



City of Kingston Planning Board
Meeting Agenda
Monday, September 21, 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): 1 877 309 2073
- One-touch: tel:+18773092073,,762689765#

United States: +1 (571) 317-3129
- One-touch: tel:+15713173129,,762689765#

Access Code: 762-689-765

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

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

ALTERNATES: Kevin Roach, Vicente Archer, and Katie Bawarski.

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

GENERAL NOTES:

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

REGULAR BUSINESS

Item #1: Adoption of the July 20, 2020 Planning Board Meeting Transcript and Decisions.
[July 2020 - Transcript.pdf](#)
[PBM Decisions July 20 2020.pdf](#)

PUBLIC HEARINGS

Item #2: #152 St. James Street SUBDIVISION of the Lands of St. James Street LLC. SBL 56.91-1-27. SEQR Determination. Zone R-6. Ward 3. St. James Street LLC; applicant/owner.

[9_21_20- PBM - 152 St James Subdivision.pdf](#)

[9_21_20 PBM - 152 St James Maps.pdf](#)

Item #3: #121 & 123 West Chester Street and 51-57 Jervis Street LOT LINE DELETION of the Lands of

Rebecca Blackwell-Hafner. SBL 56.34-7-21, 56.34-7-22, & 56.34-7-19. SEQR Determination. Zone R-1. Ward 9. Rebecca Blackwell-Hafner; applicant/owner.

[9_21_20 PBM - W. Chestnut & Jervis Lot Line Deletion.pdf](#)
[121 & 123 W Chester & 51-57 Jervis - LLD Maps.pdf](#)

Item #4: #245-251 Washington Avenue SPECIAL PERMIT AMENDMENT to install additional fencing on the site. SBL 56.90-6-20. SEQR Determination. Zone R-1. Ward 3. Central Hudson Gas & Electric; applicant/owner.

[9_21_20 PBM - 245-251 Washington Avenue SP Gas Regulating .pdf](#)

Item #5: #100 Lucas Avenue SPECIAL PERMIT RENEWAL for a radio communication antenna. SBL 56.89-2-25.200. SEQR Determination. Zone R-1. Ward 1. Seventh Day Adventist Church; applicant/owner.

[9_21_20 PBM - 100 Lucas Avenue SP Renewal Antennae.pdf](#)

Item #6: #702 Broadway SPECIAL PERMIT RENEWAL for 6 residential units use in the C-2/MUOD. SBL 56.25-1-9.100. SEQR Determination. Zone C-2, MUOD, HA. Ward 2. Mohammed Alshaary/applicant; Morning Tree Corp./owner.

[9_21_20 PBM - 702 Broadway SP Renewal.pdf](#)

Item #7: #356 Broadway SPECIAL PERMIT RENEWAL to operate a rooming house. SBL 56.43-8-61.1. SEQR Determination. Zone C-2, MUOD, HA. Ward 9. TVG Group LLC; applicant/owner.

[9_21_20 PBM - 356 Broadway SP Renewal.pdf](#)

Item #8: #243 Hurley Avenue SPECIAL PERMIT RENEWAL to operate a Community Solar Array. SBL 47.70-1-6. SEQR Determination. Zone C-3. Ward 1. Hudson Solar/applicant; St. Clara's Church of God, Inc./owner.

[9_21_20 PBM - 243 Hurley Plans.pdf](#)

[9_21_20 PBM - 243 Hurley SP Renewal.pdf](#)

Item #9: #76-88 Spring Street SPECIAL PERMIT RENEWAL for 12 apartments. SBL 56.42-10-8. SEQR Determination. Zone RT. Rondout Historic District. HA, Coastal Zone. Ward 8. Lloyd Levi; applicant/owner.

[9_21_20 PBM - 76-88 Spring Street SP Renewal.pdf](#)

Item #10: #55 Hoffman Street SPECIAL PERMIT to establish an accessory apartment. SBL 56.26-10-10. SEQR Determination. Zone R-1. Ward 5. Doreen Bridge; applicant/owner.

[9_21_20 PBM - 55 Hoffman.pdf](#)

Item #11: #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. Jaqueline Lambert: applicant/owner.

Item #12: #20-42 Broadway SPECIAL PERMIT RENEWAL for residential units. SBL 56.43.8.61.1. SEQR Determination. Zone RLC, HA, Coastal Zone. Ward 8. 30 Kingston Realty Corp/owner.

[9_21_20 PBM - 20-42 Broadway SP Renewal.pdf](#)

Item #13: #101 Greenkill Avenue SPECIAL PERMIT RENEWAL for 7 artist lofts. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. 101 Greenkill Avenue LLC; applicant/owner.

[9_21_20 PBM - 101 Greenkill Avenue.pdf](#)

Item #14: #20 Cedar Street SPECIAL PERMIT RENEWAL to the approved plan. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. RUPCO; applicant/owner.

Item #15: #21 O'Neil Street SPECIAL PERMIT to establish a drinking establishment in an existing building. SBL 56.25-2-15. SEQR Determination. Zone C-3. Ward 4. Eric Sturniolo; applicant/owner.

[9.21.20 PBM 21 O'Neil St.pdf](#)

[21_Oneil_Street_SD Presentation R2 LR.pdf](#)

NEW BUSINESS

Item #16: #20 Cedar Street SITE PLAN amendment to add business identification signage. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. Timely Signs of Kingston/applicant RUPCO/owner.

[9_21_20 PBM - 20 Cedar Signage.pdf](#)

Item #17: #389 Washington Avenue SITE PLAN to install signage. SBL 48.330-1-1. SEQR Determination. Zone C-2. Ward 1. Timely Signs of Kingston/applicant; Andrew and Kendra Plevin; owners.

[9_21_20 PBM - 389 Washington Signage.pdf](#)

Item #18: #311 Wall Street SITE PLAN to add fencing and associated site improvements. SBL 48.331-1-16. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, HAC. Ward 2. 311 Wall Street LLC; applicant/owner.

[9_21_20 PBM - 311 Wall Site Plan.pdf](#)

Item #19: #127 Greenkill Avenue SITE PLAN to establish a community center SBL 56.109-2-32. SEQR Determination. Zone R-2, MUOD. Ward 4. 127 Greenkill Avenue LLC (c/o Scott Dutton) applicant/owner.

[9_21_20 PBM - 127 Greenkill Avenue.pdf](#)

[127 Greenkill Drawings.pdf](#)

BOND RELEASE

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

[9_21_20 PBM - 20 Cedar Request for Bond Release.pdf](#)

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #1: Adoption of the July 20, 2020 Planning Board Meeting Transcript and Decisions.

Suggested Action:

Attachments:

[July 2020 - Transcript.pdf](#)

[PBM Decisions July 20 2020.pdf](#)



CITY OF KINGSTON PLANNING BOARD
MEETING TRANSCRIPT
July 20, 2020 at 6P.M. EST
GoToMeeting.com

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

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

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

NOTE: The transcript below was generated by the GoToMeeting.com site and was revised as necessary to correct the spelling of names and grammatical errors.

Wayne Platte

00:00 - 00:03

The meeting will now be recorded.

Suzanne Cahill

00:05 - 00:07

Ok, good evening, everybody.

Suzanne Cahill

00:07 - 00:11

You are at the city of Kingston Planning Board Monthly meeting.

Suzanne Cahill

00:11 - 00:12

Today is July 20th.

Suzanne Cahill

00:12 - 00:13

2020.

Suzanne Cahill

00:13 - 00:15

My name is Suzanne Cahill.

Suzanne Cahill

00:15 - 00:17

I'm the planning director for the city of Kingston.

Suzanne Cahill

00:17 - 00:21

And I will be the organizer for the virtual meeting this evening.

Suzanne Cahill

00:22 - 00:29

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

Suzanne Cahill

00:30 - 00:36

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

Suzanne Cahill

00:36 - 00:41

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

Suzanne Cahill

00:41 - 00:45

Board members and staff will control their own mute button.

Suzanne Cahill

00:45 - 00:46

As good practice.

Suzanne Cahill

00:46 - 00:52

We ask that you mute yourself if you are not speaking white background, noise and feedback.

Suzanne Cahill

00:53 - 00:55

If a board member, or staff wishes to speak.

Suzanne Cahill

00:55 - 00:56

They will raise their hands.

Suzanne Cahill

00:57 - 01:02

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

Kyla

01:02 - 01:03

Listeners.

Suzanne Cahill

01:03 - 01:10

The board member will then unmute themselves, say their name, and speak clearly, muting after finished.

Suzanne Cahill

01:11 - 01:12

All of our meetings are recorded.

Suzanne Cahill

01:12 - 01:18

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

Suzanne Cahill

01:19 - 01:27

In lieu of public speaking during the monthly meeting, we requested all comments to be received by 2 PM on Friday, July 17th.

Suzanne Cahill

01:28 - 01:33

2020 comments could have been e-mailed to Suzanne Cahill Planning Director at

Suzanne Cahill

01:33 - 01:39

SCahill@kingston-ny.gov, mailed or placed in the Dropbox outside of City Hall.

Suzanne Cahill

01:40 - 01:48

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

Suzanne Cahill

01:49 - 01:56

This evening, we have not we did not receive comments by that deadline of June 17th.

Suzanne Cahill

01:57 - 02:04

However, two comments were received earlier this afternoon on the proposed rezoning petition.

Suzanne Cahill

02:04 - 02:14

Those have been circulated to the board members, and you have you have the opportunity to review them fully in advance.

Suzanne Cahill

02:15 - 02:24

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

Suzanne Cahill

02:25 - 02:30

I will repeat the number again, but be aware that no phone calls will be answered during the meeting.

Suzanne Cahill

02:31 - 02:37

The number to text again is (845) 443-0416.

Suzanne Cahill

02:38 - 02:49

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

Suzanne Cahill

02:50 - 02:58

Materials for this meeting may be found on the City of Kingston's website, www.kingston-ny.gov

Suzanne Cahill

02:59 - 03:10

Once you are on the homepage scroll to the bottom under meetings and where you see the Planning Board meeting posted, click on the agenda packet and you will find the hyperlinks in the meeting agenda.

Suzanne Cahill

03:11 - 03:16

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

Suzanne Cahill

03:17 - 03:21

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

Suzanne Cahill

03:22 - 03:23

Thank.

Wayne Platte

03:23 - 03:24

You, Suzanne.

Wayne Platte

03:24 - 03:25

Thank you, Suzanne.

Wayne Platte

03:25 - 03:26

My name is Wayne Platte.

Wayne Platte

03:28 - 03:32

Welcome everybody, to the July 20th 2020 Board Meeting.

Wayne Platte

03:33 - 03:36

Introductions of Board Members again, my name is Wayne Platte, Chairman.

Wayne Platte

03:38 - 03:40

We have Mary Jo Wiltshire.

Wayne Platte

03:42 - 03:44

Matt Gillis.

Wayne Platte

03:46 - 03:47

Kevin Roach.

Kevin

03:47 - 03:48

Here.

Wayne Platte

03:49 - 03:50

Vince here.

Wayne Platte

03:52 - 03:53

Katie Bawarsky.

Katie Bawarski

03:54 - 03:55

Here.

Wayne Platte

03:56 - 04:04

We also have Suzanne Cahill, the Planning director here, Kyla DeDea, the Assistant Planner.

Wayne Platte

04:06 - 04:09

And we have Assistant Corporation Counsel, Daniel Gartenstein here with us.

Wayne Platte

04:12 - 04:22

We are having some members have difficulties logging on, so, during deliberations we have Kevin Roach and Vince Archer sitting in.

Vince

04:23 - 04:23

Ok.

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

Wayne Platte

04:26 - 04:36

Under regular business adoption of the June 15th, 2020 Planning Board Meeting Transcript and decisions.

Wayne Platte

04:37 - 04:40

Everybody has had an opportunity to take a look at that.

Wayne Platte

04:42 - 04:43

Anybody have any?

Wayne Platte

04:45 - 04:49

Deletions or additions that they would like to see in there that may have been missed?

Wayne Platte

04:52 - 04:54

Ok, Good.

Wayne Platte

04:54 - 04:54

All right.

Wayne Platte

04:55 - 05:03

Wayne Platte make a motion that we adopt the June 15th, 2020 Planning Board minutes, transcript and decisions.

Wayne Platte

05:04 - 05:05

Do I have a second?

Matt Gillis

05:10 - 05:10

Second.

Wayne Platte

05:12 - 05:13

Who's that?

Matt Gillis

05:14 - 05:15

Matt.

Suzanne Cahill

05:15 - 05:16

Math Gillis.

Wayne Platte

05:17 - 05:18

second.

Wayne Platte

05:18 - 05:19

All in favor.

Suzanne Cahill

05:21 - 05:22
Wayne.
Wayne Platte
05:23 - 05:24
Platte is a yes.
Vince
05:26 - 05:26
Mary.
Wayne Platte
05:26 - 05:26
Jo.
Mary Jo Wiltshire
05:27 - 05:28
Yes.
Wayne Platte
05:29 - 05:29
Matt Gillis.
Matt Gillis
05:30 - 05:31
Yes.
Wayne Platte
05:31 - 05:32
Kevin Roach.
Kevin
05:32 - 05:33
Yes.
Wayne Platte
05:34 - 05:34
Vince archer.
Vince
05:35 - 05:36
Yes, that.
Wayne Platte
05:37 - 05:38
Motion is adopted.

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.

Wayne Platte
05:40 - 05:42
Ok, moving on to public hearings.
Wayne Platte
05:42 - 05:44
Item number 2 is 38.
Wayne Platte
05:45 - 05:46

50 Thomas Street.

Wayne Platte

05:46 - 05:49

It's a special permit renewal or emergency shelter use.

Wayne Platte

05:49 - 06:01

SBL is 56.25-4-44. SEQR Determinations, zone O-3, it's in Ward five, family of Woodstock as the applicant owner.

Wayne Platte

06:02 - 06:06

Are any of our callers here tonight to weigh in on this one?

Suzanne Cahill

06:07 - 06:16

Yes, We have Michael berg on as a caller, so let me unmute him.

Wayne Platte

06:18 - 06:19

Michael.

Suzanne Cahill

06:19 - 06:22

Michael, you want to, you can introduce yourself.

Wayne Platte

06:22 - 06:29

And everyone, I'm Michael Berg, executive director.

Wayne Platte

06:29 - 06:30

What we are talking about is the Darmstadt shelter.

[speaker unknown]:

06:33 - 06:40

Which is a homeless shelter, individuals primarily in recovery.

[speaker unknown]:

06:40 - 06:44

The second building is a 27 bed shelter for homeless families.

Wayne Platte

06:47 - 06:49

I'd be glad to answer any questions.

Wayne Platte

06:51 - 06:55

Michael, this is Wayne ..., have there been any changes since the last time you've been through?

Wayne Platte

06:56 - 06:59

The only changes the impact of covid

[speaker unknown]:

07:02 - 07:11

We've been forced to lower the occupancy rate by a few beds because we can put more than one family in a room.

[speaker unknown]:

07:12 - 07:14

Other than that, there haven't been.

Wayne Platte
07:16 - 07:16
All right.
Wayne Platte
07:17 - 07:22
And so, any police reports that jumped out at us for that?
Suzanne Cahill
07:24 - 07:28
There was one, I did not see anything out of the ordinary.
Suzanne Cahill
07:29 - 07:34
You should have received a copy of the K P D report for the past year.
Wayne Platte
07:36 - 07:36
Ok.
Wayne Platte
07:38 - 07:39
Um.
Wayne Platte
07:41 - 07:43
Anybody else have any questions?
Wayne Platte
07:47 - 07:49
OK.
Wayne Platte
07:51 - 07:53
The previous term was one year.
Wayne Platte
07:53 - 07:57
Sue that is, one year is yes.
Wayne Platte
07:59 - 08:00
Um.
Wayne Platte
08:04 - 08:07
This is a Type II action under SEQR
Wayne Platte
08:11 - 08:13
No further review of the board is required.
Wayne Platte
08:14 - 08:16
So at this time, I will.
Wayne Platte
08:16 - 08:18
make a motion that we.
Wayne Platte
08:19 - 08:24
Approve item number two for a period of one year with all original condition.

Suzanne Cahill

08:25 - 08:25

Wayne

Suzanne Cahill

08:26 - 08:32

This is Sue, can you, please just recognize this as a Type two, action, under seqr.

Wayne Platte

08:33 - 08:33

I did that?

Suzanne Cahill

08:34 - 08:37

Sorry, I Didn't hear it cut out then, OK.

Wayne Platte

08:39 - 08:43

Ok, so under seqr this is a type two action, so, no further review of the board is required.

Wayne Platte

08:46 - 08:52

Time, I'll make a motion that we approve item number two for a period of one year, with all the original can carry forward.

Wayne Platte

08:52 - 08:53

You'll have a section on that.

Matt Gillis

08:54 - 08:55

As well.

Vince

08:56 - 08:58

Thanks.

Wayne Platte

08:59 - 09:00

Yes.

Wayne Platte

09:01 - 09:05

All in Favor.

Mary Jo Wiltshire

09:05 - 09:06

Yes.

Wayne Platte

09:07 - 09:08

Gillis.

Matt Gillis

09:09 - 09:21

Yes.

Wayne Platte

09:21 - 09:22

Charles Polacco are you there?

Charles J Polacco Jr

09:22 - 09:23

I am here.
Charles J Polacco Jr
09:24 - 09:25
Finally.
Wayne Platte
09:26 - 09:27
Hi.
Vince
09:28 - 09:29
Yeah.
Suzanne Cahill
09:32 - 09:34
Yes or no.
Charles J Polacco Jr
09:38 - 09:38
Right.
Charles J Polacco Jr
09:39 - 09:48
Hi.
[speaker unknown]:
09:50 - 09:55
Aye.
Suzanne Cahill
09:55 - 10:02
I'm going to wait, I'm going to go through that roll call, vote, again, because your audio.
Suzanne Cahill
10:05 - 10:05
On me.
Suzanne Cahill
10:08 - 10:10
Wayne, you were a yes.
Suzanne Cahill
10:12 - 10:13
You said yes.
Suzanne Cahill
10:16 - 10:18
I have you down as saying yes.
Suzanne Cahill
10:20 - 10:20
Oops.
Kevin
10:21 - 10:22
Yes.
Vince
10:23 - 10:23
Ok.
Suzanne Cahill
10:26 - 10:28

It's our care.

Vince

10:28 - 10:29

Yes.

Suzanne Cahill

10:30 - 10:31

Ok.

Suzanne Cahill

10:34 - 10:38

So, we'll let the record show that Charles ...

Suzanne Cahill

10:38 - 10:44

Is now here and will be part of our discussion for item number three.

[speaker unknown]:

10:46 - 10:47

Am I done?

Suzanne Cahill

10:49 - 10:50

Yes, you are, Michael.

Suzanne Cahill

10:50 - 10:50

Thank you.

Wayne Platte

10:50 - 10:51

Michael.

Wayne Platte

10:52 - 10:53

Thank you.

Wayne Platte

10:54 - 10:55

Thank you.

Wayne Platte

10:55 - 10:56

I'll see you again in a year.

Wayne Platte

10:58 - 10:59

Ok, take care.

Wayne Platte

11:01 - 11:02

All right.

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.

Wayne Platte

11:03 - 11:14

Moving on to item number 3, 420 to 426, 428 -434, and 438 ...

Wayne Platte

11:14 - 11:14

Abeel Street.

Wayne Platte

11:15 - 11:18

Lot line deletion of the lands of historic Kingston ...

Wayne Platte

11:18 - 11:21

Llc, and Kingston Wilderness LLC.

Wayne Platte

11:22 - 11:39

Section Block and Lot is 56.50-6-3.100, 56.50-6-3.200, 56.50-6-2 SEQR Determination.

Wayne Platte

11:39 - 11:49

Zone R-FR Coastal Zone, Ward 8&9, historic Kingston, LLC, and Kingston Worldliness, LLC, are the applicant's/owners.

Wayne Platte

11:50 - 11:53

Anybody on the phone to talk about.

Suzanne Cahill

11:53 - 11:53

This?

Suzanne Cahill

11:57 - 11:58

I.

Suzanne Cahill

11:58 - 12:00

Do not believe so.

Wayne Platte

12:02 - 12:03

Ok.

Suzanne Cahill

12:03 - 12:04

-----.

Suzanne Cahill

12:09 - 12:10

-----.

Suzanne Cahill

12:13 - 12:18

Are you here for item number three, the property Abeel Street?

Wayne Platte

12:25 - 12:26

I can't hear him?

Suzanne Cahill

12:26 - 12:27

I cannot either.

Charles J Polacco Jr
12:28 - 12:29
I knew a lot.
Charles J Polacco Jr
12:31 - 12:31
Yeah.
Wayne Platte
12:38 - 12:42
Ok, we'll move forward with this anywhere.
Suzanne Cahill
12:42 - 12:43
Yes.
Wayne Platte
12:45 - 12:45
Ok.
Wayne Platte
12:47 - 12:48
All right.
Wayne Platte
12:48 - 12:50
So where are we going to be, how far out?
Wayne Platte
12:50 - 12:51
Where is this?
Suzanne Cahill
12:53 - 12:54
Your screen.
Wayne Platte
12:57 - 12:58
Yes, OK.
Vince
13:00 - 13:00
Yeah.
Wayne Platte
13:02 - 13:23
Whereas this in relation to ...
Wayne Platte
13:23 - 13:26
What's the, what's the closest property here that I would now?
Suzanne Cahill
13:30 - 13:37
Closest one would be the existing two story building that is A.
Suzanne Cahill
13:40 - 13:44
Owned by Kingston Wilderness and Historic Kingston, Marina.
Wayne Platte
13:45 - 13:47
Yeah.

Vince
13:50 - 13:50
You.
Suzanne Cahill
13:50 - 13:52
Are, it would be to your left.
Vince
13:53 - 13:54
Yeah.
Wayne Platte
13:57 - 14:13
Am I the only one hearing feedback Right now?
Wayne Platte
14:13 - 14:14
Audio.
Suzanne Cahill
14:15 - 14:16
No, it's very bad.
Charles J Polacco Jr
14:18 - 14:18
At all.
Mary Jo Wiltshire
14:20 - 14:20
Static.
Suzanne Cahill
14:24 - 14:24
Ok.
Vince
14:24 - 14:25
Yeah.
Suzanne Cahill
14:27 - 14:29
Anyone on an iPad?
Suzanne Cahill
14:32 - 14:34
Vince, you mute yourself?
Vince
14:34 - 14:35
Yep.
Suzanne Cahill
14:36 - 14:38
Ok, that might help.
Suzanne Cahill
14:39 - 14:41
Ok, that does help.
Wayne Platte
14:42 - 14:43
Ok.

Wayne Platte

14:48 - 14:50

All right, so so it was just pretty straightforward this thing.

Suzanne Cahill

14:51 - 14:56

I believe so, it's basically a lot line revision.

