.

A. Receptacles shall be of metal or heavy duty plastic construction fitted with a cover and lifting handles and of a volume not to exceed 32 gallons. Total combined weight of receptacle and contents shall not exceed 50 pounds. Receptacles shall be kept in good repair with no ragged metal or plastic edges and no missing wheels and shall be replaced by the owner upon written notice from the Code Enforcer, Superintendent or Assistant Superintendents of Public Works that the same are hazardous to the men collecting the contents thereof. If not so replaced within 10 days after receipt of such notice, such nonconforming or defective containers shall be disposed of by the Department of Public Works as waste. If heavy duty plastic receptacles are used, the City of Kingston assumes no liability for damages due to breakage caused by handling same.

[Amended 8-4-2009 by L.L. No. 10-2009, approved 8-13-2009]

B. Heavy duty, disposable, waterproof plastic bags, properly tied to avoid spilling, each having a capacity not to exceed 32 gallons, may be substituted in lieu of containers as specified herein.

C. Recyclables may be placed in any metal or heavy duty plastic container having a lifting handle. Lids are optional. Recycling containers must be clearly marked as to the material contained. Marking may be accomplished by marking with permanent marking pen or appropriate labels as supplied by the City of Kingston.

D. Newspapers, magazines, junk mail and office paper only shall be placed in 18 gallon blue boxes supplied by the Ulster County Resource Recovery Agency to one- , two- and three-family residences. Lids shall be used to keep the contents dry.

E. Corrugated cardboard, grayboard (gray cardboard) and brown paper bags shall be placed together either by flattening out and bundling or by nesting inside each other.

CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. A16
SITE 602 BROADWAY - KINGSTON, NY		TRASH MANAGEMENT PLAN	As indicated	6-23-20	



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE 6-23-20	SHEET NO. C8
		PERSPECTIVE RENDERING			

SITE
602 BROADWAY - KINGSTON, NY



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. C9
		FIELD CT. ELEVATION	N/A	6-23-20	



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. C10
		ADJACENT LOT ELEVATION	N/A	6-23-20	



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. C11
		BROADWAY RENDERING	N/A	6-23-20	

SITE
602 BROADWAY - KINGSTON, NY



CLIENT COY	RICHARD LANKA & ASSOCIATES 275 Interlaken Rd, Lakeville CT 06039 310-902-9999	DRAWING	SCALE	DATE	SHEET NO. C12
		ALLEY ELEVATION	N/A	6-23-20	

Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #7: #744 Broadway SITE PLAN to install new signage and awnings that project over the public right of way. SBL 56.92-2-4. SEQR Determination. Zone C-2, BOD. Ward 2. The Anchor (Brandy Walters)/applicant; Michael McGrath Properties Inc./owner.

Suggested Action:

Attachments:

[744 Broadway - Site Plan 7_20_20.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) 744 Broadway

Property Tax Map ID # (SBL): _____

Name of applicant: The Anchor (Brandy Waters)

Applicant Phone #: (845) 901-9991 Fax #: () E-Mail: booking@theanchor

Mailing address of applicant: 744 Broadway, Kingston, NY 12401 kingston.com

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

Project use and/or description of improvement:

Paint exterior brick red, new signage facing intersection (traffic circle)

Black Metal Awning

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): Michael McGrath Properties

Phone #: (845) 901-9991 Fax #: () E-Mail: booking@theanchor@kingston.com

Signature of Owner: [Signature]

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

(This section for office use only)

Date received: _____ Referrals: _____

Application fee: _____

Zoning District: _____ Ward: _____

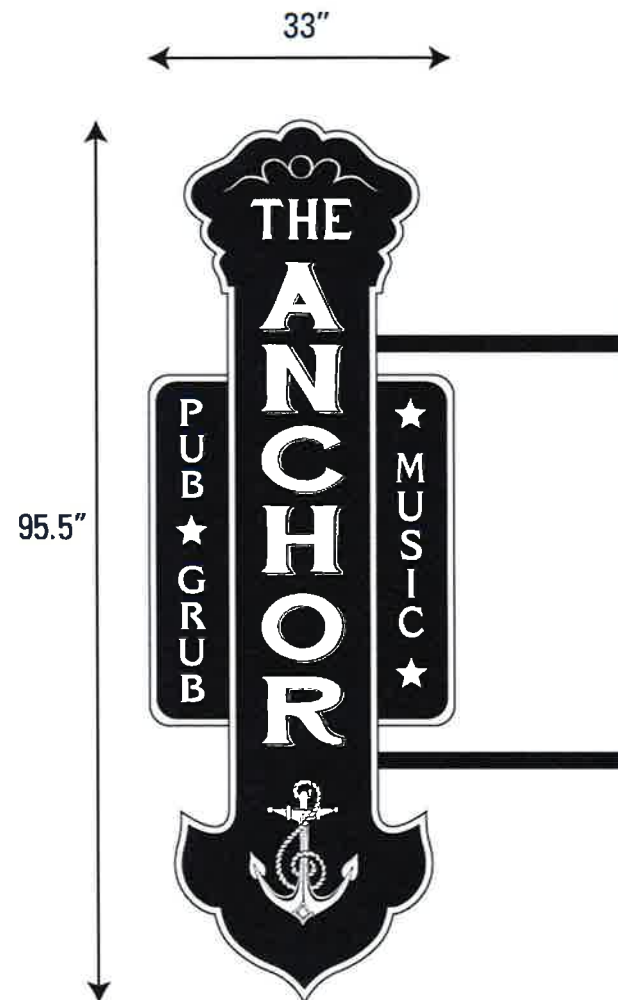
Sec./Blk./Lot: _____/_____/_____

SEQRA: _____

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

jas/pb4

The Anchor Building Sign



Existing Blade Sign



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Gillian Barnard 845-331-8710 x1010