Kevin

15:01 - 15:01

Six.

Wayne Platte

15:09 - 15:09

All right.

Wayne Platte

15:10 - 15:12

Anybody ever have any questions on this?

Wayne Platte

15:17 - 15:18

Now, OK.

Wayne Platte

15:20 - 15:27

Going into SEQR, this is considered a type two action, so no further review of the board is required with this.

Wayne Platte

15:28 - 15:33

Um, really the only thing that they have to adhere to as Board Policy six.

Suzanne Cahill

15:34 - 15:41

That is correct and we would like buildable areas for the vacant lot to be shown.

Wayne Platte

15:43 - 15:44

Ok.

Suzanne Cahill

15:47 - 15:52

And, Written descriptions will need to be provided.

Wayne Platte

15:57 - 15:58

All right.

Wayne Platte

15:58 - 16:01

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

Wayne Platte

16:01 - 16:12

This is Wayne Platte that we approve item number three with Board Policy, six buildable area to be shown on the vacant lot and also written descriptions for it.

Wayne Platte

16:13 - 16:15

For this that has a motion.

Wayne Platte

16:15 - 16:16

Do I have a second?

Kevin

16:17 - 16:18

Kevin Roach.

Wayne Platte

16:21 - 16:22

Was that Chuck?

Suzanne Cahill

16:22 - 16:23

Kevin

Wayne Platte

16:24 - 16:24

Got it.

Suzanne Cahill

16:24 - 16:26

Ok for a second.

Wayne Platte

16:28 - 16:33

All in favor, Wayne Platte is yes, Charles Polanco is a.

Charles J Polacco Jr

16:33 - 16:34

Yes.

Wayne Platte

16:36 - 16:37

Mary Jo Wiltshire.

Mary Jo Wiltshire

16:38 - 16:38

Yes.

Wayne Platte

16:40 - 16:42

Matt Gillis.

Matt Gillis

16:42 - 16:43

Yes.

Wayne Platte

16:44 - 16:45

Kevin Roach.

Kevin

16:46 - 16:46

Yes.

Wayne Platte

16:50 - 16:54

Motion is adopted,.

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.

Wayne Platte

16:58 - 17:00

Moving on to item number four.

Wayne Platte

17:03 - 17:04

All about, Well, what's happening?

Wayne Platte

17:13 - 17:24

All right, item number four is 125 dash 127 O'Neil Street, and 131 O'Neil street, lot line deletion of the Lands up Timothy and Ellen Doyle.

Wayne Platte

17:25 - 17:34

Section Blocking and Lot is forty eight point three hundred thirty four dash 2 dash 21 and forty eight point three hundred thirty four dash 2 dash 20.

Wayne Platte

17:36 - 17:40

Secret Determinations Zone are 2 or 2.

Wayne Platte

17:40 - 17:45

Timothy and Ellen Doyle, are the applicants and owners.

Wayne Platte

17:46 - 17:49

Anybody besides the applicants or owners?

Wayne Platte

17:49 - 17:51

Anybody want to talk about this?

Wayne Platte

17:54 - 17:55

Ok.

Wayne Platte

17:58 - 18:00

We have a map produced.

Wayne Platte

18:29 - 18:29

Yeah.

Wayne Platte

18:44 - 18:48

So, so are we basically bleeding a lot between the house and the garage?

Suzanne Cahill

18:49 - 18:58

Yes, it's combining two parcels, which are under the same ownership, into a single property.

Suzanne Cahill

19:02 - 19:03

Very straightforward.

Wayne Platte

19:05 - 19:05

Ok.

Wayne Platte

19:06 - 19:07

Anybody have any questions?

Wayne Platte

19:11 - 19:11

All right.

Wayne Platte

19:14 - 19:15

Under seeker.

Wayne Platte

19:15 - 19:19

This is also a type to action, so no further review of the Board is required.

Wayne Platte

19:23 - 19:29

At this time, I'll make a motion that we approve item number four with Board Policy six.

Wayne Platte

19:29 - 19:31

And so, we need written descriptions on this one.

Suzanne Cahill

19:32 - 19:33

Wayne?

Wayne Platte

19:34 - 19:38

And we don't need, there's no buildable area because we're actually dissolving a lot right now.

Suzanne Cahill

19:38 - 19:39

Already built out.

Suzanne Cahill

19:39 - 19:40

Correct.

Wayne Platte

19:41 - 19:43

Alright, so that is a motion.

Wayne Platte

19:43 - 19:44

Do I have a second?

Mary Jo Wiltshire

19:45 - 19:45

Second.

Wayne Platte

19:46 - 19:50

Second by Mary Jo, I will share all in favor Wayne Platte, is a yes.

Wayne Platte

19:51 - 19:52

Charles Pollaco.

Charles J Polacco Jr

19:53 - 19:55

Is a yes, Mary.

Wayne Platte

19:55 - 19:56

Jo Wilshire.

Mary Jo Wiltshire

19:56 - 19:57

Yes.

Wayne Platte

19:58 - 19:59

Matt Gillis.

Matt Gillis

20:00 - 20:00

Yes.

Wayne Platte

20:01 - 20:02

Kevin Roach?

Kevin

20:03 - 20:03

Yes.

Suzanne Cahill

20:04 - 20:04

Ok.

Wayne Platte

20:04 - 20:06

Item four is approved.

Wayne Platte

20:08 - 20:08

All right, well.

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. Jaqueline Lambert: applicant/owner.

Wayne Platte

20:10 - 20:13

We got item number five still under public hearing.

Wayne Platte

20:15 - 20:17

34 Franklin Street.

Wayne Platte

20:17 - 20:21

It's a special permit renewal to operate a four room Boardinghouse.

Wayne Platte

20:22 - 20:26

Section Block, a lot of 56.93 dash 2 dash 6.

Wayne Platte

20:26 - 20:32

SEQR determination. R-2. Ward 4. Jacquelyn Lambert is the applicant owner.

Wayne Platte

20:35 - 20:36

Is she here.
Suzanne Cahill
20:42 - 20:43
Jacqueline.
Suzanne Cahill
20:49 - 20:52
We think she might be call number three.
Suzanne Cahill
20:54 - 20:56
are you on the phone?
Suzanne Cahill
21:07 - 21:10
Ok, I guess she is not on the line.
Wayne Platte
21:13 - 21:16
Do you want to move forward with this or do we need to table this?
Suzanne Cahill
21:17 - 21:18
Aye.
Suzanne Cahill
21:18 - 21:20
I think we can move forward.
Wayne Platte
21:23 - 21:28
Uh, let me see here the original.
Wayne Platte
21:30 - 21:37
What was the original permit granted, I'm looking at my notes here, and it's a tiny phone, so, yeah.
Suzanne Cahill
21:40 - 21:41
Hmm.
Wayne Platte
21:44 - 21:46
Because it had to be a year ago, right?
Suzanne Cahill
21:47 - 21:48
Right.
Suzanne Cahill
21:48 - 21:50
I believe, I don't know if that was the original.
Suzanne Cahill
21:50 - 21:52
Kyla, do you recall?
Kyla
21:55 - 22:00
I think it already has been one year because I had to ask her whether people were.
Wayne Platte
22:00 - 22:00

Actually.

Kyla

22:01 - 22:02

Residing there.

Wayne Platte

22:05 - 22:07

Yeah, um.

Wayne Platte

22:09 - 22:11

Anybody have any questions.

Kevin

22:12 - 22:12

Board.

Wayne Platte

22:12 - 22:12

Members.

Kevin

22:13 - 22:17

This is Kevin Roach, are people residing there yet, is it.

Kyla

22:18 - 22:20

I did talk to her on the phone.

Kyla

22:20 - 22:23

She said that she does have tenants.

Kyla

22:24 - 22:30

She's supposed to schedule an appointment with the building department to get an inspection, but that hadn't been done yet.

Kyla

22:32 - 22:35

I haven't really talked to her about any other questions.

Wayne Platte

22:39 - 22:40

Ok.

Mary Jo Wiltshire

22:40 - 22:41

This is Mary Jo.

Mary Jo Wiltshire

22:42 - 22:48

Do we know enough about this to really pass this without her here to answer questions?

Mary Jo Wiltshire

22:48 - 22:50

I mean, she's not residing there.

Mary Jo Wiltshire

22:50 - 22:52

And we're not sure how many tenants she has.

Kevin

22:55 - 22:56

This is Kevin Roach.

Kevin

22:56 - 22:57

I agree with Mary Jo.

Wayne Platte

23:02 - 23:04

Ok, there, we also agree with that.

Charles J Polacco Jr

23:08 - 23:09

I agree.

Suzanne Cahill

23:10 - 23:10

Ok.

Wayne Platte

23:12 - 23:12

All right.

Wayne Platte

23:16 - 23:18

I will make a motion that we table.

Wayne Platte

23:18 - 23:19

Item Number five.

Wayne Platte

23:21 - 23:30

To allow the owner to appear before the Board to discuss the property.

Wayne Platte

23:31 - 23:33

That, as opposed to, I have a second on that.

Suzanne Cahill

23:34 - 23:34

Way.

Suzanne Cahill

23:35 - 23:40

I would also just to try to add, is that, if we tabled it will be until September.

Suzanne Cahill

23:40 - 23:46

So that would be ample time for the applicant to arrange for a building inspection.

Kyla

23:47 - 23:49

Sue, Dan Gartenstein, is saying something.

Gartenstein, Daniel

23:52 - 23:52

Or not.

Kyla

23:53 - 23:54

Dan.

Kyla

23:55 - 23:55

Yeah.

Wayne Platte

23:56 - 23:57

Yes.

Gartenstein, Daniel

23:57 - 23:58

Yes.

Gartenstein, Daniel

23:58 - 24:02

Probably makes more sense, is just to hold it over till the end of the agenda.

Gartenstein, Daniel

24:02 - 24:08

So if she appears between now and the time you're done, you can address it tonight, rather than tabling it now.

Kevin

24:10 - 24:10

yes.

Wayne Platte

24:13 - 24:15

We'll just move on, is that what you are suggesting?

Gartenstein, Daniel

24:17 - 24:21

And if she doesn't appear by the end of the agenda, then you take a look at it.

Wayne Platte

24:24 - 24:25

Everybody, good with that?

Matt Gillis

24:27 - 24:27

Yep?

Kevin

24:28 - 24:28

Yes.

Wayne Platte

24:30 - 24:32

Ok, we shall do.

Wayne Platte

24:32 - 24:33

All right.

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.

Wayne Platte

24:34 - 24:43

All right, moving on to new business, item number 6, 602 Broadway Site Plan Amendment for renovations to an existing commercial building.

Wayne Platte

24:45 - 24:50

And it's Section Block and Lot 56.25-3-20.

Wayne Platte

24:51 - 24:58

SEQR Determination, Zone C-2, Broadway Overlay District Word 4. Morgan Coy's, the applicant owner.

Wayne Platte

24:59 - 25:00

Morgan has been waiting patiently.

Wayne Platte

25:00 - 25:03

I've seen him since we first pop up.

Morgan Coy

25:04 - 25:05

No problem.

Morgan Coy

25:05 - 25:06

I'm doing well.

Morgan Coy

25:06 - 25:07

Thank you.

Morgan Coy

25:07 - 25:11

Good to see the virtual version of this.

Morgan Coy

25:12 - 25:14

You know, glad to be here.

Morgan Coy

25:14 - 25:14

Thank you.

Wayne Platte

25:18 - 25:18

I.

Morgan Coy

25:18 - 25:20

Wish it was here for a better reason, honestly, though.

Wayne Platte

25:23 - 25:24

All right.

Wayne Platte

25:25 - 25:26

I'll.

Morgan Coy

25:26 - 25:26

Go into it.

Morgan Coy

25:30 - 25:37

Well, so, as, as you may know, the original plan for this building was to have it be a theater.

Morgan Coy

25:38 - 25:48

And I was diligently working at that and actually getting close to being able to actually break ground and make it happen.

Morgan Coy

25:49 - 25:55

Maybe, for better or for worse, Covid happened.

Morgan Coy

25:55 - 26:01

And I don't know when the next time a theater is going to be a viable reality at all.

Morgan Coy

26:01 - 26:09

So, all of the engineering that was holding us up maybe works to the advantage right now.

Morgan Coy

26:09 - 26:14

I'm still hoping the possibility that in the future, this could happen again.

Morgan Coy

26:15 - 26:21

But for the meantime, I'm just going to, this proposal is taking this existing structure.

Morgan Coy

26:22 - 26:39

And renovating it still with some significant improvements, I think you can see from the, it's, it's still holds a lot of the same esthetic ideas, except we're not going to build up, We're gonna keep it one story, split it into smaller spaces.

Morgan Coy

26:39 - 26:42

It just feels a little bit more realistic at this.

Morgan Coy

26:42 - 26:59

At this time, to say, we can have a storefront on the front, we can have another one in the middle, and a small office space in the back, um, have it be affordably priced and hopefully continue kind of the work that's been.

Wayne Platte

26:59 - 27:00

Happening on.

Morgan Coy

27:00 - 27:03

Broadway and bring some life back into this building.

Morgan Coy

27:03 - 27:09

So That's the, that's the major renovation it's going to.

Morgan Coy

27:10 - 27:17

Hopefully, so, I still have to go to Heritage in order to pass it by them.

Morgan Coy

27:17 - 27:29

But I am hopeful that with these current realities, and the esthetics of this building, that it will still be attractive enough to them and still feel like it's an appropriate, um, look for the area.

Morgan Coy

27:31 - 27:42

But to me, this has been about trying to take a vacant building and get some life into it, and the original version doesn't seem like it's going to work right now.

Morgan Coy

27:42 - 27:57

So, it's a little step backwards, but I think we can still improve this building and, and check all the boxes that we had before as far as making sure that there are no trash, pickup, and parking, and all of the things.

Morgan Coy

27:58 - 28:07

But instead, it will be smaller spaces that I think we'll be able to rent out and get some storefronts in there and make it happen.

Wayne Platte

28:08 - 28:08

Ok?

Wayne Platte

28:10 - 28:11

Both.

Wayne Platte

28:13 - 28:13

All right.

Wayne Platte

28:16 - 28:18

So do you want to I see some stuff.

Wayne Platte

28:18 - 28:19

So things ever.

Wayne Platte

28:19 - 28:20

Staff feels.

Wayne Platte

28:21 - 28:30

Landscaping is a nice way that is presented, to break up the long brick building, Sue do want to talk about some of your notes here.

Suzanne Cahill

28:31 - 28:31

Right?

Suzanne Cahill

28:31 - 28:47

Well, along along Broadway, we've provided Morgan with the plans and specifications for the Broadway renovation project that's currently ongoing, as you may see.

Suzanne Cahill

28:48 - 28:56

But in addition to what the city is putting in along the street, we looked at both Broadway and the Field Court.

Suzanne Cahill

28:56 - 29:12

And Morgan is proposing like individual planters along the fascia of the building on the inside of the sidewalk area, which I feel are really nice and relevant because they do break up that long brick.

Suzanne Cahill

29:13 - 29:14

Facade.

Suzanne Cahill

29:14 - 29:20

He's also integrated into that the new storefront glass and lighting.

Suzanne Cahill

29:20 - 29:28

So that entire facade of field for is really going to be transformed dramatically, I believe, if you look at some of his photographs.

[speaker unknown]:

29:31 - 29:31

Oh.

Wayne Platte

29:37 - 29:38

Yup.

Suzanne Cahill

29:40 - 29:51

Morgen your timeline for these renovations, because you do still have to go to the Heritage Commission for the Broadway Design District standards.

Morgan Coy

29:52 - 29:53

Right?

Morgan Coy

29:53 - 29:57

Well, the August, August, which is around the corner now.

Morgan Coy

29:57 - 30:03

So, hopefully, they may have some, some opinions about color, which we're open to.

Morgan Coy

30:03 - 30:25

I mean, these are I recognize that that's, um, no, and these are We're going to come close to this I having worked with them before I know that they appreciate divided light as far as the windows go and um, you know, trying to respect the original designs of the building.

Morgan Coy

30:25 - 30:31

We're going to throw in some steel which it's a little bit, um, I?

Morgan Coy

30:31 - 30:40

Still feel like it's it will appeal to them, but I'm open to looking at that, but speaking to your question about what the timeline is.

Morgan Coy

30:40 - 30:49

I mean, that's really why this design has changed, is because I was motivated to make something happen here.

Morgan Coy

30:49 - 30:58

And this is a much easier job while we were working to make the other one happened, which was going to be three stories.

Morgan Coy

30:58 - 31:21

This is something that we feel pretty confident we can do in about five months because we're not having to, will still reinforce certain elements of the building but we've already done a large amount of engineering and we have, um, completed the things that were really holding us back as far as why we hadn't started.

Morgan Coy

31:23 - 31:25

And the building is structurally sound.

Morgan Coy

31:25 - 31:37

So, we might have will do a few things to be able to open up some of these windows but, we're very close to actually having a buildable, a building plan, an actual building plan.

Morgan Coy

31:37 - 31:42

So, our goal is 5 months is to be able to Actually do this.

Morgan Coy

31:43 - 31:51

I'm optimistic as I think you might know that I think we can do this stuff, But, but the budget is considerably smaller.

Morgan Coy

31:51 - 31:54

And we have people ready to work on it.

Morgan Coy

31:54 - 31:55

So.

Suzanne Cahill

31:56 - 31:56

And.

Morgan Coy

31:56 - 31:59

It's a local, there's a local, it's local job.

Morgan Coy

31:59 - 32:06

These are local people who we work with as far as trying to, to make this happens.

Morgan Coy

32:06 - 32:12

That doesn't necessarily mean it happens faster, but it is, these are people Kingston community.

Morgan Coy

32:13 - 32:13

No.

Morgan Coy

32:15 - 32:15

So that's my goal.

Morgan Coy

32:16 - 32:17

5, 5 to 6 months, I think.

Morgan Coy

32:17 - 32:20

We can, I mean, who knows what, the world will look like them?

Morgan Coy

32:20 - 32:29

But smaller retail spaces, slash offices feels achievable, And I still believe in this block, in this neighborhood.

Morgan Coy

32:29 - 32:35

And, and no, not having empty spaces, is a big thing for me.

Morgan Coy

32:35 - 32:38

So getting people in there is my goal.

Wayne Platte

32:40 - 32:40

Great.

Suzanne Cahill

32:41 - 32:42

Thanks, Morgen.

Suzanne Cahill

32:42 - 33:02

One thing I would just note is that if there is a need for any utility excavation along the Broadway side of your project that that be done, if that be done upfront before the Broadway improvements along the streetscape are completed.

Suzanne Cahill

33:02 - 33:06

So we don't have to go back in and dig up something that's brand new.

Morgan Coy

33:07 - 33:13

I think luckily most all of our sewer for all of the sewers on Field Court.

Suzanne Cahill

33:15 - 33:15

Right.

Morgan Coy

33:16 - 33:17

We shouldn't have to do that.

Suzanne Cahill

33:18 - 33:19

Good.

Suzanne Cahill

33:19 - 33:20

Thank you.

Suzanne Cahill

33:20 - 33:21

That's all I had, Wayne.

Wayne Platte

33:23 - 33:25

Then the other board members have any questions for Morgan?

Wayne Platte

33:27 - 33:27

No.

Katie Bawarski

33:30 - 33:35

This is Katy Bawarsky Morgan, I was just wondering if you had any tenant signed up for these spaces.

Katie Bawarski

33:35 - 33:35

Yeah.

Morgan Coy

33:37 - 33:40

And this is a tough time to say that we do.

Morgan Coy

33:41 - 33:54

But, I've been to, I've been actively trying to put it out into the, into the local community just as just to let people know that we are building these spaces and that they'll be available, so.

Morgan Coy

33:56 - 33:58

Well, and, and, you know.

Morgan Coy

33:58 - 34:01

Well, I can't say 100% yes.

Morgan Coy

34:02 - 34:07

I do feel like there are some promising leads at this point in time.

Morgan Coy

34:07 - 34:10

So there's no, there are no contracts signed.

Morgan Coy

34:10 - 34:12

But there have been conversations.

Morgan Coy

34:12 - 34:16

So, and I just feel like it's kind of important right now too.

Wayne Platte

34:18 - 34:18

Be.

Morgan Coy

34:18 - 34:25

Flexible with a little bit, you know, like I'm not going to try and lock anybody in anything right now.

Morgan Coy

34:27 - 34:36

But no, it's like we were with Tubby's, we have a good amount, a good connection with a lot of people who do a lot of different things.

Morgan Coy

34:36 - 34:46

And so, we're trying to use that as a, as a means of, of putting it out there to people who are local and who are interested in doing things.

Morgan Coy

34:46 - 34:54

So, I know, I, I feel like things are going to pass, and I do feel that we will make this an affordable space.

Morgan Coy

34:55 - 34:57

So, we'll, we'll get somebody in there.

Katie Bawarski

34:58 - 34:59

Thank you.

Wayne Platte

35:01 - 35:03

Anybody else have any other questions?

Wayne Platte

35:07 - 35:07

Ok.

Wayne Platte

35:11 - 35:15

So, under SEQR, this is a type two action.

Wayne Platte

35:15 - 35:17

No further review of the Board is required at this time.

Wayne Platte

35:18 - 35:22

Uh, at this time, I'll make a motion.

Wayne Platte

35:22 - 35:27

This is way, that I'll make a motion that we approve item number six.

Wayne Platte

35:27 - 35:27

Oh.

Wayne Platte

35:27 - 35:31

Can you go over the list of, uh, conditions, please?

Suzanne Cahill

35:32 - 35:33

Well, OK.

Suzanne Cahill

35:34 - 35:54

And what I have our board policies 4, 4a, 6, 10, 11, 13, 14, 24, 25, and 26, that approval from the Heritage Area Commission.

Suzanne Cahill

35:54 - 36:04

A condition that the parking waiver, which was originally granted, and is a lesser demand, be carried forward.

Suzanne Cahill

36:05 - 36:21

And that all work, which would need potentially need underground construction along the Broadway facade side of the building, be completed prior to the Broadway, streetscape, closing up, and being completed.

Suzanne Cahill

36:22 - 36:23

And that is what I have.

Wayne Platte

36:25 - 36:27

Ok, thank you, so for that.

Wayne Platte

36:28 - 36:30

So that's a motion with all of those conditions.

Wayne Platte

36:31 - 36:32

Do I have a second?

Mary Jo Wiltshire

36:34 - 36:35

Second, Mary Jo.

Wayne Platte

36:37 - 36:39

Second by Mary Jo Wiltshire.

Wayne Platte

36:40 - 36:44

Wayne Platte is a Yes, Charles Polacco.

Charles J Polacco Jr

36:45 - 36:45

Is a yes.

Wayne Platte

36:48 - 36:49

Mary Jo Wiltshire.