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all NEC Standards

Project: The Anchor

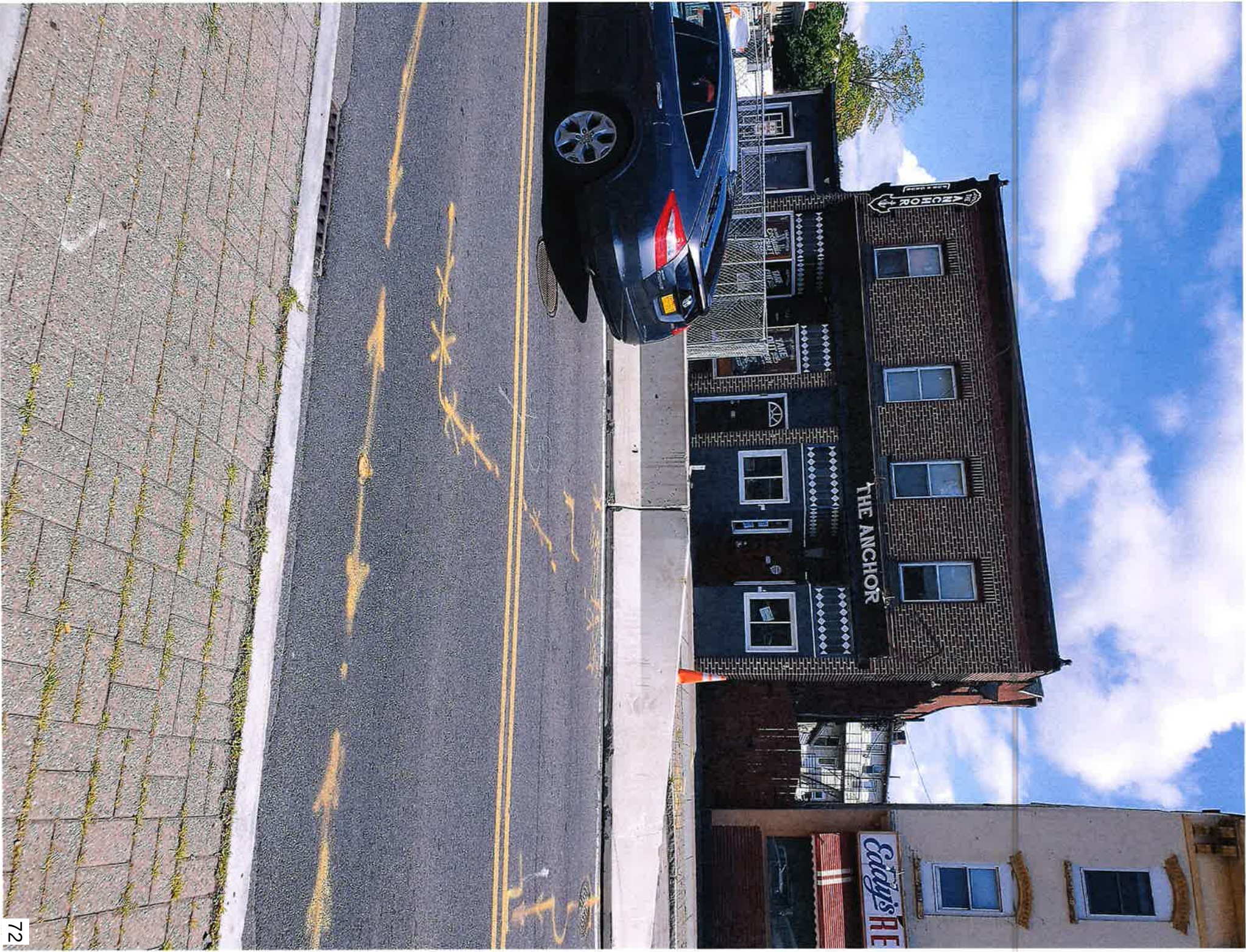
File Title: TA-BldgSign-REV-mm.ai

Date: January 29, 2020

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2016.



The Anchor Building Sign



1x - Single Sided - 32.75"h x 150"w - Wall Sign, up-lit with LED Light Bar

17"h x 137.5"w "THE ANCHOR"
1/2" White PVC dimensional lettering



Uplighting with LED Light Bar



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Gillian Barnard 845-331-8710 x1010



Electrical to use UL Listed components
and shall meet all NEC Standards

Project: The Anchor

File Title: TA-BldgSign-REV-mm.ai

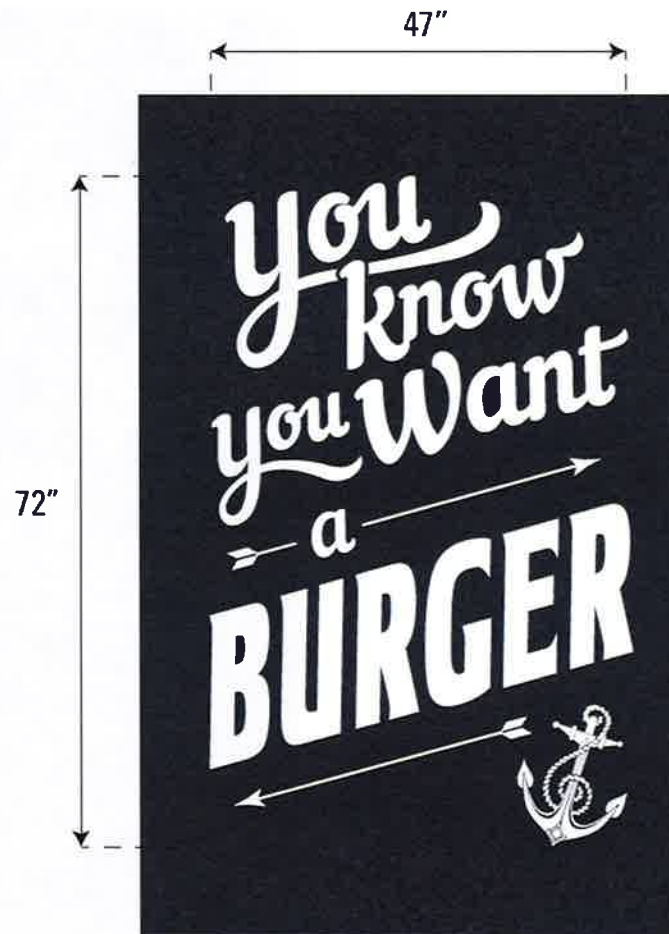
Date: January 29, 2020

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2016.

The Anchor Building Sign



Concept for a painted sign on the brick wall, illuminated with LED light bar top and bottom



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Gillian Barnard 845-331-8710 x1010



Underwriters
Laboratories Inc.

Electrical to use U.L. Listed components
and shall meet all N.E.C. Standards

Project: The Anchor

File Title: TA-BldgSign-REV-mm.ai

Date: January 29, 2020

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2016.





Planning Board Agenda Item Report

Meeting Date: July 20, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #8: #2-16 Montrepose Avenue REFERRAL of ZONING CHANGE from RRR (One family Residence) to RT (Rondout). SBL 56.42-4-7. SEQR Determination. Zone RRR, Coastal Zone, HAC. Ward 9. Andrew Wright/applicant; Bluestone Realty/owner.

Suggested Action:

Attachments:

[Zoning Change Referral - Montrepose & McEntee 7_20_20.pdf](#)

[UPDATED RENDERINGS Zoning Change Referral - Montrepose & McEntee 7_20_20](#)

ZONING AMENDMENT APPLICATION

Check one that applies:

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

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

2-16 Montreposse Street, Kingston NY 12401

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

See Exhibit A for lot dimensions

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

Andrew Wright, Managing Member/Petitioner

233 Fair St, Kingston NY 12401

845-338-3383

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

Blue Stone Realty LLC

233 Fair St, Kingston NY 12401

845-338-3383

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

Current zoning = RRR / Proposed zoning = RT

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

N/A

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

See Zoning Petition documents attached.

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

See Zoning Petition Exhibits attached.

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

FOR OFFICE USE ONLY

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Park Slope Kingston			
Project Location (describe, and attach a location map): 2-16 Montrepose Street in the city of Kingston. Corner of Montrepose Street and Pierpoint Street. See maps in attached Exhibits.			
Brief Description of Proposed Action: Development of raw land in the City of Kingston consisting of 14-market rate apartment units, community center, community pedestrian park and 23 parking spaces including 2 EV charging stations. To extend and conform the adjacent Rondout District to all of the .81 of an Acre. This parcel is immediately adjacent to the Rondout District designation; changing the designation of this parcel will conform with the immediate surrounding properties to the South and East which belong to the RT district.			
Name of Applicant or Sponsor: Andrew Wright		Telephone: 845-338-3383 E-Mail: wrightarchitects@gmail.com	
Address: 233 Fair 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: City of Kingston Building Department and any other agencies deemed necessary by the lead agency.		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		.81 acres	
b. Total acreage to be physically disturbed?		.81 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

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: 20% better than current energy standards required by AHJ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☐	YES ☒	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES Storm water will be directed to existing storm water drains. _____			

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>Andrew Wright</u> Date: <u>6-10-2020</u> Signature: 		

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

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

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

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

ZONING PETITION

June 10, 2020

OWNER OF RECORD:

BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

PETITIONER:

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

REPRESENTATIVE:

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

TO:

The Honorable Common Council of the City of Kingston

 **W R I G H T
A R C H I T E C T S**

233 FAIR STREET
KINGSTON NY 12401

845 - 338 - 3383

wrightarchitectspllc.com

ZONING PETITION FOR

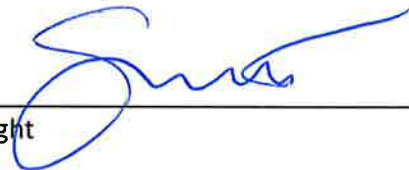
Location:	2-16 Montrepose Street, City of Kingston NY 12401,
SBL:	56.42-4-7
Current Zoning Designation:	RRR (One-Family Residence)
Proposed Zoning Designation:	RT (Rondout District)
Size of lot:	.81 of an Acre
Proposed Land Use:	Improved lands located immediately adjacent to the Rondout District and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