Mary Jo Wiltshire

36:49 - 36:50

Yes.

Wayne Platte

36:52 - 36:53

Matt Gillis

Matt Gillis

36:53 - 36:54

Yes.

Wayne Platte

36:56 - 36:57

Kevin Roach

Kevin

36:57 - 36:58

Yes.

Wayne Platte

37:01 - 37:03

Item six approved.

Wayne Platte

37:03 - 37:06

Thank you Mr. Coy and good luck with everything.

Morgan Coy

37:06 - 37:07

Good to.

Wayne Platte

37:07 - 37:07

See you.

Wayne Platte

37:07 - 37:08

Thank you.

Morgan Coy

37:08 - 37:08

Very much.

Morgan Coy

37:08 - 37:10

I'm sure I'll see you again.

Morgan Coy

37:10 - 37:11

Appreciate it.

Morgan Coy

37:11 - 37:13

All right, goodnight.

Mary Jo Wiltshire

37:14 - 37:14

I.

Suzanne Cahill

37:14 - 37:15

Thanks Morgan.

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.

Wayne Platte

37:20 - 37:25

Ok, item number seven is, excuse me, 744.

Wayne Platte

37:25 - 37:35

Broadway is a site plan to install new signage and awnings that project over the public right of way.

Wayne Platte

37:36 - 37:46

Section block and a lot of 56.92 dash 2 dash 4 SEQR determination, zoned C-2, Broadway Overlay District, Ward two.

Wayne Platte

37:46 - 37:54

The anchor, Brandi Walters is the applicant Michael McGrath Properties incorporated is the owner.

Wayne Platte

37:55 - 37:57

We have anybody from the.

Suzanne Cahill

37:58 - 37:59

Wait though.

Suzanne Cahill

38:00 - 38:17

We received an e-mail late this afternoon that the applicant is requesting to withdraw the application due to the circumstances of what work is ongoing right now with the traffic circle at the upper end of Broadway.

Suzanne Cahill

38:18 - 38:21

And they do have another project going on.

Suzanne Cahill

38:21 - 38:28

So, financially, right now, they're, they're pausing and asked to withdraw the application.

Wayne Platte

38:30 - 38:34

Ok, withdraw thank you.

Suzanne Cahill

38:34 - 38:36

Would you make a motion to recognize.

Wayne Platte

38:36 - 38:37

That request?

Suzanne Cahill

38:37 - 38:38

I.

Wayne Platte

38:41 - 38:51

Make a motion that we recognize is the applicants and owners of item number seven to withdraw their application do I have a second, on that.

Charles J Polacco Jr

38:52 - 38:55

Second.

Wayne Platte

38:56 - 38:56

By Charles.

Sonia Wright

38:56 - 38:57

Wayne Platte

38:58 - 39:00

All in favor say yes.

Wayne Platte

39:02 - 39:02

Oh.

Charles J Polacco Jr

39:03 - 39:04

Yes.

Wayne Platte

39:07 - 39:08

Mary Joe Wiltshire.

Mary Jo Wiltshire

39:09 - 39:09

Yes.

Wayne Platte

39:13 - 39:13

Matt Gillis

Matt Gillis

39:14 - 39:14

Yes.

Wayne Platte

39:17 - 39:18

Kevin Roach

Kevin

39:18 - 39:19

Yes.

Wayne Platte

39:22 - 39:23

That is it!

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.

Wayne Platte

39:25 - 39:30

Ok, Zoning change referral, item number 7.

Wayne Platte

39:31 - 39:34

2-16 Montrepose Avenue parallel.

Wayne Platte

39:34 - 39:52

Change from triple R, which is one family residence to R T, Rondout, section block and lot is 56.42-4-7. SEQR Determination, Zone RRR, Coastal Zone, Heritage Area Commission.

Wayne Platte

39:52 - 39:54

Ward 9. Andrew Wright

Wayne Platte

39:54 - 39:55

Is the applicant.

Wayne Platte

39:55 - 39:59

Bluestone Realty is the owner.

Wayne Platte

40:04 - 40:08

So the Common Council has referred the request for zoning change.

Wayne Platte

40:10 - 40:18

Seeking our input on this, this is on the path you're going to pull the map up there if you can do that.

Suzanne Cahill

40:21 - 40:23

Wayne, this is Sue.

Suzanne Cahill

40:24 - 40:30

Let the record show that both Sonya and Andrew Wright are with us.

Wayne Platte

40:33 - 40:34

Ok, welcome for the evening.

Sonia Wright

40:36 - 40:36

Hello.

Sonia Wright

40:43 - 40:46

These meetings go pretty fast.

Wayne Platte

40:46 - 40:47

Alright.

Wayne Platte

40:50 - 40:53

Andrew, do you want to talk about your project a little bit here?

Wayne Platte

40:53 - 40:54

What you're proposing?

Sonia Wright

40:55 - 40:56

Sure.

Sonia Wright

40:56 - 40:57

Can everybody hear us?

Suzanne Cahill

40:59 - 40:59

Yes.

Sonia Wright

41:00 - 41:00

Oh.

Wayne Platte

41:00 - 41:01

Yes.

Sonia Wright

41:01 - 41:12

This is where they had the building number to many, many moons ago, This lot is where the school board used to keep their trucks and equipment.

Sonia Wright

41:12 - 41:14

And so we've had it for awhile.

Sonia Wright

41:15 - 41:17

We pitched this concept a couple of years back.

Sonia Wright

41:17 - 41:19

I remember meeting with them.

Sonia Wright

41:21 - 41:27

Oh goodness, I can't remember, not Jim Bruner, but down at the Building Safety to go over how to do this.

Sonia Wright

41:28 - 41:38

And then the market came apart, so it's what we wanted to do, and I've always wanted to do, is to try and recreate the corner.

Sonia Wright

41:38 - 41:44

Will they, barely, historic look instead of apartment where the park can be behind?

Sonia Wright

41:47 - 41:56

And in doing that, we also saw that this very small tip to the right of your screen is steep and no very usable for any setbacks.

Sonia Wright

41:56 - 42:05

So that the idea of a small park, we should have been requested by a few people, I know, never heard of somewhere to go and sit nothing major.

Sonia Wright

42:05 - 42:14

But uh, a nice little green spot and mister Thompson up the Hill with like that cleared away, because kids always sneak up the Hill and jump into a swimming pool.

Sonia Wright

42:15 - 42:24

So we thought that would help them in a small community room with bathrooms as small possible kitchenette for the tenants.

Sonia Wright

42:25 - 42:29

Would it have a place to possibly have meetings have?

Sonia Wright

42:31 - 42:32

Office of Services.

Sonia Wright

42:33 - 42:34

In this whole pandemic.

Sonia Wright

42:34 - 42:40

We've been seeing that there's a big need in our other buildings for people with two bedroom.

Sonia Wright

42:40 - 42:42

One being an all in one where they live.

Sonia Wright

42:43 - 42:47

They realized they don't really need an office elsewhere, and can do just as well.

Sonia Wright

42:47 - 42:56

Now, that the world, that was the impetus behind this, the small community center tucked under the building.

Sonia Wright

42:57 - 43:04

So, you have, um, 15 apartments, 14 was the original setup.

Sonia Wright

43:04 - 43:08

We took one apartment divided into two, so that we can offer those affordable housing.

Sonia Wright

43:09 - 43:15

Of those two meeting, the city request for 10% of the county was also behind that.

Sonia Wright

43:15 - 43:24

We thought that's a good idea, Um, and it's a much bigger lot than it looks like in the photos, there's a lot of trees there.

Sonia Wright

43:24 - 43:26

So, it goes much deeper.

Sonia Wright

43:26 - 43:37

So that and then we're going to reconstitute the sidewalk, all the way down to Pierpont where I believe that's what's the row that goes down to a hill.

Sonia Wright

43:37 - 43:37

That?

Sonia Wright

43:42 - 43:44

Does that steep one, that everyone hates to run?

Sonia Wright

43:45 - 43:46

But.

Wayne Platte

43:46 - 43:46

Me.

Sonia Wright

43:47 - 43:53

So that'll tell you that, and so make a continuous sidewalks for better pedestrian track.

Sonia Wright

43:55 - 43:56

It's all low rise.

Sonia Wright

43:56 - 43:58

All the lower units are ADA compliant.

Sonia Wright

43:58 - 44:01

The upper ones, and they just one story.

Sonia Wright

44:03 - 44:06

We try and lay out this is going to be market rate.

Sonia Wright

44:06 - 44:08

To two bed.

Sonia Wright

44:08 - 44:11

1.5 bath units with washer, dryer, and all of them.

Sonia Wright

44:11 - 44:18

We've had great success with the formula on Uptown apartments.

Sonia Wright

44:18 - 44:26

And so, there's a huge demand for this kind of product, so we figured this is the time to do it.

Sonia Wright

44:27 - 44:39

And the triple r zone was I believe it tailors the only one left on the block, the triple R And we're surrounded by R T so we've thought that this was not an unreasonable request.

Sonia Wright

44:42 - 44:43

Oh.

Wayne Platte

44:44 - 44:45

This is Wayne.

Wayne Platte

44:46 - 44:46

Um.

Sonia Wright

44:47 - 44:47

Yeah.

Wayne Platte

44:48 - 44:54

I'm going through some of the letters that we receive from some of the neighbors below.

Wayne Platte

44:55 - 45:01

They referred to a stream.

Wayne Platte

45:01 - 45:02

Where is it.

Wayne Platte

45:02 - 45:04

Where is it located on that, on that map there?

Sonia Wright

45:06 - 45:14

If you look at the map, it's up at the uphill side, and it's been called many things.

Sonia Wright

45:14 - 45:24

If you look right behind to go into a lot, maybe 100 feet or so up the middle, and it's a phisher, which has.

Sonia Wright

45:26 - 45:29

Yeah, It's not so much seasonal.

Sonia Wright

45:29 - 45:37

Water comes out, that doesn't, it looks like it might have been artesian well, our intent is to encapsulate it.

Sonia Wright

45:37 - 45:47

Keep it accessible, keep it underneath the roadway, encapsulate it and bring it down to the park where we can control it because what works done for the last?

Sonia Wright

45:48 - 45:56

How many years is this kind of washed down grab leaves and clogged up the sewer drains or the storm drain, which is at the bottom of the hill there.

Sonia Wright

45:57 - 46:10

So, I promised, I guess, all of them, before, that, we would type it in, so that it wouldn't bring all those leaves with it, and.

Wayne Platte

46:10 - 46:11

And.

Sonia Wright

46:11 - 46:11

So.

Wayne Platte

46:13 - 46:19

Ok, how about, there's gotta be cleared a lot of trees on the, there's not much there, are for tree wise.

Suzanne Cahill

46:20 - 46:20

There is.

Sonia Wright

46:21 - 46:29

There is, the, is predominantly gonna be sitting in the cleared area, and we were gonna keep all the trees up against Taylor's property, which is the north side.

Sonia Wright

46:30 - 46:34

And we're gonna keep trees on the, over the houses that are there.

Sonia Wright

46:35 - 46:38

And then, we want a landscape of the park very nicely.

Sonia Wright

46:38 - 46:46

I, again, promise Taylor of give them a nice buffer, but he has a good set of trees going up the hill as well.

Sonia Wright

46:46 - 46:54

The reason I turn it over the living rooms towards the inside is when the fall hits, those trees explode in color.

Sonia Wright

46:54 - 46:57

So it's quite a beautiful visual plus the lights behind you.

Sonia Wright

46:58 - 47:02

We also wanted to say that we have a grant into NYSERDA.

Sonia Wright

47:03 - 47:10

And if we get it, this is going to be a geothermal heated and cooled property with solar on the roof.

Sonia Wright

47:10 - 47:16

But the roofs are flat, and the solar will be low, low, because you don't need a lot of slope.

Sonia Wright

47:16 - 47:19

So you won't with a pair, but we will not see it.

Sonia Wright

47:20 - 47:24

And this will be too low and there'll be fresh air, ..., and every unit.

Sonia Wright

47:25 - 47:29

So that they'll be able to be very tightly designed with good insulation.

Sonia Wright

47:29 - 47:32

We've done that quite a bit for our clients all over the country.

Sonia Wright

47:33 - 47:41

And this would mean that it would also meet and surpass net zero platform, which I always think is a good thing.

Wayne Platte

47:45 - 48:02

The other letter is from, uh, mister Cote Valeski and Ms. Ms. Balough also echoes as the traffic in the area or the letter says that the concept of having the links up along the street.

Wayne Platte

48:02 - 48:03

Personally I like that.

Wayne Platte

48:06 - 48:14

What are your thoughts on the loss of the visual, you know, seeing traffic coming, you know, oncoming traffic back?

Wayne Platte

48:14 - 48:16

Or what have you, you have any thoughts on that?

Wayne Platte

48:16 - 48:17

How that will be affected?

Sonia Wright

48:19 - 48:25

We have, I don't know, I drive by this probably twice a week.

Sonia Wright

48:26 - 48:33

If you're coming up, Pierpont, you cannot see what down until you're on it because people parking on the street there.

Sonia Wright

48:33 - 48:37

And when you come into Montrepose the traffic of the other direction.

Sonia Wright

48:37 - 48:46

So it's I'm going to encourage probably a three-way stop sign of possible because people shoot through.

Sonia Wright

48:46 - 48:47

They're like fast.

Sonia Wright

48:48 - 48:48

They come.

Wayne Platte

48:48 - 48:49

By the.

Sonia Wright

48:50 - 48:50

Hudson.

Sonia Wright

48:51 - 48:53

So that's one thing.

Sonia Wright

48:53 - 48:56

That is a problem with the buildings.

Sonia Wright

48:57 - 49:02

The buildings are set back, mean they're on the sidewalks, and show it to you.

Sonia Wright

49:03 - 49:07

If you'd like, and we do this in New York City a lot, and we do, so we will do a mock up.

Sonia Wright

49:07 - 49:11

I'd be more than happy to show, I don't think it will impede the traffic.

Sonia Wright

49:11 - 49:20

I think the traffic should be slowed down a bit if it's possible because you have tons of kids in that apartment building right across the street.

Sonia Wright

49:21 - 49:23

And they are all over the streets, as well.

Sonia Wright

49:23 - 49:35

But that's not, we actually tried to put an offering to get the ability to so that we can make the connection for what we're doing.

Sonia Wright

49:35 - 49:38

So, as you come up, OK, seeing our plan.

Sonia Wright

49:39 - 49:43

Three modules on the right, say, oh, I'm sorry to hear that.

Suzanne Cahill

49:45 - 49:53

Yeah, I just want to just, um, tell the board that we really need to step back a little.

Suzanne Cahill

49:53 - 49:55

We're not reviewing this.

Suzanne Cahill

49:55 - 50:04

At this point as a site development plan or a special permit review, we're really looking at it for the Rezoning aspect only.

Suzanne Cahill

50:04 - 50:18

And under the code, if you saw in your Staff Notes, for the board, the Planning Boards Report in preparing that report, there are four points that you need to focus in on.

Suzanne Cahill

50:18 - 50:25

And one is whether the change is consistent with the objectives, and the purpose of the district affected.

Suzanne Cahill

50:25 - 50:32

So looking at that, looking at the RTA purpose, I highlighted that in the notes as well.

Suzanne Cahill

50:32 - 50:46

So if you want to read through that, one section in their sort of mid-way is to ensure that new construction will be compatible with the established character of the existing development in the district.

Suzanne Cahill

50:47 - 50:49

Those, that's an issue that will be.

Suzanne Cahill

50:51 - 50:59

Further develop as we get into a more detailed review under site development plan and special permit review.

Suzanne Cahill

51:00 - 51:12

That was one thing I wanted to point out and that the lot layout and topography and the physical features of the lot will also be characteristics that are looked at.

Suzanne Cahill

51:12 - 51:16

But I want to, I want to really focus on these numbers.

Suzanne Cahill

51:16 - 51:23

The second one is the nature and location of uses and buildings to be affected and the manner in which they will be affected.

Suzanne Cahill

51:24 - 51:31

The third item element is whether the use is permitted by the proposed change, will be appropriate in the affected area.

Suzanne Cahill

51:32 - 51:43

And the last one is the effect of the change on the existing or proposed public facilities and services, such as schools, streets, utilities, et cetera, and traffic would be included in that.

Suzanne Cahill

51:43 - 51:53

So I just want you to I want you to really to focus on what the rezoning is, not the actual specific details, because we do not have a formal application here.

Suzanne Cahill

51:54 - 51:55

This is a concept.

Suzanne Cahill

51:55 - 51:57

It's illustrative only at this point.

Suzanne Cahill

51:58 - 52:06

It will undergo a very in-depth review, and this board, I believe, will probably do a very detailed SEQR review.

Suzanne Cahill

52:07 - 52:12

And as part of that SEQR review, you may require a full environmental assessment form.

Suzanne Cahill

52:12 - 52:32

You may require, at that time, supplemental, pieces and components, such as a traffic impact analysis, which is, you know, where Andrew would really get in depth in terms of what improvements might be needed to mitigate the impacts of adding additional traffic, what the current problems are, what the level of services presently.

Suzanne Cahill

52:33 - 52:38

Another one might be the stormwater impact analysis, because there is a lot of rock up there.

Suzanne Cahill

52:38 - 52:44

So how all of those items might be addressed would come through.

Suzanne Cahill

52:44 - 52:47

Under that SEQR review process.

Suzanne Cahill

52:47 - 52:54

I just want to kind of bring you back to the rezoning, and not focusing so much on the details of the site development plan.

Suzanne Cahill

52:55 - 52:58

But really, on what the elements of the rezoning require.

Wayne Platte

53:00 - 53:01

This Wayne Platte.

Wayne Platte

53:01 - 53:14

Sue, I get that, but I just wanted to, um, for the record show that we were in August, looking at the letters that were submitted as part of this, this process.

Wayne Platte

53:14 - 53:18

So, that was my, that was the, that was my reasoning for going into that.

Wayne Platte

53:18 - 53:23

And I agree, we have to stop short of going into the site development stage.

Mary Jo Wiltshire

53:25 - 53:34

Sue, this is Mary Jo, I hear what you're saying also, but I needed to hear some of those details, at least what their thought process is.

Mary Jo Wiltshire

53:35 - 53:38

To really look at what you're asking us to look at.

Mary Jo Wiltshire

53:39 - 53:48

You know, because I think traffic in that corner, I think that this is going to have a lot of very large impact on something that's already in trouble there.

Mary Jo Wiltshire

53:48 - 53:54

So, it's nice to know what his plans are and, you know, at least preliminarily.

Mary Jo Wiltshire

53:55 - 53:55

Sue.

Suzanne Cahill

53:55 - 53:56

Right.

Suzanne Cahill

53:57 - 53:58

I agree.

Mary Jo Wiltshire

54:01 - 54:05

So, I think, in order to make a decision, there are the recommendation they're asking us for.

Mary Jo Wiltshire

54:05 - 54:06

We needed to hear some of that.

Suzanne Cahill

54:07 - 54:08

Yes.

Wayne Platte

54:11 - 54:11

Ok.

Sonia Wright

54:13 - 54:15

So, anybody else?

Sonia Wright

54:17 - 54:27

The plan and going back to the details on the plan, it was designed a parking.

Sonia Wright

54:27 - 54:32

So if you notice at the bottom it's also an exit.

Sonia Wright

54:32 - 54:38

So it's the same thing at the top, so if this three corner to corner.

Sonia Wright

54:39 - 54:40

It says to you in a section.

Sonia Wright

54:40 - 54:40

Right.

Sonia Wright

54:40 - 54:54

So, if that's the main concern, so much of the people in the development would have their own entry exit, and it would lessen the impact in that in that intersection.

Sonia Wright

54:57 - 54:58

If that helps.

Mary Jo Wiltshire

55:05 - 55:06

It's Mary Jo again.

Mary Jo Wiltshire

55:07 - 55:13

He was, I think he was going to offer, you know, doing like a mock up kind of a thing.

Mary Jo Wiltshire

55:13 - 55:18

I almost need to see that before I would agree to the zoning.

Mary Jo Wiltshire

55:18 - 55:19

To approve the zoning.

Mary Jo Wiltshire

55:20 - 55:32

I'd like to see how, you know, physically, how it will affect that corner, and how it will affect the properties behind them, the ones that are stating the letters of concern, you know, so we can alleviate their concerns.

Mary Jo Wiltshire

55:34 - 55:38

To help the project move forward in some way.

Sonia Wright

55:40 - 55:43

Currently, the trees that are there.

Sonia Wright

55:45 - 55:52

When, when this is built, most of the trees going down, which are blocking, a lot of the view now will be gone.

Sonia Wright

55:53 - 56:14

And it also, coming down, the hill, no, there's going to be, we had thought about, and I'm not sure what the process is trying to incorporate a three-way stop, because people are going on, Pierpont, and they shoot through.

Sonia Wright

56:14 - 56:17

If you come down off Montrepose, it's a crapshoot.

Sonia Wright

56:18 - 56:23

I've seen people almost hit me many times because they come either roaring up the hill a roaring down.

Sonia Wright

56:23 - 56:29

So there's got to be an overall solution.

Sonia Wright

56:30 - 56:36

And but also when you see a vacant lot, you tend to speed because there's nobody there.

Sonia Wright

56:36 - 56:44

If you see a building, you might be more careful, but I agree with you know, we can do a mockup.

Wayne Platte

56:50 - 56:53

This is this is Wayne Platte speaking to those concerns.

Wayne Platte

56:53 - 57:04

I mean, are these are these things that you just mentioned, they're in my mind too, but that we can take care of that at this at the, you know, when we actually sit down with the applicant.

Wayne Platte

57:04 - 57:04

If it makes it through the other.

Wayne Platte

57:05 - 57:16

The other process, we can sit down and talk about these concerns and make it so that it's something that, you know, we would we would all feel comfortable with it.

Sonia Wright

57:19 - 57:22

let you do that.

Suzanne Cahill

57:26 - 57:38

I also just do want to point out that the Board has a 45 day timeframe from the date of referral, which Dan you're on.

Suzanne Cahill

57:38 - 57:48

Right now, Dan Gartenstein that, that, that 45 day timeframe, I believe, started with Laws and Rules Committee last week.

Suzanne Cahill

57:48 - 57:50

Is that correct?

Gartenstein, Daniel

57:52 - 57:52

45 days.

Gartenstein, Daniel

57:53 - 58:00

Started at the Council meeting that was on Tuesday was last Tuesday.

Gartenstein, Daniel

58:00 - 58:07

So technically, you could revisit this, add your next meeting, and still be within the 45.

Gartenstein, Daniel

58:07 - 58:19

But then if you, um, then you'll have, you know, just a few days to put something in writing it to get it to the Council before they would presumably vote.

Gartenstein, Daniel

58:23 - 58:27

Well, I guess they would vote at the September meeting, as opposed to the August meeting.