SUMMARY

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

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

Yours Truly,



Andrew Wright
Petitioner

6/10/20



Sonia Lemus-Wright
Representative

6/10/20

SCHEDULE A

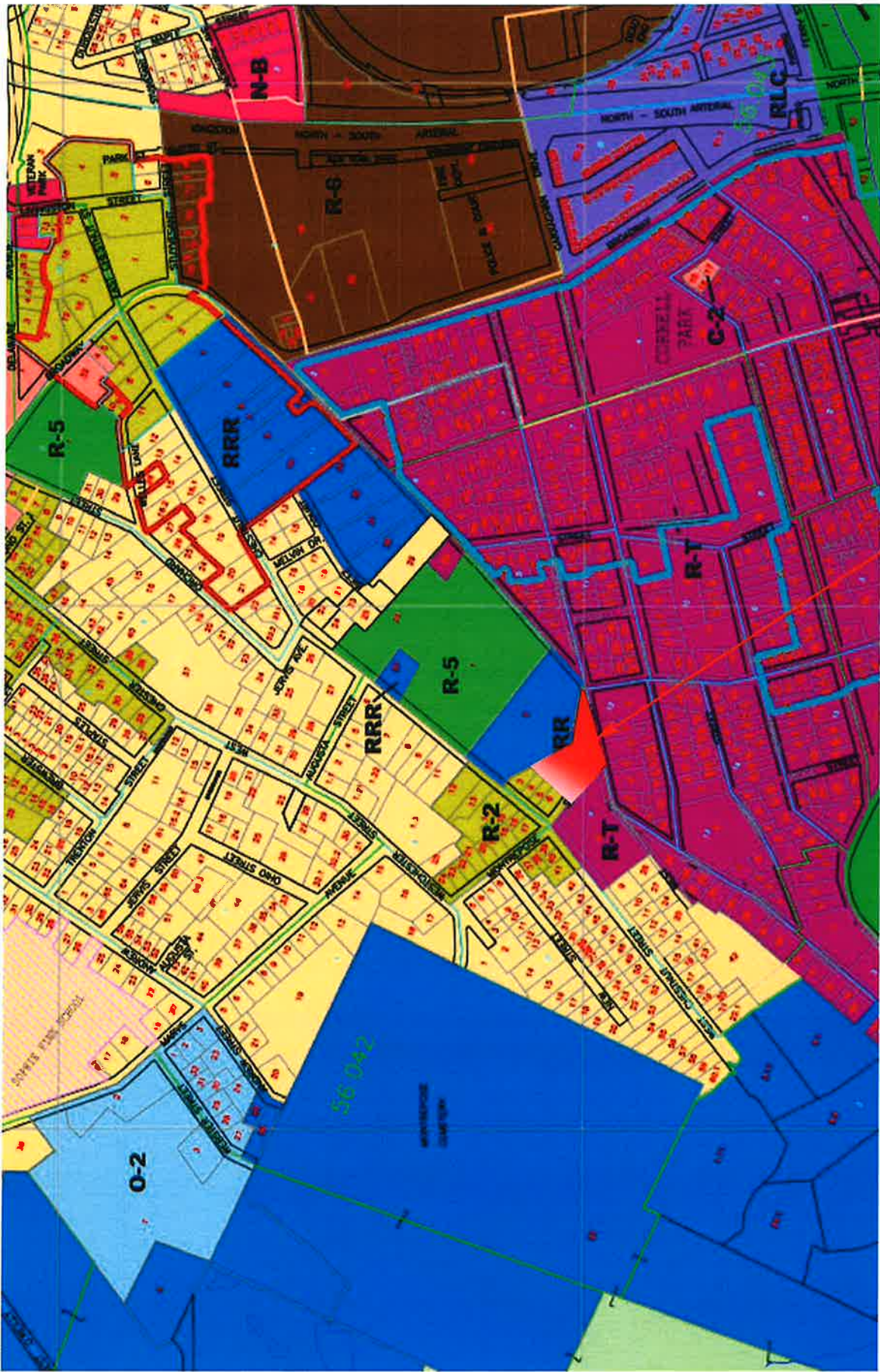
All that tract or parcel of land situate in the City of Kingston, County of Ulster, and the State of New York, bounded and described as follows:

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

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



Exhibit "B"



Site

June 10, 2020

OWNER OF RECORD:

BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

MANAGING MEMBER:

ANDREW WRIGHT
845-338-3383
233 Fair Street
Kingston, NY 12401

REPRESENTATIVE:

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

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

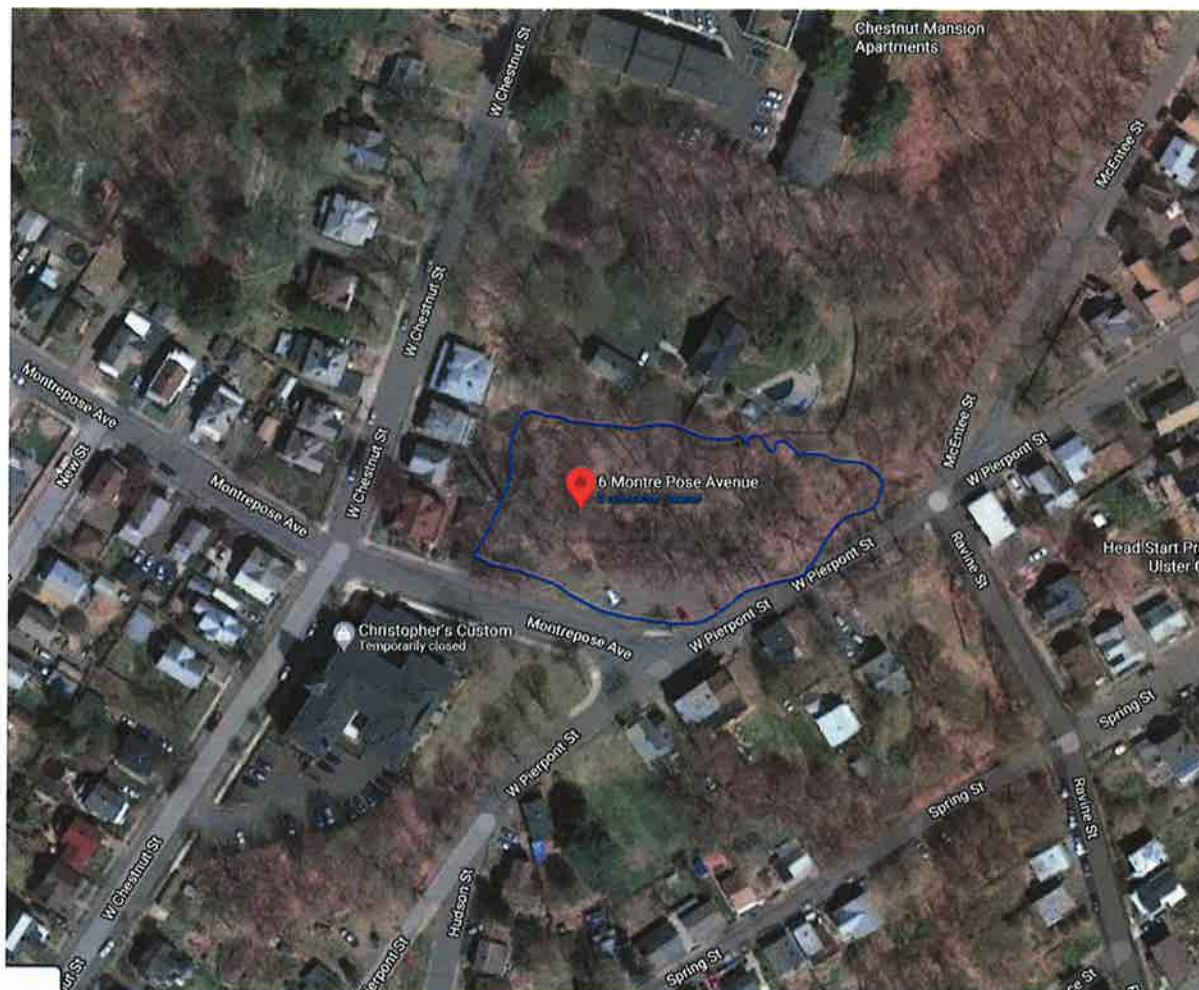
<u>Lot Regulations:</u>	<u>Requirements</u>	<u>Proposed</u>	<u>Approved</u>
Area RRR	12,000 sf	35,284 sf	
Area RT	14 sf		
Width RRR	100'	439.4'	
Width RT	40'		
Depth RRR	125	168.49'	
Depth RT	--		
Area/Dwelling Unit RRR	--	--	
Area/Dwelling Unit RT	2,000 sf	2,520	
Minimum Yard Requirements			
Front Yard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