Gartenstein, Daniel

58:27 - 58:31

But, as Sue has already pointed out, this is strictly about the rezoning.

Gartenstein, Daniel

58:31 - 58:37

This is not about this specific project that is being proposed.

Gartenstein, Daniel

58:37 - 58:58

And the code is very specific with regard to what you need to consider and the issues that you are discussing now, more relevant to the site plan review, and the review than they are to, the more objective question as to whether or not the property.

Gartenstein, Daniel

58:58 - 59:00

The issue should be resolved.

Wayne Platte

59:02 - 59:02

Yeah.

Wayne Platte

59:04 - 59:05

That way.

Wayne Platte

59:05 - 59:22

But that's what I was kind of getting at with, you know, if looking at these four issues here, that, you know, our report, what would consist about, I mean, the other, the other things we can take care of at the actual site plan review itself?

Wayne Platte

59:22 - 59:23

That's, that's what I was getting at.

Wayne Platte

59:24 - 59:27

Anybody else want to weigh in on that as well?

Mary Jo Wiltshire

59:27 - 59:28

This is Kevin.

Kevin

59:28 - 59:28

Roach.

Kevin

59:28 - 59:31

We are not meeting in August.

Mary Jo Wiltshire

59:32 - 59:32

This.

Kevin

59:32 - 59:34

Is our only chance.

Gartenstein, Daniel

59:36 - 59:38

This

Gartenstein, Daniel

59:41 - 59:54

Meeting, if you're not within forty five days, and you will have been deemed to waive your comment strictly on the zoning petition?

Wayne Platte

59:56 - 59:56

Yeah?

Suzanne Cahill

01:00:00 - 01:00:01

Can I?

Suzanne Cahill

01:00:01 - 01:00:02

Can I ask a question?

Suzanne Cahill

01:00:02 - 01:00:10

If the applicants are willing to grant that grant, an extension of that 45 days, would that.

Mary Jo Wiltshire

01:00:11 - 01:00:11

Be.

Suzanne Cahill

01:00:11 - 01:00:16

Something or is that a council decision?

Gartenstein, Daniel

01:00:17 - 01:00:22

That's basically a council decision to consider, the Council can still vote.

Gartenstein, Daniel

01:00:25 - 01:00:32

Obviously, we're still looking at a site plan review, we're still looking at potential SEQR review.

Gartenstein, Daniel

01:00:34 - 01:00:41

Our recommendation would be this evening, based on the criteria that are set forth in the statute rather than delaying it further.

Gartenstein, Daniel

01:00:42 - 01:00:48

This is going to be a long drawn out process, regardless, and ultimately, it's coming back to you.

Mary Jo Wiltshire

01:00:49 - 01:00:50

Yes.

Kyla

01:00:52 - 01:01:01

Ca I suggest that we just go through each one of those questions 1 by 1, and if you have any concerns, will just include that in their recommendation back.

Kyla

01:01:02 - 01:01:05

It's not an approve or deny thing, I mean, you can.

Kyla

01:01:05 - 01:01:07

You can add in your concerns.

Gartenstein, Daniel

01:01:12 - 01:01:33

On to the statute, if there is a process by, which the neighbors can object to the rezoning, and thereby, increase the necessary percentage on the council and the letters that you receive on your property owner.

Gartenstein, Daniel

01:01:33 - 01:01:36

That would have standing to pursue this if they want.

Gartenstein, Daniel

01:01:36 - 01:01:42

But, the rezoning application is the only thing that's in front of you.

Gartenstein, Daniel

01:01:43 - 01:01:47

And that's a decision that is made by the council.

Gartenstein, Daniel

01:01:47 - 01:01:58

You could certainly object to the rezoning request if you believe that's appropriate, And kick off the necessary percentage to a super majority.

Gartenstein, Daniel

01:01:58 - 01:02:08

But, particularly, given that you're not scheduled to meet in August, our strong recommendation would be that you make a decision tonight, and then you go through the criteria as suggested by Kyla.

[speaker unknown]:

01:02:12 - 01:02:12

Yeah.

[speaker unknown]:

01:02:21 - 01:02:21

Yeah.

Wayne Platte

01:02:27 - 01:02:30

Anybody have any thoughts on that?

Sonia Wright

01:02:33 - 01:02:34

If.

Wayne Platte

01:02:34 - 01:02:35

We just look at.

Wayne Platte

01:02:37 - 01:02:39

Put your issues here.

Wayne Platte

01:02:41 - 01:02:44

Look at your recommended.

Wayne Platte

01:02:46 - 01:02:46

Yes.

Wayne Platte

01:02:47 - 01:02:51

Then, discuss it later at site plan.

Wayne Platte

01:02:51 - 01:02:54

All these other issues that are in mind right now.

Sonia Wright

01:02:56 - 01:02:56

That.

Wayne Platte

01:02:56 - 01:02:57

Sounds right in my eyes.

Suzanne Cahill

01:03:05 - 01:03:05

The.

Wayne Platte

01:03:06 - 01:03:06

Board.

Suzanne Cahill

01:03:06 - 01:03:30

Do just a quick review of the staff notes first, and then we can start and just take a couple of minutes and read through the staff notes if you have not, because they do hit on all of those four aspects, and then we can go back and discuss them 1 by 1.

Mary Jo Wiltshire

01:03:33 - 01:03:34

Yeah.

Wayne Platte

01:03:48 - 01:03:48

Yeah.

Wayne Platte

01:03:59 - 01:04:00

I'm looking through notes.

[speaker unknown]:

01:04:32 - 01:04:40

S, S.

Wayne Platte

01:04:43 - 01:04:43

O.

Wayne Platte

01:04:47 - 01:04:48

Yes.

Sonia Wright

01:04:56 - 01:04:57

Wow.

Wayne Platte

01:05:02 - 01:05:09

So, looking at the if look at the requirement of the guidelines for the ...

Wayne Platte

01:05:09 - 01:05:15

District that says any new construction will be compatible with established character of existing development in the district.

Wayne Platte

01:05:18 - 01:05:21

I tend to agree that this will be compatible with that.

Wayne Platte

01:05:22 - 01:05:22

Right.

Wayne Platte

01:05:22 - 01:05:27

We have the we have the condos basically right across the street.

Wayne Platte

01:05:32 - 01:05:33

Are you there, Sue?

Suzanne Cahill

01:05:34 - 01:05:37

Yes, I'm yeah, I'm listening to you, I'm looking for something, go ahead.

Wayne Platte

01:05:41 - 01:05:42

Think that, this type of.

Suzanne Cahill

01:05:43 - 01:05:49

Well, this is, this is an example, this is what they, they intend to do, what they plan to do.

Suzanne Cahill

01:05:49 - 01:05:53

But you have to look at this as you're changing the parcel.

Suzanne Cahill

01:05:53 - 01:05:57

You're not doing this for one specific development.

Suzanne Cahill

01:05:57 - 01:06:06

They have provided you that information, which is terrific, because that gives you guidance on what the future plan is for them at this time.

Wayne Platte

01:06:10 - 01:06:15

Sue, during the site plan deliberation.

Wayne Platte

01:06:16 - 01:06:27

We can, in short, we know we can help that along with that process, that this new construction will be compatible with other structures in the area.

Wayne Platte

01:06:27 - 01:06:28

Is that correct?

Wayne Platte

01:06:28 - 01:06:28

Yes.

Suzanne Cahill

01:06:31 - 01:06:32

Yes.

Suzanne Cahill

01:06:32 - 01:06:51

And certainly during the, during the course of the more detailed review for an ultimate project, you're going to have the Heritage Area Commission reviewing this and you're going to have the Historic Landmarks Preservation Commission, providing you with comment in an advisory role only.

Suzanne Cahill

01:06:52 - 01:06:54

This is not within the Historic District.

Suzanne Cahill

01:06:55 - 01:07:08

However, under the Code, anything in the RT district does require a referral to that, that commission for a comment and advisory opinion.

Suzanne Cahill

01:07:10 - 01:07:12

So, you will, You will have.

Wayne Platte

01:07:12 - 01:07:13

That.

Wayne Platte

01:07:20 - 01:07:29

Ok, so I think it does touch on Letter A there, that this change can be consistent with the object references of this district.

Wayne Platte

01:07:29 - 01:07:30

The district, Right.

Wayne Platte

01:07:31 - 01:07:35

Yeah, Because we're saying that this would become part of the RT.

Wayne Platte

01:07:35 - 01:07:35

Correct.

Suzanne Cahill

01:07:38 - 01:07:41

Yes, it will become part of the RT zone.

Mary Jo Wiltshire

01:07:46 - 01:07:47

As Mary Jo, I have a question.

Wayne Platte

01:07:48 - 01:07:52

So letters, Mary Jo.

Mary Jo Wiltshire

01:07:54 - 01:08:14

So if it does become part of the RT district and they come along later with Site Plan and the board deems that that is not appropriate for that parcel, would they be allowed to deny that after the zoning change has been made?

Gartenstein, Daniel

01:08:15 - 01:08:16

I didn't hear the last part of the question.

Gartenstein, Daniel

01:08:16 - 01:08:17

Mary Jo, would they allow.

Mary Jo Wiltshire

01:08:18 - 01:08:21

So if the, if it gets changed to RT

Mary Jo Wiltshire

01:08:21 - 01:08:26

If it moves that if it moves forward with that and then they come before the board with a site plan.

Mary Jo Wiltshire

01:08:26 - 01:08:37

For something similar to what they're talking about or doesn't feel like it's appropriate, would we be allowed to turn that down once it's been deemed its R T now?

Gartenstein, Daniel

01:08:42 - 01:08:52

Certainly would change the ability to turn down the site plan that is presented to you, shortly and determination that it's an inappropriate site plan.

Gartenstein, Daniel

01:08:53 - 01:09:08

Or based on SEQR determinations on, you will not be able to turn it down based upon a finding that it is incompatible with the Zone because the finding you're making this evening would be that it is compatible.

Mary Jo Wiltshire

01:09:10 - 01:09:18

So, if we thought that there was, like, too many units, or the parking was inappropriate like that, that would not be able to be considered.

Gartenstein, Daniel

01:09:19 - 01:09:20

You can certainly consider that.

Gartenstein, Daniel

01:09:20 - 01:09:28

You just can't consider based strictly on the fact that you should not have this type of development.

Gartenstein, Daniel

01:09:28 - 01:09:45

You can still say that the site plan is inappropriate because there are too many appointments for that particular parcel, because there's too much of an impact on traffic because there's no that it's just an inappropriate, you know, site plan.

Gartenstein, Daniel

01:09:46 - 01:09:53

You just can't see that based on what you perceive as an incompatibilities with the zone that it has been changed.

Mary Jo Wiltshire

01:09:54 - 01:09:54

Ok.

Gartenstein, Daniel

01:09:56 - 01:09:56

I.

Mary Jo Wiltshire

01:09:56 - 01:09:56

Understand.

Mary Jo Wiltshire

01:09:57 - 01:09:57

Thank you.

Suzanne Cahill

01:10:00 - 01:10:00

Yes.
Suzanne Cahill
01:10:00 - 01:10:00
I.
Gartenstein, Daniel
01:10:01 - 01:10:01
Agree.
Suzanne Cahill
01:10:02 - 01:10:03
Yes.
Gartenstein, Daniel
01:10:03 - 01:10:04
Ok, I'm.
Suzanne Cahill
01:10:04 - 01:10:06
Looking for an e-mail.
Wayne Platte
01:10:07 - 01:10:07
Yeah.
Wayne Platte
01:10:12 - 01:10:14
Wayne and Mary Jo.
Mary Jo Wiltshire
01:10:17 - 01:10:18
I'm sorry Wayne I can't hear you.
Wayne Platte
01:10:20 - 01:10:20
-----.
Wayne Platte
01:10:23 - 01:10:23
Oh.
Wayne Platte
01:10:24 - 01:10:26
This is Wayne Platte to Mary Jo.
Wayne Platte
01:10:26 - 01:10:28
You're concerned about.
Wayne Platte
01:10:31 - 01:10:33
Can we turn something down?
Wayne Platte
01:10:36 - 01:10:37
He says, he wants.
Wayne Platte
01:10:37 - 01:10:39
He's looking for 14 units.
Wayne Platte
01:10:39 - 01:10:42

No, there's been other projects that have come before us.

Wayne Platte

01:10:44 - 01:10:52

It doesn't necessarily turn out to be the kind of project that it, that it was, as the applicant first walks through the door.

Wayne Platte

01:10:52 - 01:11:03

So we mean, we have the ability to, to tweak things and recommend things and, and how we see fit and to come to consensus, You know?

Wayne Platte

01:11:03 - 01:11:09

So, it doesn't actually doesn't necessarily have to be what you've seen today as a final product.

Mary Jo Wiltshire

01:11:11 - 01:11:12

Ok, I'm.

Wayne Platte

01:11:12 - 01:11:14

what?

Wayne Platte

01:11:14 - 01:11:14

I'm.

Mary Jo Wiltshire

01:11:15 - 01:11:17

Just, I'm just why I wanted to have options.

Mary Jo Wiltshire

01:11:17 - 01:11:24

When that time comes, I think basically the basic plan seems OK.

Mary Jo Wiltshire

01:11:24 - 01:11:25

So, I'm not.

Mary Jo Wiltshire

01:11:25 - 01:11:27

I'm not saying I'm against what he is proposing.

Mary Jo Wiltshire

01:11:27 - 01:11:29

I just, I just had that question.

Mary Jo Wiltshire

01:11:29 - 01:11:30

When we get.

Wayne Platte

01:11:30 - 01:11:31

To that point, what options.

Mary Jo Wiltshire

01:11:31 - 01:11:33

At the board have, if we.

Wayne Platte

01:11:34 - 01:11:34

Need to.

Mary Jo Wiltshire
01:11:34 - 01:11:34
Tweak it?
Kevin
01:11:36 - 01:11:37
I have a question.
Kevin
01:11:37 - 01:11:38
This is Kevin.
Kevin
01:11:39 - 01:11:43
I'm just wondering if we give this approval.
Kevin
01:11:44 - 01:11:46
Is there any future issue?
Kevin
01:11:47 - 01:11:48
What if this.
Wayne Platte
01:11:48 - 01:11:48
-----?
Kevin
01:11:49 - 01:11:54
What if this project justice doesn't come to fruition and they sell the land to someone else?
Kevin
01:11:55 - 01:11:59
Have we opened up a problem for the future, for this land?
Kevin
01:12:00 - 01:12:01
Obviously.
Gartenstein, Daniel
01:12:02 - 01:12:13
Because Kevin, which is supposed to be doing this evening, is not making the determination of this project, you're supposed to look at the parcel, and you're supposed to be determining going forward.
Gartenstein, Daniel
01:12:15 - 01:12:34
Is that if you decide that it is and the Council decides that it is any subsequent projects, whether it be this or a different developer, will be able to avail themselves of any of the uses that are in the code.
Kevin
01:12:36 - 01:12:37
Great, thank you.
Charles J Polacco Jr
01:12:56 - 01:12:57
Wayne, Chuck
Charles J Polacco Jr
01:13:00 - 01:13:06
I'm, I, I can't be in favor of voting yes on this ...
Charles J Polacco Jr

01:13:06 - 01:13:09

I'm feeling rushed to make the decision.

Charles J Polacco Jr

01:13:09 - 01:13:11

I don't know all the facts.

Charles J Polacco Jr

01:13:11 - 01:13:20

I don't want to throw myself out there without having all the, all the facts, know, the transportation of everything, that.

Wayne Platte

01:13:21 - 01:13:23

Everybody else have any questions.

Mary Jo Wiltshire

01:13:29 - 01:13:29

I mean.

Wayne Platte

01:13:29 - 01:13:30

I.

Mary Jo Wiltshire

01:13:30 - 01:13:32

Mean, this Mary Jo, and I've been leaning let the way.

Mary Jo Wiltshire

01:13:32 - 01:13:35

Chuck is only because I do feel a little bit rushed.

Mary Jo Wiltshire

01:13:35 - 01:13:38

I don't, I don't, I'm not sure exactly what else.

Mary Jo Wiltshire

01:13:38 - 01:13:42

I need to know, I'm still re-reading the notes as we're talking.

Mary Jo Wiltshire

01:13:44 - 01:13:44

No.

Mary Jo Wiltshire

01:13:45 - 01:13:53

I just, you know, it's, it's a, I think it could have future, no complications, like Kevin was saying, like, if it's not this project, and what would it be.

Mary Jo Wiltshire

01:13:53 - 01:13:55

And then we would change the.

Wayne Platte

01:13:55 - 01:13:55

Face.

Mary Jo Wiltshire

01:13:55 - 01:13:59

Of the Street forever, and we're going to do that anyway.

Mary Jo Wiltshire

01:13:59 - 01:14:00

So, you know.

Mary Jo Wiltshire

01:14:00 - 01:14:02

It's just there's little consideration.

Mary Jo Wiltshire

01:14:02 - 01:14:03

That's all.

Suzanne Cahill

01:14:05 - 01:14:06

Mary Jo: I.

Sonia Wright

01:14:06 - 01:14:06

Think.

Suzanne Cahill

01:14:06 - 01:14:12

This goes to both you and to Chuck's concerns and comments again.

Suzanne Cahill

01:14:13 - 01:14:19

If this project were to be abandoned and another developer came forward.

Suzanne Cahill

01:14:19 - 01:14:32

They would be subject to the same review as Andrew and Sonya would be in front of the Planning Board and you know very well, you know what, we would be looking for the same.

Suzanne Cahill

01:14:32 - 01:14:34

You know, we would be looking at the architecture?

Suzanne Cahill

01:14:34 - 01:14:38

We would be looking at its compliance with zoning.

Suzanne Cahill

01:14:38 - 01:14:55

We would be looking at all of the traffic that the sanitary, the storm sewer, we would be looking at, you know, the parking, the lighting, the landscaping, the other site amenities, the sidewalks, the ingress, egress.

Suzanne Cahill

01:14:56 - 01:15:07

So, all of that, no matter what project comes before the board would go through, it would still also any project would still have to go before landmarks, preservation commission.

Suzanne Cahill

01:15:07 - 01:15:11

They would review it in an advisory capacity Only, Yes.

Suzanne Cahill

01:15:11 - 01:15:21

But their comments, I would hope, would be done early on in the review process and so they could be taken into consideration.

Suzanne Cahill

01:15:21 - 01:15:25

Heritage Area Commission, likewise, has actually.

Kyla

01:15:25 - 01:15:25

Changed.

Suzanne Cahill

01:15:25 - 01:15:38

For you in terms of the waterfront consistency, but they would also be providing you with input and advisory opinion on the actual plan itself.

Kyla

01:15:41 - 01:15:41

Dan.

Mary Jo Wiltshire

01:15:42 - 01:15:44

I understand I get it.

Kyla

01:15:45 - 01:15:49

So it sounds like people are uncomfortable with this.

Kyla

01:15:49 - 01:15:50

Do you think it's an option?

Kyla

01:15:50 - 01:15:54

They still have the common Council to schedule a public hearing.

Kyla

01:15:54 - 01:16:00

It's obviously they're not going to be voting likely before their September meeting.

Kyla

01:16:01 - 01:16:13

Do you think that it would be OK for the board to request the additional time, and have it come back at the September meeting, and just acknowledge that we realize the 45 days?

Kyla

01:16:13 - 01:16:21

Or if they want to move forward without the recommendation, then they can basically do that.

Gartenstein, Daniel

01:16:23 - 01:16:29

Is not deciding tonight, without a meeting in August, is, in essence, deciding to not comment?

Gartenstein, Daniel

01:16:30 - 01:16:36

You can certainly request additional time got onto the statute.

Gartenstein, Daniel

01:16:36 - 01:16:45

The timelines are pretty short, particularly when you are suggesting that you can't meet the timeline just because you're not meeting at all.

Gartenstein, Daniel

01:16:45 - 01:16:45

Other speakers.

Gartenstein, Daniel

01:16:47 - 01:16:50

You certainly have the ability to come back in August.

Gartenstein, Daniel

01:16:50 - 01:16:53

You certainly have the ability to schedule the meeting in August to revisit this.

Gartenstein, Daniel

01:16:55 - 01:16:58

I you can ask.

Gartenstein, Daniel

01:17:00 - 01:17:10

Why not you are waiving your opportunity to comment, and the applicant certainly has every right to rely upon them to move the application.

Gartenstein, Daniel

01:17:10 - 01:17:27

And any reviewer will say that the 45 days is up and there was no legitimate reason why the Board didn't meet the 45 day requirement.

Kyla

01:17:28 - 01:17:31

Ok, so they want to meet in August within 45 days.

Gartenstein, Daniel

01:17:33 - 01:17:33

Yes.

Kevin

01:17:36 - 01:17:38

This is Kevin, based on ...

Kevin

01:17:38 - 01:17:44

Talks about all the different powers that we have to approve anything that's going to come down the pike on this plan.

Kevin

01:17:44 - 01:17:55

Plus also review just reviewing the fact that this is currently a one family residence lot that is so out of proportion with all the other one family residences.

Kevin

01:17:55 - 01:18:10

It's almost unfair that this is limited to a one family residence, so I would not see that we need to delay at least letting this go past this process this step.

Sonia Wright

01:18:12 - 01:18:26

Ok, if I could say to some persons, that law has always been kind of an oddity in what's being developed in many different options.

Sonia Wright

01:18:26 - 01:18:29

And what I could do with this, and being over 30,000 square feet.

Wayne Platte

01:18:29 - 01:18:30

That's rather.

Sonia Wright

01:18:30 - 01:18:31

Large for.

Wayne Platte

01:18:32 - 01:18:32

There's an.

Sonia Wright

01:18:32 - 01:18:32

Article.

Sonia Wright

01:18:34 - 01:18:35

I'm sorry.

Sonia Wright

01:18:36 - 01:18:37

So, it just made sense.

Sonia Wright

01:18:37 - 01:18:43

And this will sure, we already know, and I've been in Kingston a long time.

Sonia Wright

01:18:43 - 01:18:44

I've worked on a lot of different things.

Sonia Wright

01:18:44 - 01:19:03

There'll be a whole process to make sure that every no I's dotted, every T, is crossed, because we want, what everybody wants here, is not to make a dangerous intersection, and to try and bring value to this area, which helps support the Academy and supports a lot of things.

Sonia Wright

01:19:03 - 01:19:05

We did a lot of research with neighbors in the area.

Sonia Wright

01:19:05 - 01:19:07

We did check with.

Sonia Wright

01:19:07 - 01:19:09

John showed us at the Engineering Department to check.

Sonia Wright

01:19:09 - 01:19:21

I got a call in the Ms. Hansen about water just to make sure, because been around 25 plus years when another unknown so kind of seen what works and what doesn't.

Sonia Wright

01:19:21 - 01:19:22

And we've always tried to make these works.

Sonia Wright

01:19:22 - 01:19:32

So, we totally know, there will be going through a process where, you know, it's going to be more involvement, more seeker and more feedback from the community.

Sonia Wright

01:19:32 - 01:19:34

And we're very used to that.

Sonia Wright

01:19:34 - 01:19:35

That's.

Sonia Wright

01:19:37 - 01:19:41

Sorry to interrupt, in order to move forward with that process.

Sonia Wright

01:19:41 - 01:19:45

We need direction, OK, for development.

Sonia Wright

01:19:45 - 01:19:51

We need to present you with the charged with anything that the idea requires.

Sonia Wright

01:19:51 - 01:20:03

And so, in order to move forward with all the items that you would like clarification on, you know, we need direction on what's done, we're gonna be working with.

Sonia Wright

01:20:05 - 01:20:06

Yeah.

Wayne

01:20:16 - 01:20:17

Everybody hear me?

Kevin

01:20:19 - 01:20:19

Yes.

Sonia Wright

01:20:19 - 01:20:20

Ok.

Wayne

01:20:20 - 01:20:24

I'm gonna get off of this one device, and also the other thing here, so.

Wayne

01:20:30 - 01:20:38

My thought is that we can take care of offering a recommendation to go to council tonight.

Wayne

01:20:39 - 01:20:52

And then discuss all of these issues that we may have with how the site is going to look, You know, the traffic, whatever that we usually discuss at a site plan, meeting, right?

Wayne

01:20:52 - 01:20:55

I think we can take care of all those elements then.

Wayne

01:20:56 - 01:21:02

And like Andrew just said, there's gotta be some, you know, and Sue has said there's still has to go through Heritage.

Wayne

01:21:02 - 01:21:07

So there's going to be a lot of other input from other agencies with this.

Wayne

01:21:09 - 01:21:10

I think we can.

Wayne

01:21:10 - 01:21:18

Me, personally, I would feel comfortable, pass, recommending that this, become a part of the ...

Wayne

01:21:18 - 01:21:35

RT District, and we rezone this, and just, you know, if Andrew does have success in getting that pass through the council, then they can come back and discuss all these matters with us at site plan review, if that makes sense.

Kevin

01:21:40 - 01:21:40

This is Kevin.

Kevin

01:21:40 - 01:21:41

I agree with Wayne.

Wayne

01:21:45 - 01:21:58

I get what everybody else says, Mary Jo, I get what you say, Chuck, I understand what you're saying, but I think that, I mean, we've had a lot of success with other applicants come through with which site plan.

Wayne

01:21:59 - 01:22:07

As, you know, we've it's a file from something that it was different from when it was first presented.

Wayne

01:22:07 - 01:22:17

And we will take care of all those issues that, which we've talked about tonight, you know, the traffic, parking, all those kinds of things.

Wayne

01:22:17 - 01:22:23

But I do feel comfortable passing this along with a recommendation to Rezone, So.

Charles J Polacco Jr

01:22:25 - 01:22:26

Mean, what do you.

Mary Jo Wiltshire

01:22:26 - 01:22:26

Do?

Mary Jo Wiltshire

01:22:26 - 01:22:30

Other board members feel the same, or is it just just being overly cautious?

Mary Jo Wiltshire

01:22:30 - 01:22:31

Maybe?

Katie Bawarski

01:22:35 - 01:22:42

This is Katie ..., I agree with what Wayne and Kevin were saying, I think that the site size is quite.

Wayne

01:22:42 - 01:22:42

Large.

Katie Bawarski

01:22:43 - 01:22:44

Family parcels.

Katie Bawarski

01:22:44 - 01:22:57

So if we're talking about taking this, you know, taking this project out of it, and just talking about the rezoning, It's worth pointing out I think that two of the property lines border, the RT zone as well.

Katie Bawarski

01:22:57 - 01:23:07

And it seems to me by the information presented here that the site itself shares a lot of the characteristics, but some of the other properties that are in the RT Zone.

Katie Bawarski

01:23:08 - 01:23:13

And it sounds like the RT zone is actually more stringent in the review requirements.

Katie Bawarski

01:23:13 - 01:23:17

So, I would be comfortable making this recommendation as well.

Wayne

01:23:18 - 01:23:21

And this is, this is Wayne Platte, Mary Jo.

Wayne

01:23:21 - 01:23:23

You describe it as being or maybe overly cautious.

Wayne

01:23:25 - 01:23:26

I don't look at it that way.

Wayne

01:23:26 - 01:23:46

I think that, you know, our board doesn't really good job of passing an applicant through all of our filters that, that we've had throughout the years, and I just think it's not being overly cautious is just being thorough, You know, and you're, you're one of those, those folks who are very thorough and, no.

Wayne

01:23:46 - 01:23:50

You look back to the project on the strand.

Wayne

01:23:51 - 01:23:57

That, you know, you and Robert put a lot of time and effort into making that the best project the best it could be.

Wayne

01:23:57 - 01:24:03

So it's not overly cautious, it's being thorough, and that's something I think we should we pride ourselves on in your part of that.

Wayne

01:24:04 - 01:24:05

You know, you.

Mary Jo Wiltshire

01:24:05 - 01:24:06

Can thank you.

Wayne

01:24:10 - 01:24:12

Anybody else have any other questions?

Wayne

01:24:17 - 01:24:18

All right?

Wayne

01:24:18 - 01:24:18

So.

Wayne

01:24:21 - 01:24:28

I think that this, this rezoning request hits on all of those points that this board has to look at.

Wayne

01:24:30 - 01:24:42

And with that in mind, I am, and I would like to make a motion at this time that we, um, recommend that this partial be rezoned into the ...

Wayne

01:24:42 - 01:24:44

District and pass that along to the Common Council.

Wayne

01:24:45 - 01:24:46

That is a motion.

Wayne

01:24:47 - 01:24:48

Do I have a second on that?

Kevin

01:24:49 - 01:24:50

Kevin, I'll second that.

Wayne

01:24:51 - 01:24:53

Does that, Kevin as.

Suzanne Cahill

01:24:53 - 01:24:54

-----?

Wayne

01:24:54 - 01:24:56

Ok, so we have a second by Kevin Roach.

Wayne

01:24:56 - 01:25:01

Any questions on the motion, right now, We're going to vote.

Mary Jo Wiltshire

01:25:04 - 01:25:04

Now, OK.

Wayne

01:25:05 - 01:25:09

All right, so Wayne Platte is a yes, Charles Polacco

Charles J Polacco Jr

01:25:10 - 01:25:11

Yes.

Wayne
01:25:12 - 01:25:14
Ok, Mary Jo Wilshire.
Mary Jo Wiltshire
01:25:15 - 01:25:15
Yes.
Wayne
01:25:16 - 01:25:17
Matt Gillis.
Wayne
01:25:21 - 01:25:22
He said yes.
Kyla
01:25:22 - 01:25:22
But he's muted.
Wayne
01:25:22 - 01:25:23
Sorry.
Kyla
01:25:24 - 01:25:24
Yes.
Wayne
01:25:24 - 01:25:26
And Kevin Roach yes.
Wayne
01:25:28 - 01:25:30
Ok, that motion is passed.
Wayne
01:25:31 - 01:25:35
So, Sue you'll draft a letter to send it off to the council.
Wayne
01:25:35 - 01:25:36
Then I will.
Suzanne Cahill
01:25:36 - 01:25:43
Draft a letter, and I will send it to you, wait for your signature, or you can stop down for your signature.
Wayne
01:25:44 - 01:25:52
Ok, and I just want to re-iterate that this board, I'm proud of the board that we that, to know, to serve on this board, we were very thorough.
Wayne
01:25:53 - 01:26:04
And if we do have the, the fortunate circumstance that Mr Wright come back to see us, I'm sure we'll make it the best project that we can make it.
Wayne
01:26:04 - 01:26:07
You know, that both sides will be happy with the applicant and the board.
Wayne

01:26:07 - 01:26:09

So just.

Suzanne Cahill

01:26:10 - 01:26:13

One last comment way to just for the board.

Suzanne Cahill

01:26:14 - 01:26:17

It is a special use permit type of use.

Suzanne Cahill

01:26:17 - 01:26:21

So it would require a planning board public hearing as well.

Wayne

01:26:21 - 01:26:22

So, OK, That's.

Suzanne Cahill

01:26:22 - 01:26:23

Mandated.

Suzanne Cahill

01:26:23 - 01:26:27

You can always require one, but it is mandated in this case.

Wayne

01:26:27 - 01:26:27

So OK.

Wayne

01:26:28 - 01:26:30

So, and this is Wayne again.

Wayne

01:26:30 - 01:26:37

So with a special use permit, that would have to come back for periodic renewables with us anyway, so right.

Suzanne Cahill

01:26:39 - 01:26:40

Yes.

Wayne

01:26:40 - 01:26:45

Ok, so we have that to fall back out to, so that's good.

Wayne

01:26:45 - 01:26:46

Ok.

Wayne

01:26:48 - 01:26:51

Andrew and Sonia, thank you for appearing here tonight.

Sonia Wright

01:26:52 - 01:26:53

Thank you, everyone.

Sonia Wright

01:26:53 - 01:26:54

Thank you and I'm so we can forward.

Wayne
01:26:56 - 01:26:57
To.
Sonia Wright
01:26:57 - 01:27:01
Come in with more information and address all the concerns Phew, OK.
Wayne
01:27:01 - 01:27:03
Ok, good.
Wayne
01:27:04 - 01:27:05
Thank you.
Sonia Wright
01:27:06 - 01:27:07
Ok, all.
Wayne
01:27:07 - 01:27:09
Right, take care.
Suzanne Cahill
01:27:10 - 01:27:10
Tonight.
Wayne
01:27:11 - 01:27:13
All right, so we do.
Suzanne Cahill
01:27:13 - 01:27:13
Five.
Wayne
01:27:14 - 01:27:15
Yes.
Suzanne Cahill
01:27:15 - 01:27:16
Ok.
Wayne
01:27:16 - 01:27:19
So the app, that person is not here, right?
Wayne
01:27:19 - 01:27:20
The applicant is not here.
Suzanne Cahill
01:27:22 - 01:27:23
I do not believe so.
Suzanne Cahill
01:27:23 - 01:27:24
Now.
Wayne
01:27:25 - 01:27:25
All right.

Wayne

01:27:25 - 01:27:35

So, at this time, I'll make a motion that we have table item number five, which is 35 Franklin Street, a special permit renewal to operate a four room bed boardinghouse.

Wayne

01:27:37 - 01:27:38

Our next meeting will be a September.

Wayne

01:27:39 - 01:27:41

So that is a motion do I have a second on that?

Kevin

01:27:42 - 01:27:44

Second, Kevin Roach.

Gartenstein, Daniel

01:27:44 - 01:27:45

Second.

Wayne

01:27:45 - 01:27:45

By Kevin Roach.

Wayne

01:27:46 - 01:27:49

All in favor Wayne Platte is a yes Charles

Charles J Polacco Jr

01:27:50 - 01:27:50

Yes.

Wayne

01:27:51 - 01:27:52

Mary Jo Wiltshire.

Mary Jo Wiltshire

01:27:53 - 01:27:53

Yes.

Wayne

01:27:54 - 01:27:54

Met Gillis.

Matt Gillis

01:27:55 - 01:27:55

Yes.

Wayne

01:27:56 - 01:27:57

Kevin Roche.

Kevin

01:27:57 - 01:27:58

Yes.

Wayne

01:27:58 - 01:28:00

Ok, that is, that is adopted.

Wayne

01:28:01 - 01:28:01

Alright.
Wayne
01:28:02 - 01:28:04
Alright, any other business, before SO.
Suzanne Cahill
01:28:04 - 01:28:06
That is all I have.
Wayne
01:28:06 - 01:28:07
Ok.
Wayne
01:28:08 - 01:28:10
Folks, thank you so much.
Wayne
01:28:11 - 01:28:14
Maybe the September meeting will be sitting around a table, again.
Wayne
01:28:14 - 01:28:14
Who knows?
Mary Jo Wiltshire
01:28:15 - 01:28:16
One can help.
Wayne
01:28:18 - 01:28:23
All right, I'll make a motion that we adjourn the meeting to have a second.
Charles J Polacco Jr
01:28:23 - 01:28:24
Second.
Wayne
01:28:24 - 01:28:26
Second by Charles ...
Wayne
01:28:26 - 01:28:28
Is a yes Charles Polacco.
Charles J Polacco Jr
01:28:29 - 01:28:29
Yes.
Wayne
01:28:30 - 01:28:31
MaryJo Wiltshire.
Mary Jo Wiltshire
01:28:31 - 01:28:33
Yes, That.
Wayne
01:28:33 - 01:28:33
Matt Gillis.
Matt Gillis
01:28:34 - 01:28:34

Yes.

Wayne

01:28:34 - 01:28:35

Kevin Roach

Kevin

01:28:36 - 01:28:37

Yes.

Wayne

01:28:37 - 01:28:37

Ok.

Wayne

01:28:38 - 01:28:38

Meeting is adjourned.

Wayne

01:28:38 - 01:28:40

Thank you, Vince and KD.

Mary Jo Wiltshire

01:28:41 - 01:28:42

trying to say something.

Wayne

01:28:43 - 01:28:43

Go ahead, Dan.

Katie Bawarski

01:28:50 - 01:28:51

Thanks, everyone.

Katie Bawarski

01:28:51 - 01:28:51

Have.

Wayne

01:28:51 - 01:28:52

A good rest of the day.

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #1

PROJECT: Adoption of the June 15, 2020 Planning Board Meeting Transcript and Decisions.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
Type I Action: _____ Negative Declaration of Environmental Significance: _____
Type II Action: _____ Conditioned Negative Declaration: _____
Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: MG

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC _____ HLPC _____ TERM _____

OTHER CONDITIONS:

Approve as submitted.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___✓		✓		
MARYJO WILTSHIRE	___/___✓		✓		
CHARLES POLACCO	✓/___				
ROBERT JACOBSEN	✓/___				
MATTHEW GILLIS	___/___✓		✓		
KEVIN M. ROACH	___/___✓		✓		
VICENTE ARCHER	___/___✓		✓		
KATIE BAWARSKI	___/___✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #2

PROJECT: #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.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
Type I Action: _____ Negative Declaration of Environmental Significance: _____
Type II Action: X Conditioned Negative Declaration: _____
Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: MG

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC _____ HLPC _____ TERM 1 YR

OTHER CONDITIONS:

Approve with all conditions carried forward.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	<u> </u> / <u> </u> ✓		✓		
MARYJO WILTSHIRE	<u> </u> / <u> </u> ✓		✓		
CHARLES POLACCO	✓ / <u> </u>				
ROBERT JACOBSEN	✓ / <u> </u>				
MATTHEW GILLIS	<u> </u> / <u> </u> ✓		✓		
KEVIN M. ROACH	<u> </u> / <u> </u> ✓		✓		
VICENTE ARCHER	<u> </u> / <u> </u> ✓		✓		
KATIE BAWARSKI	<u> </u> / <u> </u> ✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #3

PROJECT: ~~#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.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
 Type I Action: _____ Negative Declaration of Environmental Significance: _____
 Type II Action: X _____ Conditioned Negative Declaration: _____
 Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: KR

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC _____ HLPC _____ TERM _____

OTHER CONDITIONS:

Approve with placement of buildable areas for vacant parcel remaining,
written descriptions of resultant parcels w/ easement recognized
and defined.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___✓		✓		
MARYJO WILTSHIRE	___/___✓		✓		
CHARLES POLACCO	___/___✓		✓		
ROBERT JACOBSEN	___/___✓				
MATTHEW GILLIS	___/___✓		✓		
KEVIN M. ROACH	___/___✓		✓		
VICENTE ARCHER	___/___✓				
KATIE BAWARSKI	___/___✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #4

PROJECT: #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.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
Type I Action: _____ Negative Declaration of Environmental Significance: _____
Type II Action: X Conditioned Negative Declaration: _____
Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: MJW

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, (6), 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC _____ HLPC _____ TERM _____

OTHER CONDITIONS:

Approve with written descriptions submitted for resultant parcel

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___✓		✓		
MARYJO WILTSHIRE	___/___✓		✓		
CHARLES POLACCO	___/___✓		✓		
ROBERT JACOBSEN	___/___✓				
MATTHEW GILLIS	___/___✓		✓		
KEVIN M. ROACH	___/___✓		✓		
VICENTE ARCHER	___/___✓				
KATIE BAWARSKI	___/___✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #5

PROJECT: #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. Jaqueline Lambert: applicant/owner.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
 Type I Action: _____ Negative Declaration of Environmental Significance: _____
 Type II Action: X _____ Conditioned Negative Declaration: _____
 Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: KR

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC _____ HLPC _____ TERM _____

OTHER CONDITIONS:

Table until September 2020 for applicant to be present

Note: Advise applicant to arrange for inspection with Building Department prior to Sept. meeting.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___✓		✓		
MARYJO WILTSHIRE	___/___✓		✓		
CHARLES POLACCO	___/___✓		✓		
ROBERT JACOBSEN	___/___✓				
MATTHEW GILLIS	___/___✓		✓		
KEVIN M. ROACH	___/___✓		✓		
VICENTE ARCHER	___/___✓				
KATIE BAWARSKI	___/___✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #6

PROJECT: #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.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
Type I Action: _____ Negative Declaration of Environmental Significance: _____
Type II Action: X _____ Conditioned Negative Declaration: _____
Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: MTW

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC X HLPC _____ TERM _____

OTHER CONDITIONS:

Approve with: Board Policies as noted above

Heritage Area Commission Approval

Parking Waiver carried forward

All necessary under ground work be completed prior to final work done at this section for Broadway Streetscape Project

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___✓		✓		
MARYJO WILTSHIRE	___/___✓		✓		
CHARLES POLACCO	___/___✓		✓		
ROBERT JACOBSEN	___✓/___				
MATTHEW GILLIS	___/___✓		✓		
KEVIN M. ROACH	___/___✓		✓		
VICENTE ARCHER	___/___✓				
KATIE BAWARSKI	___/___✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #7

PROJECT: #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.

SEQRA DECISION: MOTION BY: SECONDED BY:
Type I Action: Negative Declaration of Environmental Significance:
Type II Action: Conditioned Negative Declaration:
Unlisted Action: Seek/Designate Lead Agency:

Positive Declaration of Env. Significance: Scoping: EIS:

DECISION: MOTION BY: WP SECONDED BY: CP

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE UCPB HAC HLPC TERM

OTHER CONDITIONS:

Recognize applicant's withdraw of application.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___ ✓		✓		
MARYJO WILTSHIRE	___/___ ✓		✓		
CHARLES POLACCO	___/___ ✓		✓		
ROBERT JACOBSEN	✓___/___				
MATTHEW GILLIS	___/___ ✓		✓		
KEVIN M. ROACH	___/___ ✓		✓		
VICENTE ARCHER	___/___ ✓				
KATIE BAWARSKI	___/___ ✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

**CITY OF KINGSTON NEW YORK
PLANNING BOARD DECISION DOCUMENT**

DATE: July 20, 2020

PLACE: Common Council Chambers
City Hall - Kingston, New York

ITEM: #8

PROJECT: #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.

SEQRA DECISION: MOTION BY: _____ SECONDED BY: _____
Type I Action: _____ Negative Declaration of Environmental Significance: _____
Type II Action: _____ Conditioned Negative Declaration: _____
Unlisted Action: _____ Seek/Designate Lead Agency: _____

Positive Declaration of Env. Significance: _____ Scoping: _____ EIS: _____

DECISION: MOTION BY: WP SECONDED BY: KR

BOARD POLICIES #1, 1a, 2, 3, 3a, 3b, 4, 4a, 5, 6, 7, 7a, 8, 8a, 9, 10, 11, 12, 13, 14, 14a, 15, 15a, 16, 17, 17a, 18, 18a, 19, 20, 21, 22, 23, 24, 25, 26

OTHER APPROVALS: VARIANCE _____ UCPB _____ HAC _____ HLPC _____ TERM _____

OTHER CONDITIONS:

Recommend Rezoning from RRR (single-family Residence) to
RT (Rondout) as attached.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE D. PLATTE	___/___✓		✓		
MARYJO WILTSHIRE	___/___✓		✓		
CHARLES POLACCO	___/___✓		✓		
ROBERT JACOBSEN	___/___✓				
MATTHEW GILLIS	___/___✓		✓		
KEVIN M. ROACH	___/___✓		✓		
VICENTE ARCHER	___/___✓				
KATIE BAWARSKI	___/___✓				
TOTAL			5	-	-

Rec'd By City Clerk:
Date:

KINGSTON PLANNING BOARD RECOMMENDATION July 20, 2020

REZONING PETITION: #2-16 MONTREPOSE AVENUE

RRR (Single Family Residence) District to RT (Rondout) District

After reviewing all information and comment received, and with full deliberation of the materials provided including staff notes to the Board and additional input from the meeting discussion with the applicant; the Planning Board voted unanimously to recommend to the Common Council that #2-16 Montrepose Avenue be rezoned from RRR (Single Family Residence) District to RT (Rondout) District noting the following factors as the basis of their report:

1. In accordance with §405-73 A (2) of the City Zoning Code, the Board reviewed all factors as required.
2. It was noted that this is a review of a referral for the rezoning only. The applicant's conceptual information is only illustrative at this point and there has been no applications filed for a development proposal.
3. As stated under §405-19 of the Zoning Code, the purpose of the Rondout District includes "*....to ensure that new construction will be compatible with the established character of existing development in the district.*" While the applicant has yet to file a formal application for a development review, the Board recognized that the RT District would provide for a more rigid review of site development factors. The Board further discussed the overall character of the neighborhood, recognizing the adaptive re-use project across Montrepose to its current multi-family use, several other multi-family uses along West Pierpont, and the presence of single family and multi-family along the properties of West Chestnut.
4. Compared the types of uses which might be able to be developed under the current zoning and what uses could be developed under the RT Zoning District and how those might impact the neighborhood.
5. Considered the location of the property, including the size, irregular shape, physical aspects, site limitations, recognized certain other constraints, such as an underground stream.
6. Noted that the RT zone is more stringent in the required review of new development, noting that site development plan approval by the Planning Board shall be required for the erection, enlargement of all structures, including one, two and three family residences in the RT zone. This is above what would be mandated in the current RRR zone.
7. Discussed existing services adequacy, most notably touching on the impact on the existing street traffic flows and public safety. The Board recognized that as part of any site development review for the site, the SEQR process will be followed and the Board can require a more in-depth study and possible supplemental reports which would focus on specific issues recognized by both the Board and the public.
8. With a change of zoning, the Board recognized other agency reviews that would be required. Noting the Heritage Area Commission (advisory for site and regulatory for a Local Consistency Review under the LWRP) and the Historic Landmarks Preservation Commission (advisory role only). Other agencies may become involved once any formal application is submitted.