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

Park Slope

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

Site location



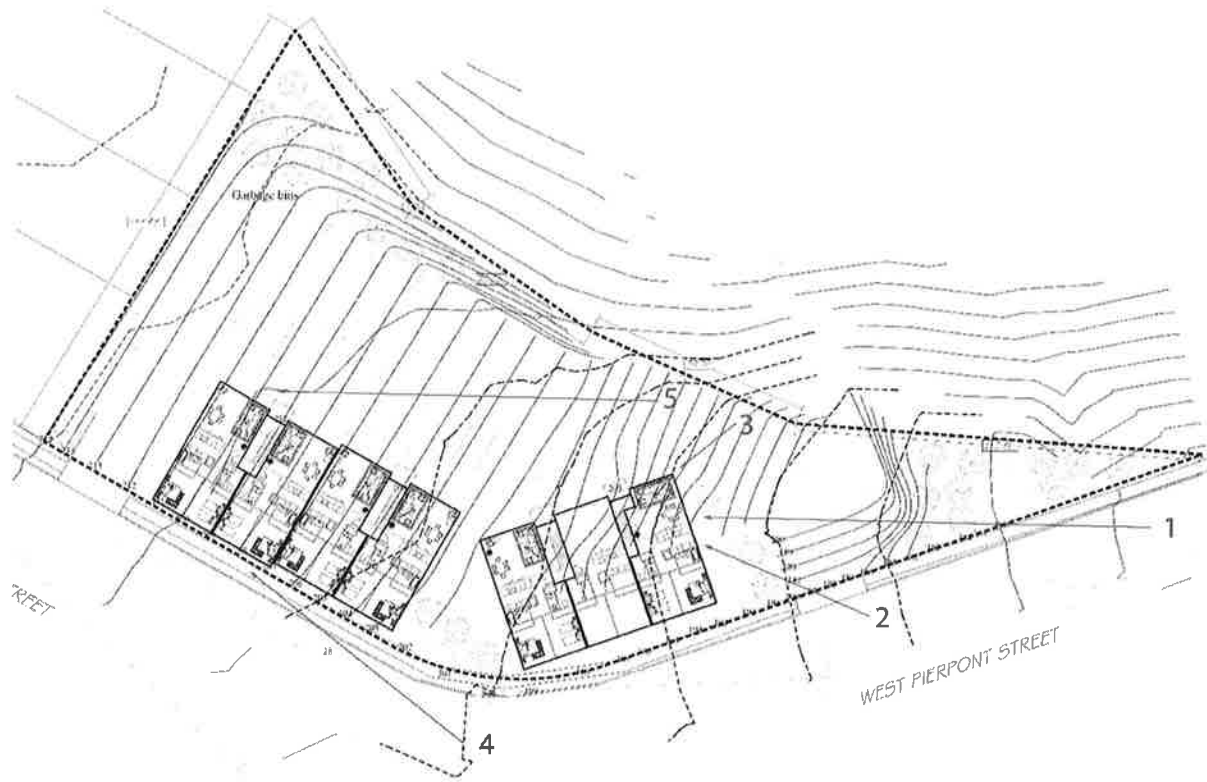
From Uphill



From Downhill



SITE PLAN KEY FOR 3D PRELIMINARY DESIGN VIEWS



View 1 – Down from W Pierpont St



View 2 – From W Pierpont St



View 3 – From Parking with Ulster Academy Lofts in background



View 4 – From downhill Montrepose



View 5 – From downhill parking



ZONING AMENDMENT APPLICATION

Check one that applies:

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

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

2-16 Montreposse Street, Kingston NY 12401

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

See Exhibit A for lot dimensions

2. Name/Mailing Address/Phone # of Applicant(s):
Andrew Wright, Managing Member/Petitioner

233 Fair St, Kingston NY 12401

845-338-3383

3. Name/Mailing Address/Phone # of Owner(s):
Blue Stone Realty LLC

233 Fair St, Kingston NY 12401

845-338-3383

4. If rezoning, state current and proposed zoning classification:
Current zoning = RRR / Proposed zoning = RT

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

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

See Zoning Petition documents attached.

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

See Zoning Petition Exhibits attached.

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

FOR OFFICE USE ONLY

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Park Slope Kingston							
Project Location (describe, and attach a location map): 2-16 Montrepose Street in the city of Kingston. Corner of Montrepose Street and Pierpoint Street. See maps in attached Exhibits.							
Brief Description of Proposed Action: Development of raw land in the City of Kingston consisting of 14-market rate apartment units, community center, community pedestrian park and 23 parking spaces including 2 EV charging stations. To extend and conform the adjacent Rondout District to all of the .81 of an Acre. This parcel is immediately adjacent to the Rondout District designation; changing the designation of this parcel will conform with the immediate surrounding properties to the South and East which belong to the RT district.							
Name of Applicant or Sponsor: Andrew Wright		Telephone: 845-338-3383 E-Mail: wrightarchitects@gmail.com					
Address: 233 Fair 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Kingston Building Department and any other agencies deemed necessary by the lead agency.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action? .81 acres b. Total acreage to be physically disturbed? .81 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

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: 20% better than current energy standards required by AHJ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☐	YES ☒	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES Storm water will be directed to existing storm water drains. _____			

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>Andrew Wright</u> Date: <u>6-10-2020</u> Signature: 		

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

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

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

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

ZONING PETITION

June 10, 2020

OWNER OF RECORD:

BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

PETITIONER:

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

REPRESENTATIVE:

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

TO:

The Honorable Common Council of the City of Kingston

 **W R I G H T
A R C H I T E C T S**

233 FAIR STREET

KINGSTON NY 12401

845 - 338 - 3383

wrightarchitectsllc.com

ZONING PETITION FOR

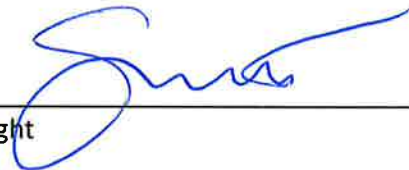
Location:	2-16 Montrepose Street, City of Kingston NY 12401,
SBL:	56.42-4-7
Current Zoning Designation:	RRR (One-Family Residence)
Proposed Zoning Designation:	RT (Rondout District)
Size of lot:	.81 of an Acre
Proposed Land Use:	Improved lands located immediately adjacent to the Rondout District and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