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #2: #152 St. James Street SUBDIVISION of the Lands of St. James Street LLC. SBL 56.91-1-27. SEQR Determination. Zone R-6. Ward 3. St. James Street LLC; applicant/owner.

Suggested Action:

Attachments:

[9_21_2- PBM - 152 St James Subdivision.pdf](#)

[9_21_20 PBM - 152 St James Maps.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: Minor subdivision of lands of 152 St James Street LLC
2. Location: 152 St James Street LLC Property Tax map ID# (SBL) 56.91-1-27
3. Size (acres) of land to be modified: .086 ac
4. Number of lots to be created: 2
5. Name & mailing address of owner: 146 Bone Hollow Road Accord, NY 12404
6. Name & mailing address of applicant: 146 Bone Hollow Road Accord, NY 12404
E-mail/Website: Rich@Lanzarone.com
7. Construction plans submitted? No construction, or physical changes proposed
8. Waiver (s) to improvements requested? Buildings are existing
9. Improvements checklist:

☐ streets	☐ stormwater drainage	☐ street signs
☐ curbs	☐ sanitary sewers	☐ street lights
☐ sidewalks	☐ water mains	☐ street trees
☐ fire alarms	☐ hydrants	☐ park & playgrounds
10. Signature of owner: 
Date: 8-5-2020 Phone: (H) 845-687-6065 (W) 845-222-1807 E-mail rich@lanzarone.com

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

OFFICE USE

1. Date received: 8/12/20
2. Application fee received: \$250.00 Receipt # 018954
3. Zoning district: _____ 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: _____

PROJECT NARRATIVE FORM

Property Address: 152 St James Street

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

There are currently 2 buildings on the single lot. The addresses are 152 and 152 1/2 St James Street.

The proposal is to subdivide the property such that each building would be on its own tax lot.

There will be no physical changes , no change in use, no increase in occupancy or intensity of use.

Prepared By (Please Print): KICH LANZARDONE

Date: 8-5-2020
Rev.10/02

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

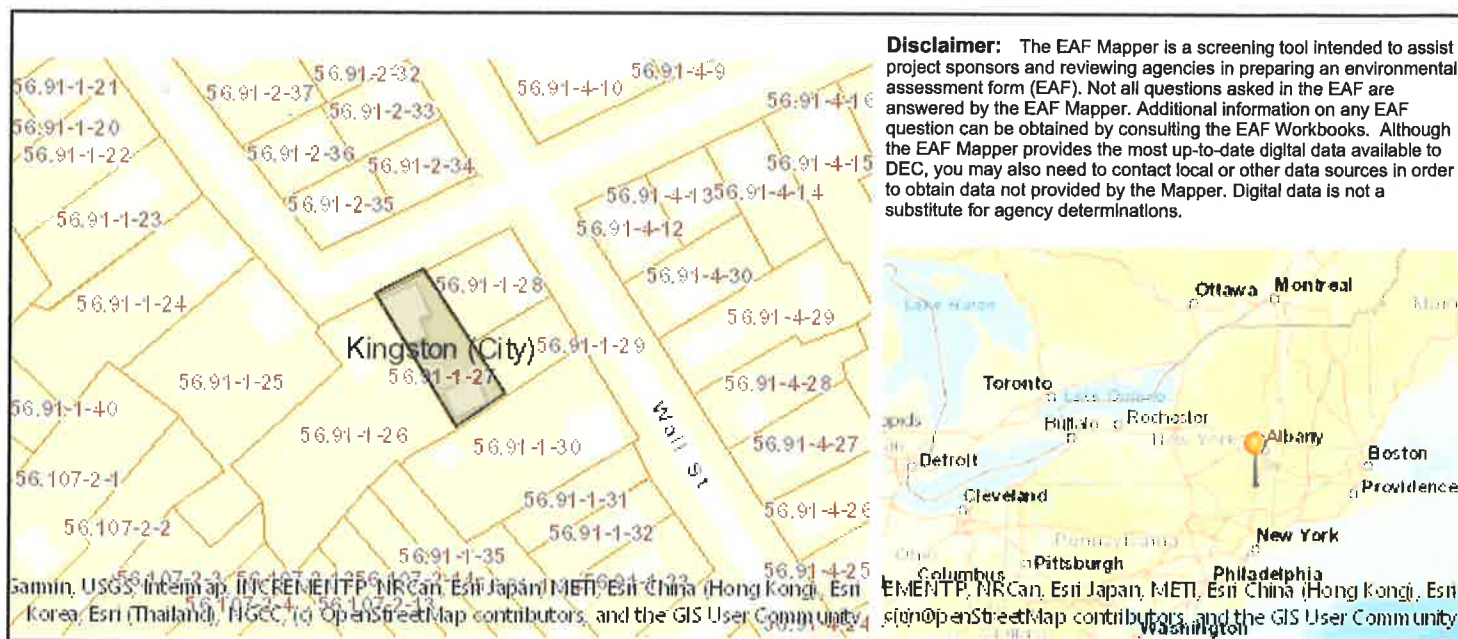
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
152 St James Street LLC			
Name of Action or Project:			
Minor subdivision of lands of 152 St James Street LLC			
Project Location (describe, and attach a location map):			
152 St James Street and 152-1/2 St James Street LLC			
Brief Description of Proposed Action:			
Minor subdivision so that the 2 existing building on the site are each located on their own tax lot. The 2 buildings were each built circa 1900 and pre-date local zoning. There will be no construction, ground disturbance, physical changes, change in use or intensity as a result of this proposed action			
Name of Applicant or Sponsor:		Telephone: 845-222-1807	
152 St James Street, LLC		E-Mail: rich@lanzarone.com	
Address:			
146 Bone Hollow Road			
City/PO:		State:	Zip Code:
Accord		NY	12404
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 government Agency?			NO
If Yes, list agency(s) name and permit or approval: ZBA, area variance			YES
			☒
3. a. Total acreage of the site of the proposed action?		.086 acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.00 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
N/A No construction, physical changes or intensity of use changes proposed	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
existing roof gutters directed onto existing lawn area		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>152 ST JAMES ST LLC</u> Date: <u>8-11-2020</u> Signature: <u></u> Title: <u>MANAGING MEMBER</u>		



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

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2018 00005609

Volm-6290 Pg-168

Instrument Number: 2018- 00005609

As

Recorded On: April 27, 2018

D01 - Deed

Parties: JEFVIN LLC

To

152 ST JAMES STREET LLC

Billable Pages: 4

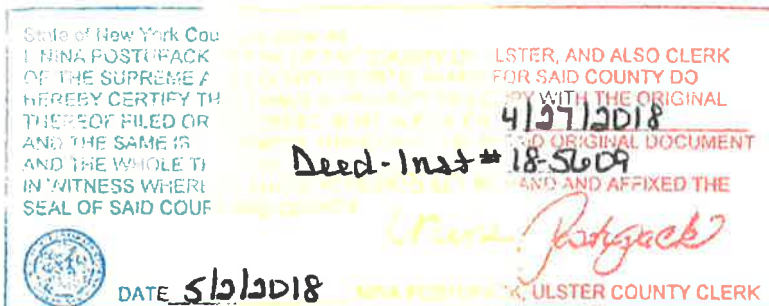
Recorded By: RIVER CITY ABSTRACT

Num Of Pages: 4

Comment:

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

D01 - Deed	60.00	RP5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	190.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	1,560.00	390,000.00	4489	Basic	0.00
KINGSTON CITY				Local	0.00
				Additional	0.00
Tax Charge:	1,560.00			Special Additional	0.00
				Transfer	1,560.00



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

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

File Information:

Document Number: 2018- 00005609
Receipt Number: 1636150
Recorded Date/Time: April 27, 2018 11:57:25A
Book-Vol/Pg: Bk-D VI-6290 Pg-168
Cashier / Station: s smar / Cashier Station 6

Record and Return To:

J MICHAEL BRUHN JR
85 JOHN STREET
PO BOX 4487
KINGSTON NY 12401



Nina Postupack

Nina Postupack Ulster County Clerk

Bargain & Sale Deed

THIS INDENTURE, made on the 9 day of April, 2018

BETWEEN

372 Hooker Ave. ↗
 Jefvin LLC, P.O. Box 3712, Poughkeepsie, NY 12601
 party of the first part, and

152 St James Street LLC, 146 Bone Hollow Road, Accord, NY 12404
 party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with the buildings and improvements thereon erected, situate, lying and being in the City of Kingston, County of Ulster and State of New York, more particularly, bounded and described in annexed Schedule A.

BEING the same premises conveyed by CPI1 Development LLC to Jefvin LLC by deed dated December 15, 2011, recorded January 11, 2012 in the Ulster County Clerk's Office as Instrument No. 2012-00000542.

SUBJECT to any state of facts a personal inspection and accurate survey will disclose.

SUBJECT to covenants, conditions, restrictions, reservations, rights-of-way, utility or other easements, agreements or sell-offs in former deed or other instrument of record, if any.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

CHECKED SM
 ENTERED SM
 MARK/OFF _____

✓ River City Abstract

TITLE NO. RCA-6T-56358

SCHEDULE A

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

BEGINNING at a point on the southerly curb of St. James Street, said point marking the westerly kine of the herein described parcel and in range with the easterly line of the lands formerly of Gerber (Liber 2771 cp 281); running thence northeasterly along the southerly curb of St. James Street, North 55 degrees 15' 30" East 41.00 feet to a point marking the easterly line of the herein described parcel and the westerly line of lands now or formerly Costello (Liber 2731 cp 240); running thence along the same, South 39 degrees 01' 05" East 68.47 feet to a point marking the westerly lien of lands now or formerly Martin (Liber 2591 cp 131); running thence the following two courses along the westerly and northerly line of said Martin, South 38 degrees 52' 25" East 47.47 feet and South 48 degrees 36' 10" West 46.70 feet to a point marking the westerly line of the herein described parcel and the easterly line of the aforementioned Gerber; running thence along the same, North 36 degrees 13' 35" West 121.07 feet to the point or place of **BEGINNING**.

For conveyancing only,
to be conveyed

Together with all right, title if intended and
interest of, in and to any streets and road
abutting the above described premises, to the
center line thereof.

Certificate and Report of Title - New York
FORM 2215-5

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

In presence of:

Jefvin, LLC

By: Jeff Johnson, Member

Vincent J. Miller

By: Vincent Miller, Member

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.:

On April 9, 2018 before me, the undersigned JEFF JOHNSON personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument(s).

DAVID A. SEARS
Notary Public, State of New York
No. 02554874153
Qualified in Dutchess County
Commission Expires Nov. 5, 2018

NOTARY PUBLIC

STATE OF NEW YORK, COUNTY OF DUTCHESS, ss.:

On March 29, 2018 before me, the undersigned VINCENT MILLER personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual acted, executed the instrument(s).

NOTARY PUBLIC

RECORD & RETURN TO:

J. Michael Bruhn, Jr.
85 John Street
P.O. Box 4487
Kingston, NY 12401

CARLA SALVATORE
Notary Public, State of New York
No. 01SA6371782
Qualified in Dutchess County
Commission Expires March 05, 2022

152 St James Street
510800-56.91-1-27

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

John Tuey, Comptroller



Steven T. Noble, Mayor

DATE: August 5, 2020

PROPERTY OWNER: 152 St James Street LLC

PROPERTY ADDRESS: 152 St James St.

SBL# 56.91-1-27

To Whom It May Concern:

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

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



City of Kingston Comptroller

John Tuey

SEAL:

City of Kingston
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 Richard Lanzarone and or Chris Zell

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of whenever on agenda in the matter of Minor subdivision
of lands of 152 St James Street LLC

152 St James Street, LLC
by Richard Lanzarone

print property owner's name

Re

owner's signature

146 Bone Hollow Road, Accord, NY 12404

owner's mailing address

845-222-1807

owner's phone number

8-5-2020

date

representative's signature & date

representative's address

representative's phone #

152 ST JAMES ST





152 1/2 ST JAMES ST

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

SWIS 510800 TAX MAP No. 56.91-1-27

OWNER 152 St James Street LLC

LOCATION 152 St James St Kingston 12401

PROP CLASS 280 SCHOOL DIST 510800

SALE PRICE \$390,000.00 SALE DATE 4/9/2018



Site Info. SWIS/SBL 510800 05609100010270000000 Card No. 1

Site No. 1 Property Class 411

Used As Code A02

Route No. 180224

Nbhd. Code: 8001 Val Dist: 1

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

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

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

Overall Desire: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent 3

Overall Cond: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent 3

Overall Grade: A=Excellent B=Good C=Average D=Economy E=Minimum C

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

Zoning Code: R-6

Overall Eff Yr. Blt. 1945

Economic OBS 0

Audit Control Section

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

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

Reappraisal Cycle Section

Date of Last Phy Insp. Date of Reappraisal 2/7/2008

Sales Information Section

Sale Date	Sale Price	Sale Type	Valuation Useable
2018-04-09	\$390,000.00	3	1
2011-12-15	\$175,000.00	3	1
2006-12-04	\$1.00	3	0

NOTES

Land Breakdown Section

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

Land Type				Soil Rating		Influence Code					
01=Primary	05=Tillable	09=Muck	13=Vineyard	P Poor	(05) 01 - 10 (09) 01 - 04	1=Topog	5=View				
02=Secondary	06=Pasture	10=Waterfront	14=Wetland	N Normal	(06) 01 - 10 (11) 01 - 10	2=Location	6=Wetness				
03=Undeveloped	07=Woodland	11=Orchard	15=Leased Land	G Good	(07) 01 - 04 (13) 01 - 10	3=Shape	7=Environment				
04=Residual	08=Wasteland	12=Rear				4=Restricted Use	8=Other				

Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cd1	Infl Cd2	Infl Cd3
01	41.00	102.00	0.00	0			0	0			

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

SIGNATURE _____

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE			
OFFICE OF REAL PROPERTY TAX SERVICES			
PROPERTY RECORD CARD - (ADDITIONAL IMPROVEMENTS)			
SWIS	510800	TAX MAP No. 56.91-1-27	
OWNER	152 St James Street LLC		
LOCATION	152 St James St Kingston 12401		
PROP CLASS	280	SCHOOL DIST	510800
SALE PRICE	SALE DATE		
390000.00	4/9/2018		

Site Info.					SWIS/SBL 510800 05609100010270000000					Card No.	
					Site No. 1			Property Class 411			
Route No.					180224						
Nbhd Code:		8001					Val Dist:		1		
Sewer Type:	1=None	2=Private	3=Comm/Public					3			
Water Supply:	1=None	2=Private	3=Comm/Public					3			
Utilities:	1=No Public	2=Gas	3=Electric	4=Gas and Electric				4			
Site Desirability:	1=Inferior	2=Typical	3=Superior								
Nbhd Type:	1=Rural	2=Suburban	3=Urban	4=Commercial							
Nbhd Rating:	1=Below Avg.	2=Average	3=Above Ave								
Road Type:	1=None	2=Unimproved	3=Improved	4=Right-of-Way							
DC Entry Type:	1=Inter Inspec	2=Inter Refuse	3=Total Refuse	4=Est	5=No Entry						
Zoning Code:										R-6	

103



IMPROVEMENT SECTION											
RC1=CarPort RG1=Gar-1.0 aat RG2=Gar-1.5 aat RG3=Gar-2.0 aat	RG4=Gar-1.0 det RG5=Gar-1.5 det RG6=Gar-2.0 det RG7=Garage/wApt	LS1=St/Vnyl LS2=Fibglis LS3=Concrete LS4=Gunite LS5=Abv Grn	FB1=1.0 Dry FB2=1.5 Dry FB3=2.0 Dry FB4=1.0 Gen	FB5=1.5 Gen FB6=2.0 Gen FB7=Pole FB8=Horse	GH2=Grnhse-res TC1=Tennis Court	CP5=Roof Only CP6=W/Slab CP7=W/Screen	FC1=Shed FC2=Aluminum FC3=Galvanized FC4= Finshd	MH1=Basement MH2=Roof MH5=Mobile Home MH6=7x12 Room	MH7=7x24 Room MH8=Tip-Out Room MH9=Wood Addon	RP1=Open RP2=Cover RP3=Screen RP4=Enclsd	RP5=Up Op RP6=Up Cov RP7=Up Scr RP8=Up Enc
Structure Code	MC	Dimension 1	Dimension 2	SQFT (MISC)	Quantity	Grade	Condition	Actual Yr. Built	Eff. Yr. Built	PCT. GOOD	FUNC OBS
RP2	3	0	0	78.00	1	C	3	1900	0	0	0
RP6	3	0	0	84.00	1	C	3	1900	0	0	0

**NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL
PROPERTY TAX SERVICES PROPERTY RECORD CARD - (ADDITIONAL SALES
RECORDS)**

SWIS 510800 TAX MAP No. 56.91-1-27
OWNER 152 St James Street LLC
LOCATION 152 St James St Kingston 12401
PROP CLASS 280 SCHOOL DIST 510800
SALE PRICE SALE DATE
\$390,000 04/09/18



Site Info.		SWIS/SBL 510800 05609100010270000000		Card No.
		Site No. 1	Property Class 411	
Route No.		180224		
Nbhd Code: 8001		Val Dist: 1		
Sewer Type:	1=None 2=Private 3=Comm/Public	3		
Water Supply:	1=None 2=Private 3=Comm/Public	3		
Utilities:	1=No Public 2=Gas 3=Electric 4=Gas and Electric	4		
Site Desireability:	1=Inferior 2=Typical 3=Superior			
Nbhd Type:	1=Rural 2=Suburban 3=Urban 4=Commercial			
Nbhd Rating:	1=Below Avg. 2=Average 3=Above Ave			
Road Type:	1=None 2=Unimproved 3=Improved 4=Right-of-Way			
DC Entry Type:	1=Inter Inspec 2=Inter Refuse 3=Total Refuse 4=Est 5=No Entry			
Zoning Code:				R-6

SALES INFORMATION SECTION

SALE DATE	SALE PRICE	SALE TYPE	VALUATION USEABLE	BOOK	PAGE
11/13/2002	\$150,000.00	3	1	03450	00076
5/1/2000	\$1.00	3	0	03043	00016

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES PROPERTY RECORD CARD - (ADDITIONAL COMMERCIAL USE)				Site Info. SWIS/SBL 510800 05609100010270000000 Card No.					
SWIS 510800 TAX MAP No. 56.91-1-27 OWNER 152 St James Street LLC LOCATION 152 St James St Kingston 12401 PROP CLASS 280 SCHOOL DIST 510800 SALE PRICE SALE DATE \$390,000 4/9/2018 				Site No. 1		Property Class 411			
				Route No.		180224			
				Nbhd Code: 8001		Val Dist: 1			
				Sewer Type:	1=None	2=Private	3=Comm/Public	3	
				Water Supply:	1=None	2=Private	3=Comm/Public	3	
				Utilities:	1=No Public	2=Gas	3=Electric	4=Gas and Electric	4
				Site Desirability:	1=Inferior	2=Typical	3=Superior		
				Nbhd Type:	1=Rural	2=Suburban	3=Urban	4=Commercial	
				Nbhd Rating:	1=Below Avg.	2=Average	3=Above Ave		
				Road Type:	1=None	2=Unimproved	3=Improved	4=Right-of-Way	
DC Entry Type:	1=Inter Inspec	2=Inter Refuse	3=Total Refuse	4=Est	5=No Entry				
Zoning Code:						R-6			

COMMERCIAL RENTABLE SECTION

UNIT CODES: 02=APTS 03=ROOMS 04=SEATS 05=BEDS 06=STALLS 07=LANES 08=COURTS 09=SLIPS 10=BAYS 11=GALLONS 12=PADS 13=RUNS 14=HOLES 15=PLOTS 16=BARRELS 17=ACRES														
TYPE CODES: 1=ACTUAL 2=ECONOMIC 3=ACTUAL and ECONOMIC														
USED AS	SQFT	UNIT	NBR UNITS	TOTAL RENT	TYPE	APARTMENT SQFT			NBR APARTMENTS			ANN RENT/UNIT		
						1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	1 BED	2 BED	3 BED
A02	1200	02	2	\$0		0	0	0	0	0	0	\$0	\$0	\$0

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 grantee.

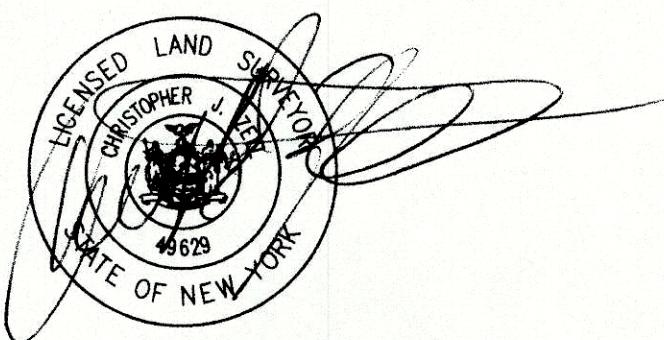
Only copies from the original of this survey marked with an original of the surveyor's seal shall be considered valid true copies.

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

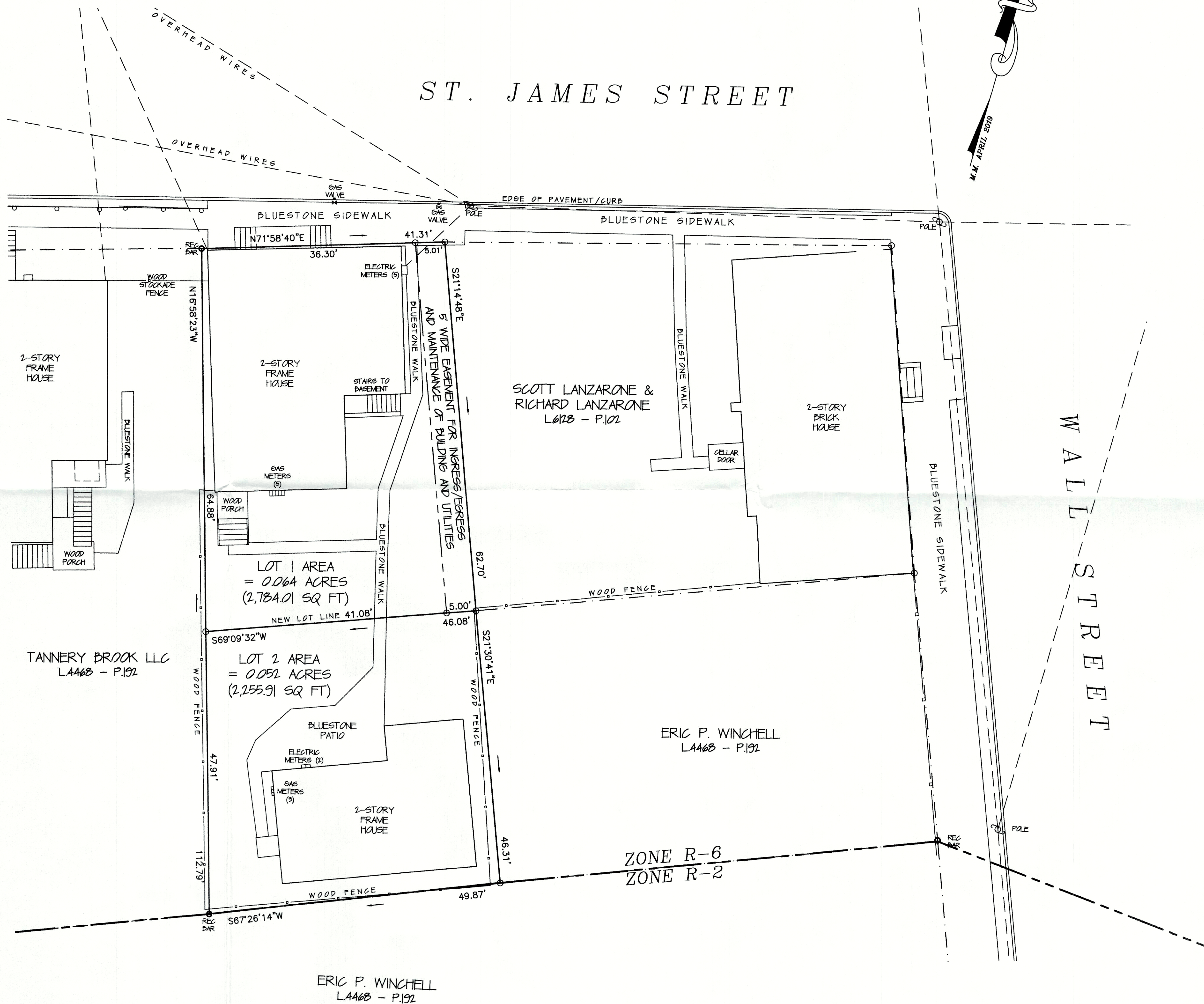
Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and 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. 56.91
Block 1, Lot 27 & 28

DEED REFERENCE
Liber 6200 of Deeds at Page 166
Liber 6128 of Deeds at Page 102

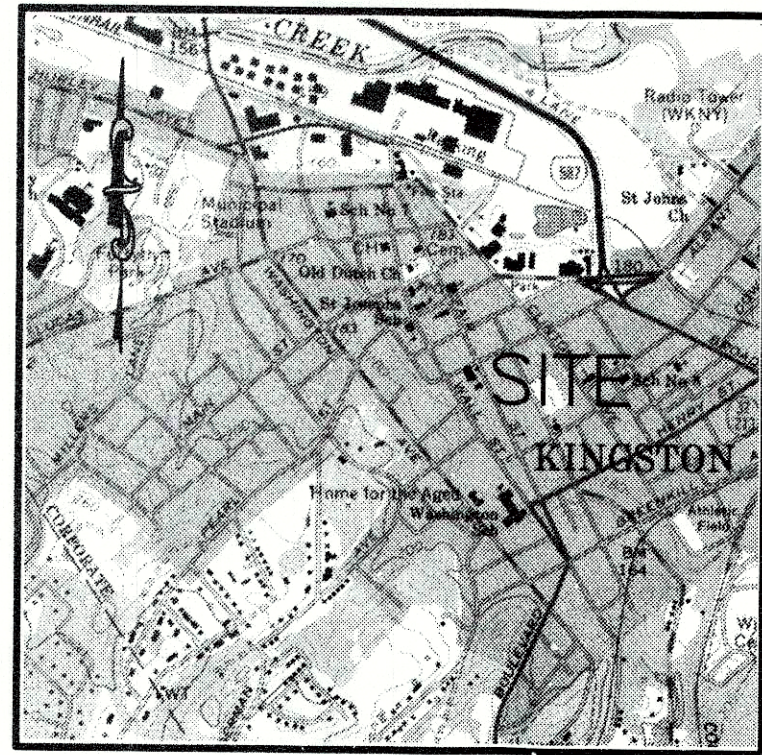


BRINNIER & LARIOS, P. C.



AREA SUMMARY

LOT 1	0.064 ACRES
LOT 2	0.052 ACRES
TOTAL	= 0.116 ACRES



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 PLAN AND CONSENT TO THE FILING OF IT IN THE ULSTER COUNTY CLERK'S OFFICE

CITY ZONING INFORMATION

DISTRICT: R-6 (17)	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
MINIMUM LOT SIZE:	-- S.F.	2,784.01 S.F.	2,255.91 S.F.
MINIMUM LOT PER DWELLING UNIT:	1500 S.F.	2,784.01 S.F.	2,255.91 S.F.
MINIMUM LOT WIDTH:	-- FT	41.31 FT	46.08 FT
MINIMUM LOT DEPTH:	100 FT	62.70 FT	46.31 FT
MINIMUM SETBACKS:			
FRONT YARD:	25 FT (9)	0.30 FT	18.06 FT
SIDE YARD--WEST:	12 FT (7)	0.99 FT	11.09 FT
SIDE YARD--EAST:	12 FT (7)	7.48 FT	3.76 FT
REAR YARD:	30 FT	22.42 FT	3.20 FT
MAXIMUM BUILDING HEIGHT:	-- FT/STORIES	2 STORIES	2 STORIES
MAXIMUM LOT COVERAGE:	40 %	42%	32%
FLOOR TO AREA RATIO:	1.8	0.8	0.6

Notes:

- Minimum side yard must be increased to $\frac{1}{2}$ the height of the side wall if that measurement is greater than 12 feet.
- Minimum front yard must be increased to the equivalent of $\frac{1}{3}$ the height of the wall if that measurement is greater than 25 feet in the R-6 District and greater than 15 feet in the O-3 District.
- Any parcel in an R-4, RLC, R-5 or R-6 Residence District may be subdivided for the sale of townhouses and each part thereof may be sold. Each such subdivision shall be subject to the Subdivision Regulations of the City of Kingston and the following special requirements.
 - Maximum density: The gross density in an R-4 Multiple Residence District or RLC Residential - Limited Commercial District shall not exceed 14 dwelling units per acre or 20 dwelling units per acre in an R-5 or R-6 Multiple Residence District.
 - Minimum lot size: Individual lots shall have a minimum lot area of 1,600 square feet, a minimum lot width of 14 feet and a minimum lot depth of 80 feet. End units shall have a minimum side yard of 30 feet.
 - Common property: All open space and common property shall conform to the requirements of 405-350.
 - Front and rear yards: Front and rear yards shall meet the minimum requirements for the respective district, except that up to $\frac{1}{3}$ of the unit may have front or rear yards equal to 75% of the minimum in order to create variety and better design.

MAP

OF PROPOSED SUBDIVISION OF LANDS OF

152 ST. JAMES STREET LLC.

152 JAMES ST & 181-183 WALL ST

CITY OF KINGSTON ULSTER COUNTY NEW YORK

JUNE 18, 2020

SCALE: 1" = 10'

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #3: #121 & 123 West Chester Street and 51-57 Jervis Street LOT LINE DELETION of the Lands of Rebecca Blackwell-Hafner. SBL 56.34-7-21, 56.34-7-22, & 56.34-7-19. SEQR Determination. Zone R-1. Ward 9. Rebecca Blackwell-Hafner; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - W. Chestnut & Jervis Lot Line Deletion.pdf](#)

[121 & 123 W Chester & 51-57 Jervis - LLD Maps.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: 121 W. CHESTER STREET
2. Location: 51-57 JERVIS AVE
121 W. CHESTER STREET Property Tax map ID# (SBL) 56.34-7-19
123 W. CHESTER STREET 56.34-7-21
56.34-7-22
3. Size (acres) of land to be modified: 100'x100', 50'x100', 25'x150' = 10,750'
4. Number of lots to be created: 1
5. Name & mailing address of owner: Rebecca Blackwell-Hafner
121 W. CHESTER STREET KINGSTON NY 12401
6. Name & mailing address of applicant:
E-mail/Website: blackwellhafner@gmail.com
7. Construction plans submitted? no
8. Waiver (s) to improvements requested? no
9. Improvements checklist:

☐ streets	☐ stormwater drainage	☐ street signs
☐ curbs	☐ sanitary sewers	☐ street lights
☐ sidewalks	☐ water mains	☐ street trees
☐ fire alarms	☐ hydrants	☐ park & playgrounds
10. Signature of owner: [Signature]
Date: 8/24/2020 Phone: (H) 347-210-8400 (W) _____ E-mail: blackwellhafner@gmail.com

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

OFFICE USE

1. Date received: 8/25/20
2. Application fee received: \$200.00 #676 Rec. # 018965
3. Zoning district: _____ 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 Jess Walker

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

Planning Board meeting of 8/20/20 in the matter of architect,

Rebecca Blackwell-Hafner
print property owner's name

[Signature]
owner's signature

121 W. CHESTER STREET
owner's mailing address

347-210-8480
owner's phone number

8/24/2012
date

representative's signature & date

representative's address

representative's phone #

KINGSTON, NEW YORK



Tax Bill 004567 Balance: \$0.00.

2020 KINGSTON CITY TAX PAYMENT DETAILS

Full Tax Payment

Owner: **BLACKWELL-HAFNER REBECCA**

Due Date	Amount	Status
02/14/2020	\$101.18	PAID
04/30/2020	\$101.17	PAID
Balance updated 04/14/2020:		\$202.35
Balance Due:		\$0.00

Fees, interest and service charges are not tax deductible.

If you have any questions, please contact the City of Kingston Receiver of Taxes at (845) 334-3935.

Kingston City 2020 Taxes

STEP 1

Locate Your City Tax Information

How do you want to search your parcel?

☐ Owner's Name

☐ Address (Street Nbr and Street Name)

☐ Parcel ID

Enter last name followed by first

Search

CANCEL

KINGSTON, NEW YORK



Tax Bill 004566 Balance: \$0.00.

2020 KINGSTON CITY TAX PAYMENT DETAILS

Full Tax Payment

Owner: **BLACKWELL-HAFNER REBECCA**

Due Date	Amount	Status
02/14/2020	\$1,160.11	PAID
04/30/2020	\$1,160.11	PAID

Balance updated 04/14/2020: \$2,320.22

Balance Due: \$0.00

Fees, interest and service charges are not tax deductible.

If you have any questions, please contact the City of Kingston Receiver of Taxes at (845) 334-3935.

Kingston City 2020 Taxes

STEP 1 | Locate Your City Tax Information

How do you want to search your parcel?

☒ Owner's Name

☐ Address (Street Nbr and Street Name)

☐ Parcel ID

Enter last name followed by first

Search

CANCEL

KINGSTON, NEW YORK



Tax Bill 004564 Balance: \$0.00.

2020 KINGSTON CITY TAX PAYMENT DETAILS

Full Tax Payment

Owner: **BLACKWELL-HAFNER REBECCA**

Due Date	Amount	Status
02/14/2020	\$141.64	PAID
04/30/2020	\$141.64	PAID

Balance updated 04/14/2020: \$283.28

Balance Due: \$0.00

Fees, interest and service charges are not tax deductible.

If you have any questions, please contact the City of Kingston Receiver of Taxes at (845) 334-3935.

Kingston City 2020 Taxes

STEP 1

Locate Your City Tax Information

How do you want to search your parcel?

☐ Owner's Name

☐ Address (Street Nbr and Street Name)

☐ Parcel ID

Enter last name followed by first

Search

CANCEL

PROJECT NARRATIVE FORM

Property Address: 121, 123 Worcester, 51-57 Jarvis Ave

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...

Combining three lots into one.

Prepared By (Please Print): Rubena Blackwell-Hafwa
Date: 8-25-20
Rev.10/02

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated (11/20/18))

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

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

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

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

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

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



Sign
8-25-20

Date
Rebecca Blackwell-Hafner

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

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 8-25-20
Rheana Blackwell-Hodner
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: 8-25-20
(Adopted 11/9/09)

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

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

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

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

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

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			
121 W CHESTER STREET KINGSTON NY 12401			
Name of Action or Project: LOT DELETION 121 W. CHESTER			
Project Location (describe, and attach a location map) 123 W. CHESTER 51-57 JERVIS AVE			
Brief Description of Proposed Action: LOT DELETION			
Name of Applicant or Sponsor: REBECCA BLACKWELL HAFNER		Telephone: 347 210 0400	
		E-Mail: blackwellhafner@gmail.com	
Address: 121 W. CHESTER STREET			
City/PO: KINGSTON		State: NY	Zip Code: 12401
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☒ ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			☒ ☐
3.a. Total acreage of the site of the proposed action?		.48 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.48 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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,	NO	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, 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

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: <u>8-7-20</u> Signature: <u>Rebecca Blackwell-Hafner</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)?	☐	☐



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 6485 / 303
INSTRUMENT #: 2019-11755

Receipt#: 20191728231
Clerk: SM
Rec Date: 09/10/2019 09:38:42 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: BLATCHLY&SIMONSON PC

Party1: RICE COLIN
Party2: BLACKWELL-HAFNER REBECCA
Town: KINGSTON CITY

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 190.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 696
Transfer Tax
Consideration: 0.00

Total: 0.00

Record and Return To:

REBECCA BLACKWELL-HAFNER
121 WEST CHESTER ST
KINGSTON NY 12401

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

4
2
08

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

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

THIS INDENTURE made the 6 day of September Two Thousand and Nineteen.

BETWEEN COLIN RICE, residing at 30 New Street, Kingston, New York 12401, and
REBECCA BLACKWELL-HAFNER, residing at 121 West Chester Street, Kingston, New
York 12401, as Husband and Wife,

parties of the first part, and

REBECCA BLACKWELL-HAFNER, residing at 121 West Chester Street, Kingston, New
York 12401,

party of the second part,

WITNESSETH, that the parties of the first part, in consideration of *Ten Dollars*, paid by
the party of the second part, hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the parties of the second part forever,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, situate in the City of Kingston,
County of Ulster and State of New York, being more particularly bounded and described as
follows:

Parcel I:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Kingston, County of
Ulster and State of New York, bounded and described as follows: **BEGINNING** at a point on
the northwesterly side of West Chester Street distant sixty feet southwesterly from the
northwesterly corner of West Chester Street and Jervis Avenue, on the dividing line between the
lot hereby conveyed and the property of said Ernest A. Kelly; thence northwesterly on said
dividing line which is about at right angle to West Chester Street a distance of one hundred feet,
more or less; thence southwesterly and parallel to West Chester Street fifty feet, more or less;
thence southeasterly parallel with the first described line one hundred feet more or less, to West
Chester Street; thence northeasterly along West Chester Street a distance of fifty feet, more or
less, to the point or place of beginning.

Parcel II:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Kingston, County of
Ulster, State of New York, being the northerly half of the lot described in a deed from Laura N.
Smith as Executrix and M. Linn Bruce and John T. Harwood as Executors of the Last Will and
Testament of George J. Smith to Lancelot Phelps and Olivia Smith Phelps, his wife, dated July
13, 1922 and recorded in the Ulster County Clerk's Office on July 25, 1922 in Liber 490 of
Deeds at Page 496, and being more particularly described as follows:

BEGINNING, at a point on West Chester Street 100 feet from the southwest corner of
West Chester Street and Jervis Avenue, running thence westerly 150 feet to the easterly line of

✓ Blatchly & Simonson

lot 34; thence southerly along said line of lot 34 and parallel with the line of West Chester Street 25 feet to a point; thence easterly on a parallel line with the first mentioned line 150 feet to the West Chester Street; thence northerly along West Chester Street 25 feet to the point of beginning, being 25 feet front on West Chester Street, 150 feet deep and 25 feet in the rear and being the northerly one-half of the premises described in the above mentioned deed.

Parcel III.

ALL THOSE TWO CERTAIN PIECES OR PARCELS OF LAND, situate in the City of Kingston, Ulster County, New York, one of them being bounded and described as follows: **BEING** part of the lands of which James S. McEntee died seized, and described as follow: **BEGINNING** at a point on the southerly side of Jervis Avenue distant 100 feet westerly from the southwesterly corner of said Jervis Avenue and Chester Street and runs thence South 15 deg. West along: Lots Nos.32 and 31, 110 feet to Lot No. 30; thence North 75 deg. West along said lot No. 30, 50 feet to Lot No. 34; thence North 15 deg. East along said Lot No. 34, 110 feet to said Jervis Avenue; and thence 75 deg. East along said Jervis Avenue 50 feet to the place of beginning. **BEING** Lot No. 33 as shown on all allotment map of the estate of James S. McEntee, deceased, prepared by Downing Vaux December 31, 1891, and filed in the Ulster County Clerk's Office.

Another of them bounded and described as follows:

BEGINNING at a point on the southerly side of Jervis Avenue one hundred fifty feet west of the intersection of said southerly side of Jervis Avenue with the westerly side of West Chester Street and running thence fifty feet west along said southerly side of Jervis Avenue to bounds of Sara McEntee, estate; thence southerly along bounds of said Sara McEntee estate a distance of one hundred sixty feet to bounds of one Tongue; thence easterly along bounds of said Tongue fifty feet to lot of G.J. Smith; thence northerly along bounds of said Smith and one Watson a distance of one hundred sixty feet to a point of beginning. Being lot No. 34 on map of lands of James S. McEntee estate.

BEING the same premises acquired by deeds from the City of Kingston to Louise Horowitz dated April 13, 1999 and recorded April 14, 1999 in Liber 2911 cp 281 and by deed from Mae Ellen Levitan to Louise Horowitz dated April 12, 1999 and recorded April 14, 1999 in Liber 2911 cp 286. Louise Horowitz died testate on May 28, 2012 a resident of Ulster County.

BEING the same premises as conveyed by Mae Ellen Horowitz-Levitan, a/k/a Mae Levitan and Mark Levitan, as Executors of The Estate of Louise B. Millens Horowitz, a/k/a Louise Horowitz A/K/A Louise B. Horowitz, late of Ulster County, deceased, to Colin Rice and Rebecca Blackwell-Hafner, as Husband and Wife, by deed dated July 24, 2014 and recorded in the Ulster County Clerk's Office on July 25, 2014 as Instrument Number 2014-8817.

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, the heirs or successors and assigns of the party of the second part forever.

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

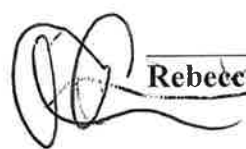
AND the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose

The words "party" shall be construed to read in the plural whenever the sense of this deed so requires.

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

IN PRESENCE OF:


Colin Rice


Rebecca Blackwell-Hafner

STATE OF NEW YORK)
COUNTY OF ULSTER)

On the 5 day of September 2019, before me the undersigned, a Notary Public in and for said State, personally appeared COLIN RICE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

REBECCA A. M'LOURAS-LETTRE
Notary Public, State of New York
No. 02M13037948
Qualified in Ulster County
Commission Expires 02/20/20 **22**

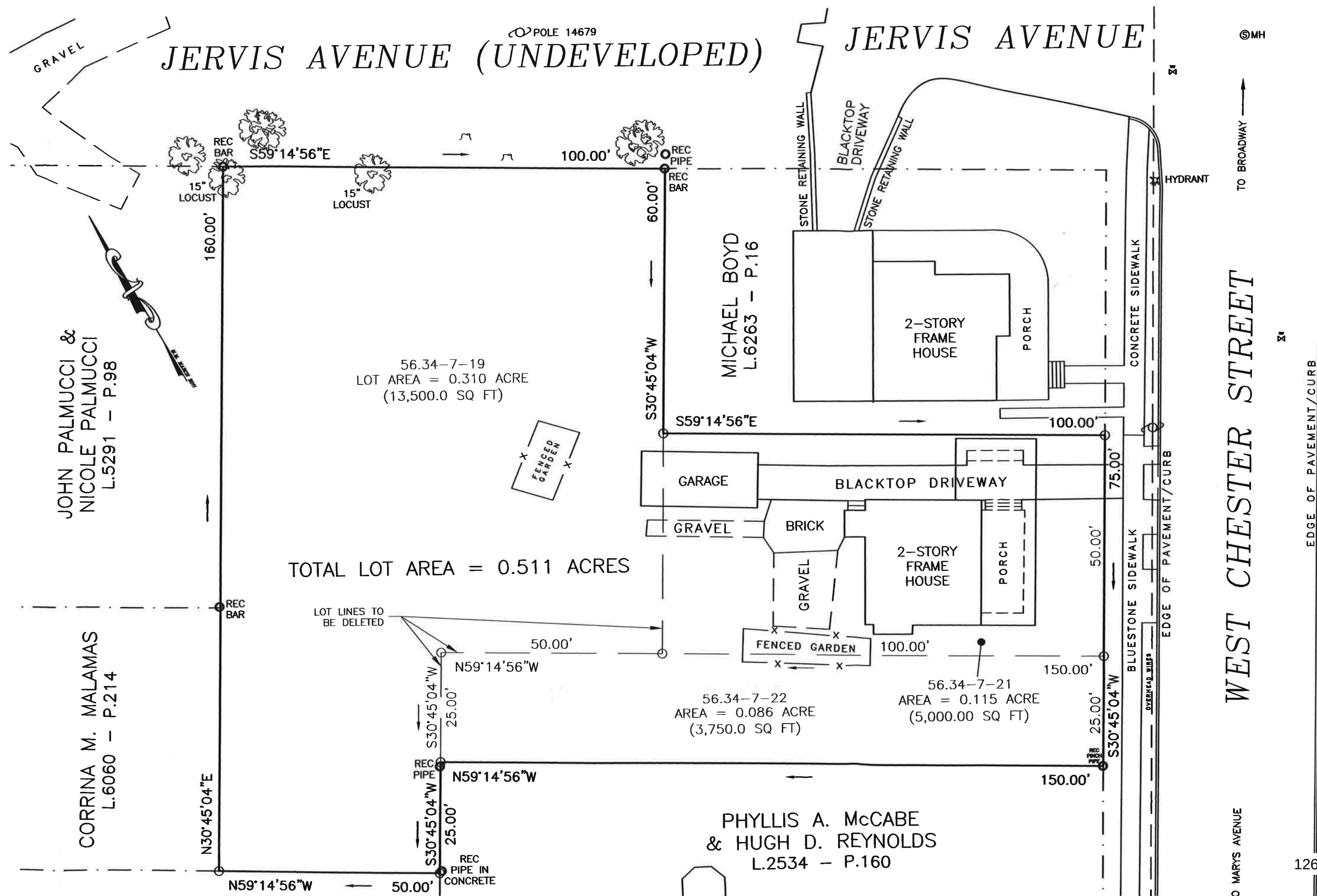
STATE OF NEW YORK)
COUNTY OF ULSTER)

On the 6 day of September 2019, before me the undersigned, a Notary Public in and for said State, personally appeared REBECCA BLACKWELL-HAFNER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

R&R: Rebecca Blackwell-Hafner
121 West Chester Street
Kingston, NY 12401

REBECCA A. M'LOURAS-LETTRE
Notary Public, State of New York
No. 02M13037948
Qualified in Ulster County
Commission Expires 02/20/20 **22**



Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #4: #245-251 Washington Avenue SPECIAL PERMIT AMENDMENT to install additional fencing on the site. SBL 56.90-6-20. SEQR Determination. Zone R-1. Ward 3. Central Hudson Gas & Electric; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 245-251 Washington Avenue SP Gas Regulating .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) 245 - 251 Washington Avenue

Property Tax Map ID # (SBL): 56.90-6-20

Name of applicant: Central Hudson Gas and Electric Corporation

Applicant Phone #: (845) 486-5258 Fax #: () _____ E-Mail: lmangels@cenhud.com

Mailing address of applicant: 284 South Avenue Poughkeepsie, NY 12601

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

Project use and/or description of improvement:

Site currently houses a gas regulator station. Central Hudson requests to modify fencing as shown on the attached drawing.