SUMMARY

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

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

Yours Truly,



Andrew Wright
Petitioner

6/10/20



Sonia Lemus-Wright
Representative

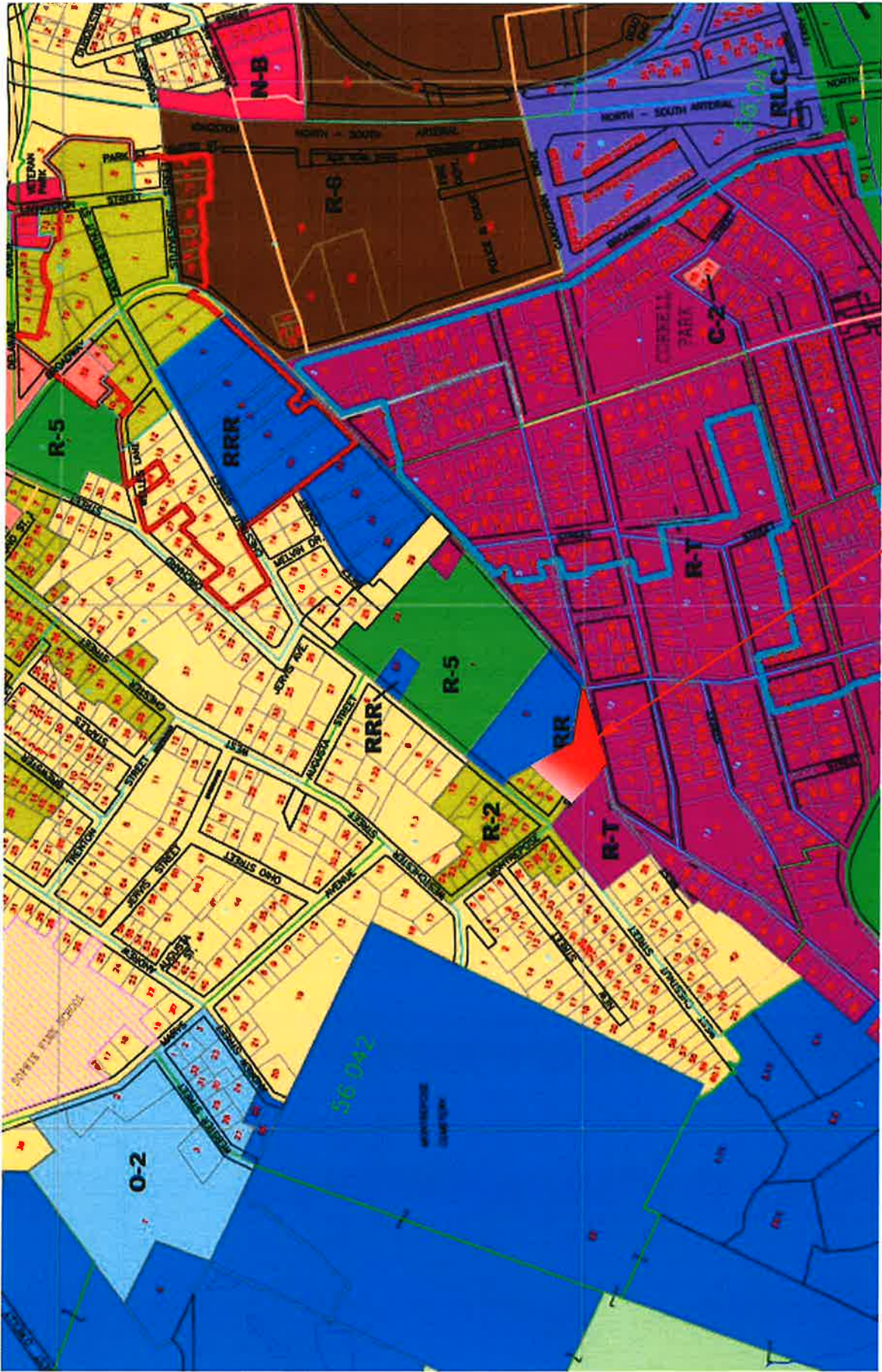
6/10/20

SCHEDULE A

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

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

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



Site



WRIGHT ARCHITECTS P L L C 233 FAIR STREET KINGSTON, NY 12401 845-338-1387 www.wrightarchitects.com	
Park Slope Kingston 2-16 MONTREPOSE ST, KINGSTON, NY 12401	
PREPARED BY 1. WRIGHT ARCHITECTS 2. TO COMMON COUNCIL	APPROVED BY 1. TO COMMON COUNCIL
SITE PLAN FLOOR PLAN LAYOUT	
JOB # 0403	JOB DATE 05/07/2020
JOB SHEET NUMBER A-100.00	
DATE OF THIS DRAWING ISSUE	

Exhibit "D"

June 10, 2020

OWNER OF RECORD:

BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

MANAGING MEMBER:

ANDREW WRIGHT
845-338-3383
233 Fair Street
Kingston, NY 12401

REPRESENTATIVE:

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

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

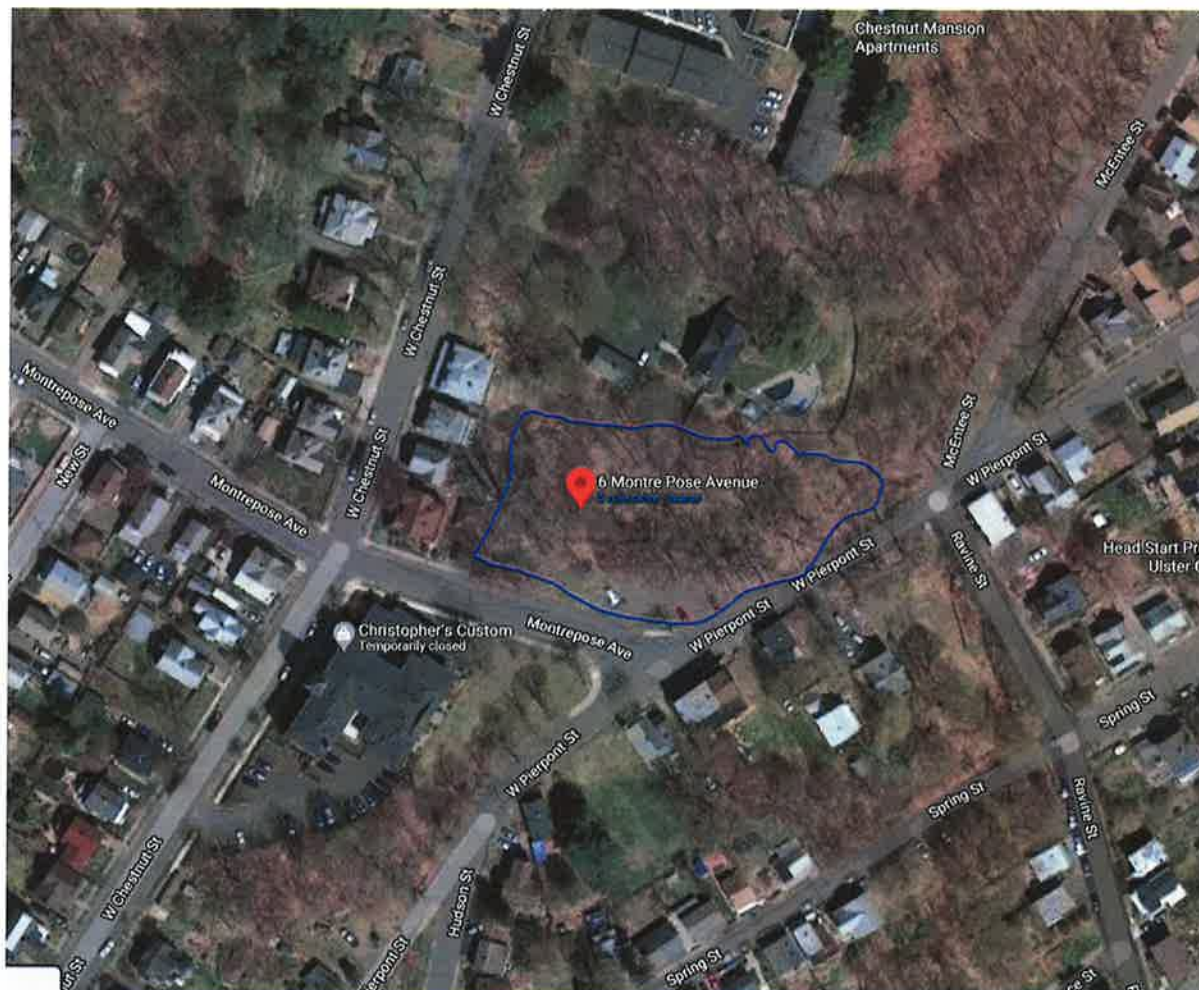
<u>Lot Regulations:</u>	<u>Requirements</u>	<u>Proposed</u>	<u>Approved</u>
Area RRR	12,000 sf	35,284 sf	
Area RT	14 sf		
Width RRR	100'	439.4'	
Width RT	40'		
Depth RRR	125	168.49'	
Depth RT	--		
Area/Dwelling Unit RRR	--	--	
Area/Dwelling Unit RT	2,000 sf	2,520	
Minimum Yard Requirements			
Front Yard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

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

Park Slope

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

Site location



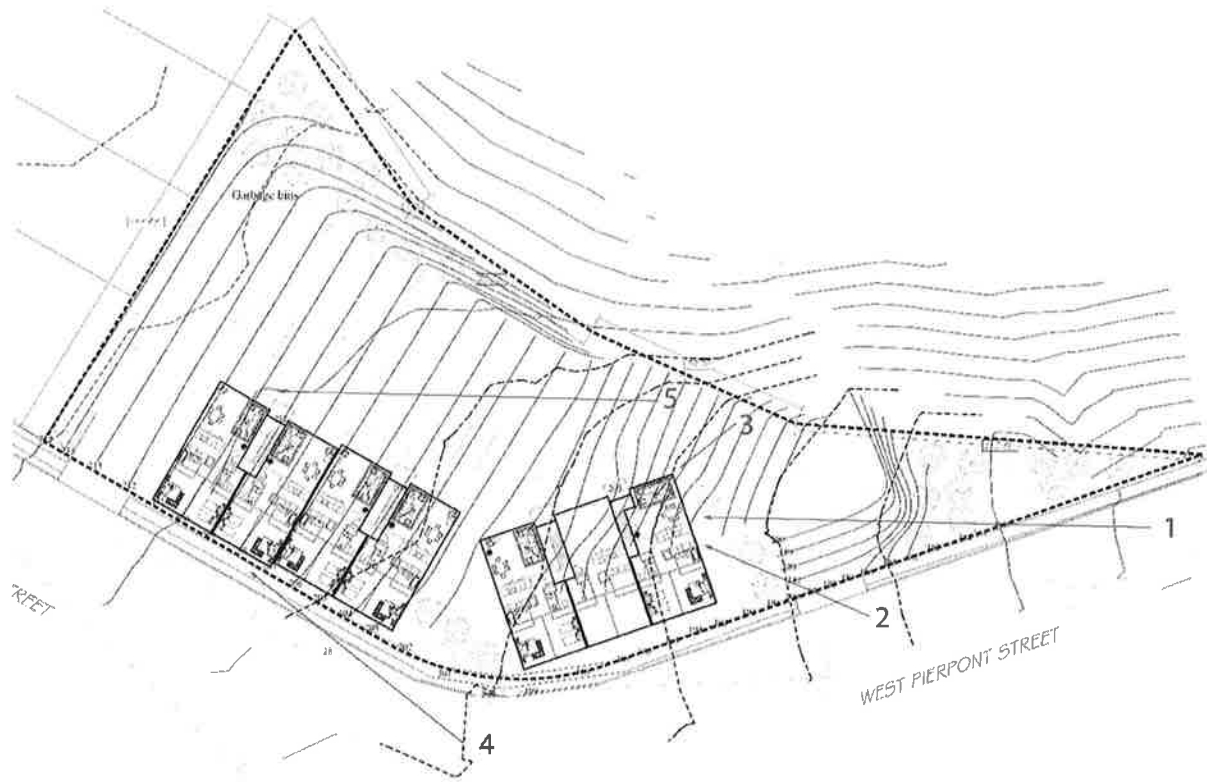
From Uphill



From Downhill



SITE PLAN KEY FOR 3D PRELIMINARY DESIGN VIEWS



View 1 – Down from W Pierpont St



View 2 – From W Pierpont St



View 3 – From Parking with Ulster Academy Lofts in background



View 4 – From downhill Montrepose



View 5 – From downhill parking