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): Central Hudson Gas and Electric Corporation

Phone #: () 486-5258 Fax #: () _____ E-Mail: lmangels@cenhud.com

Signature of Owner: Luke E. Mangels

Digitally signed by Luke E. Mangels
Date: 2020.08.26 13:52:45 -04'00'

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

(This section for office use only)

Date received: 8/26/20

Referrals: _____

Application fee: _____

Zoning District: R-1 Ward: 3

Sec./Blk./Lot: 56.90 / 10 / 20

SEQRA: _____

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

jas/pb4

PROJECT NARRATIVE FORM

Property Address: 245 - 251 Washington Avenue

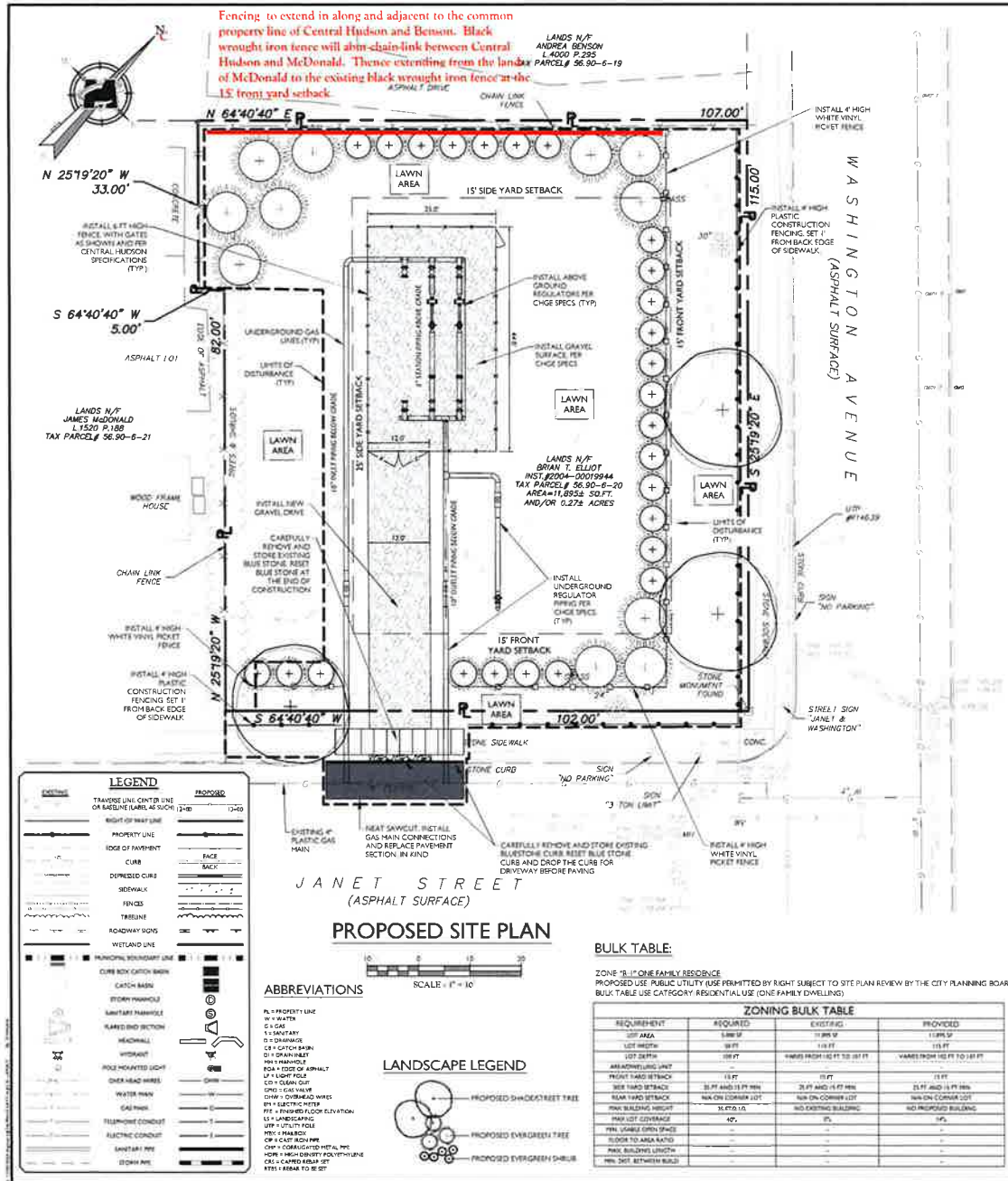
The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc...

Central Hudson requests to make modifications to the fencing on it's approved site plan. Central Hudson's approved site plan depicts the site's fencing that runs up to the common fencing between the lands of Central Hudson and the lands of Benson (253 Washington Ave); with no new fencing running in parallel with the common property line. Central Hudson proposes to match the existing fencing that is out on the site for the new span as shown on the attached drawing. What is facilitating this request, Central Hudson has been alerted to vagrants utilizing the site. The vagrants are gaining access to the site through the fencing, that has fallen down, on 253 Washington Ave. Central Hudson's proposal would match the existing fence, of the site not the neighbors, and the proposed fencing would remain on the lands of Central Hudson. Additionally, with the presence of the vagrants, Central Hudson would like to further secure the site by installing the same fencing along the common property line between the site and 15 Janet Street, as shown on the attached plan.

Prepared By (Please Print): Luke E. Mangels

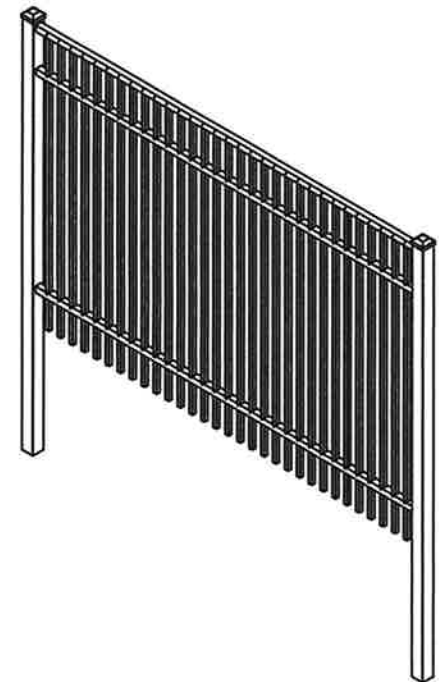
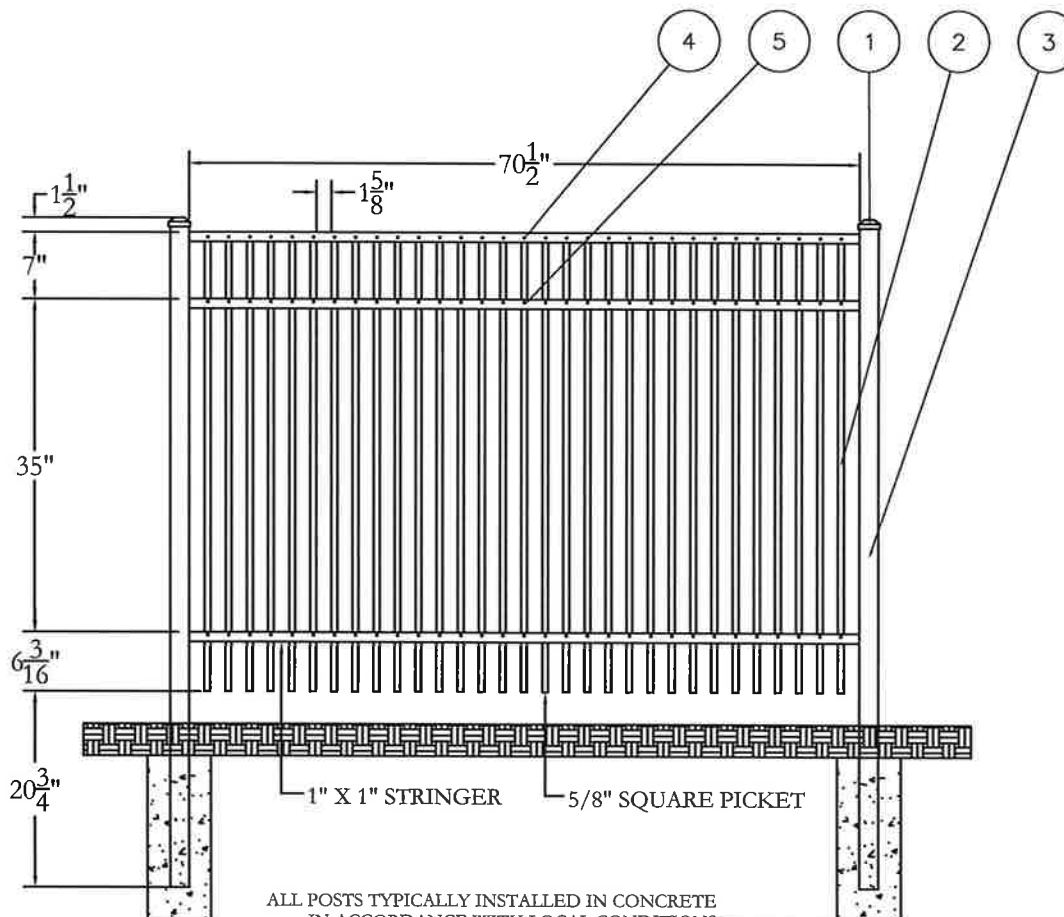
Date: 8/26/2020

Rev.10/02



FENCE PARTS		
ITEM	QTY	NAME
1	2	2" ALUMINUM POST CAP
2	31	R202 - 48" PICKET
3	2	2" POST
4	1	72" - 31 HOLE RESIDENTIAL HEADER
5	2	72" - 31 HOLE RESIDENTIAL STRINGER

DATE	REV	DESCRIPTION	DATE	APP'D
—	NC	INITIAL RELEASE		



Jeruth[®]
 Manufacturing Co., Inc.
 Philadelphia, PA 19154
 (800)344-2242

DRAWING:
 RESIDENTIAL FENCE
 STYLE #402 - 48" HEIGHT

ALL POSTS TYPICALLY INSTALLED IN CONCRETE
 IN ACCORDANCE WITH LOCAL CONDITIONS
 AND STANDARD BUILDING PRACTICES

© 2005. This drawing may not be altered
 or reproduced without the permission of
 Jeruth Manufacturing Co., Inc.

SIZE D	DWG NO. RS48U402SN	REV NC
SCALE	DATE 3-1-04	SHEET 1 OF 1

240 Washington Ave

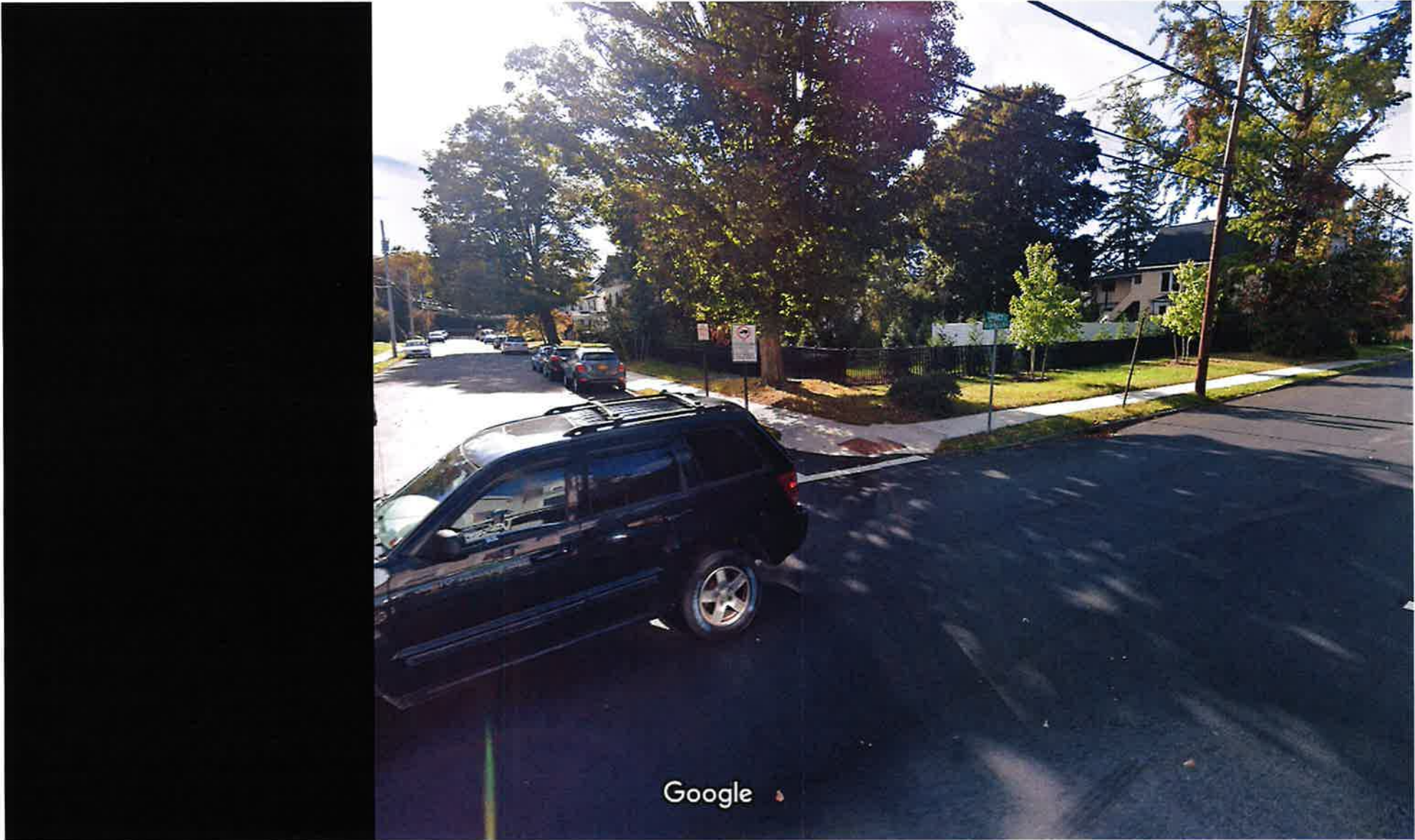


Image capture: Oct 2019 © 2020 Google

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #5: #100 Lucas Avenue SPECIAL PERMIT RENEWAL for a radio communication antenna. SBL 56.89-2-25.200. SEQR Determination. Zone R-1. Ward 1. Seventh Day Adventist Church; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 100 Lucas Avenue SP Renewal Antennae.pdf](#)

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



X

To be completed by applicant

Project location (street address) 100 Lucas Ave Kingston, NY 12401

Property Tax map ID# (SBL): _____

Name of Applicant: Kingston Seventh Day Adventist Church

Applicant Address 100 Lucas Ave Kingston, N.Y. 12401

Applicant Phone #: _____ Fax #: _____ E-Mail: Kingston NY SDA@gmail.com

Applicant Website www.kingstonny.sda.org

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

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

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): Kingston Seventh Day Adventist Church

Address of property owner: 100 Lucas Ave, Kingston NY 12401

Phone #: 845 339-4983 Fax #: _____ E-mail: Kingston NY SDA@gmail.com

Signature of Owner: Paul Buehner

OFFICE USE

1. Date received: 8/26/20
2. Application fee received \$75 Receipt # 018967
3. Zoning district: R-1 SBL 56.89-2-25.2
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: _____



PROJECT NARRATIVE FORM

Property Address: 100 Lucas

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 is a request for continue of operation
of WKHV-LP, 103.9 FM Radio Station.

The station operates 24 hrs per day

By (Please Print): Michael Lawrence

Date: 8/25/2020



ADDITIONAL NOTIFICATIONS

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

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

- | | |
|---------------------------------|--------------------------|
| 1. <u>Mike Lawrence</u> | 2. <u>Gerald Miller</u> |
| <u>P.O. Box 1105</u> | <u>21 Van Deusen St</u> |
| <u>Kingston NY 12402</u> | <u>Kingston NY 12401</u> |
| <u>WkHVLP1039 FM eymail.com</u> | |
| <u>845 853-3344</u> | |

- | | |
|----------|----------|
| 3. _____ | 4. _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

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.

Pearl Brodhead
Applicant Signature

8/25/2020
Date

Pearl Brodhead
Applicant Name (Please Print)





Kingston NY Seventh Day Adventists Church <kingstonnysda@gmail.com>

(no subject)

1 message

Kingston NY Seventh Day Adventists Church <kingstonnysda@gmail.com>

Thu, Jul 18, 2019 at 8:04 PM

To: kingstonnysda@gmail.com



LICENSE RENEWAL AUTHORIZATION

THIS IS TO NOTIFY YOU THAT YOUR APPLICATION
FOR RENEWAL OF LICENSE, BRL-20140203ATY, WAS
GRANTED ON 08/08/2014 FOR A TERM EXPIRING ON
06/01/2022.

THIS IS YOUR LICENSE RENEWAL AUTHORIZATION
FOR STATION WKHV-LP.

FACILITY ID: 132425

LOCATION: KINGSTON, NY

THIS CARD MUST BE POSTED WITH THE STATION'S
LICENSE CERTIFICATE AND ANY SUBSEQUENT
MODIFICATIONS.

FEDERAL COMMUNICATIONS
COMMISSION
WASHINGTON, DC 20554

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE \$300

KINGSTON OUTREACH SERVICES
P.O. BOX 2348
KINGSTON, NY 12402

FCC 372-B (02/00) NOTIFICATION

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #6: #702 Broadway SPECIAL PERMIT RENEWAL for 6 residential units use in the C-2/MUOD. SBL 56.25-1-9.100. SEQR Determination. Zone C-2, MUOD, HA. Ward 2. Mohammed Alshaary/applicant; Morning Tree Corp./owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 702 Broadway SP Renewal.pdf](#)

KINGSTON PLANNING BOARD

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

APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 702 Broadway King NY 12401

Property Tax map ID# (SBL): _____

Name of Applicant: Mohammed Alshauqy

Applicant Address 702 Broadway King NY 12401

Applicant Phone #: 646 400 4093

E-Mail: AHMED15@MSN.COM

Applicant Website _____

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

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

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

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

Name of current property owner (please print): Ahmed Alshauqy

Address of property owner: 702 B Broadway, Kingston NY 12401

Phone #: _____ Fax #: _____ E-mail: _____

Signature of Owner: [Signature]

OFFICE USE

1. Date received: 7/20/20
2. Application fee received \$75.00
3. Zoning district: C-2 BOD
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: _____

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #7: #356 Broadway SPECIAL PERMIT RENEWAL to operate a rooming house. SBL 56.43-8-61.1. SEQR Determination. Zone C-2, MUOD, HA. Ward 9. TVG Group LLC; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 356 Broadway SP Renewal.pdf](#)

KINGSTON PLANNING BOARD

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

APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 356 Broadway Kingston Ny 12401

Property Tax map ID# (SBL): 56.43-8-61.1

Name of Applicant: TVG Group LLC. (Trevonne Gilliard)

Applicant Address P.O. Box 656 South Fallsburg Ny 12779

Applicant Phone #: 845-434-2822 Fax #: 845-434-2821 E-Mail: azbtaxi@windridge@yahoo.com

Applicant Website _____

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

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

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

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

Name of current property owner (please print): _____

Address of property owner: _____

Phone #: _____ Fax #: _____ E-mail: _____

Signature of Owner: _____

OFFICE USE

1. Date received: 8/24/20
2. Application fee received \$280.00 #203 Receipt # 018961
3. Zoning district: _____
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <u>Special Permit Renewal (Rooming House)</u>							
Project Location (describe, and attach a location map): <u>356 Broadway Kingston N.Y.</u>							
Brief Description of Proposed Action: <u>Special Permit Renewal</u>							
Name of Applicant or Sponsor: <u>TVG Group LLC</u>		Telephone:					
		E-Mail:					
Address: <u>P.O. Box 656</u>							
City/PO: <u>South Fallsburg.</u>		State: <u>N.Y.</u>	Zip Code: <u>12779</u>				
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%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;">✓</td><td></td></tr></table>	NO	YES	✓	
NO	YES						
✓							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;">✓</td><td></td></tr></table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?							
<u>N/A</u> acres <u>N/A</u> acres <u>N/A</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓		
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?		N/A	
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: _____			N/A
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: _____			N/A
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: _____			N/A
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
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?	✓		
16. Is the project site located in the 100 year flood plain?	✓		
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	✓		N/A

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: Trevonne Gilliard (TVA Group) Date: 8/19/2020

Signature: [Signature]

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
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: 356 Broadway 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...

Special permit renewal to operate
a rooming house.

By (Please Print):

Date:

Trevonne Gillard

8/19/2020

ADDITIONAL NOTIFICATIONS

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

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

1. _____	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

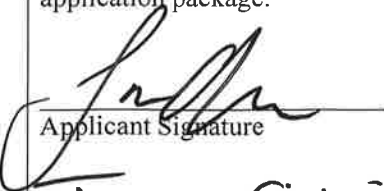
PLANNING BOARD APPLICATION CHECKLIST

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.
- 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 **two (2)** original copies (one paper, one digital) of all **site development plans** and **other** supporting documents submitted in original.
- N/A Documents that are submitted to review must be **legible**, of **normal size** and **professionally prepared**.
- N/A 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.
- ☒ 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

8/19/2020

Irene Gilliland (TVG Group LLC)
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)

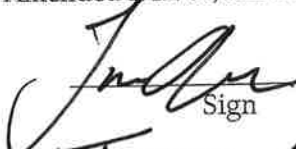
Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans. (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
8/19/2020

Date
Tremonne Gilliard

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 # 356 Broadway, Trevonne Gilliard, (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 75.00, at a meeting held on 9/21/20 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)

Trevonne Gilliard.
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 # 356 Broadway, I, Trevonne Gilliard 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: Trevonne Gilliard Date: 8/19/2020
(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: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

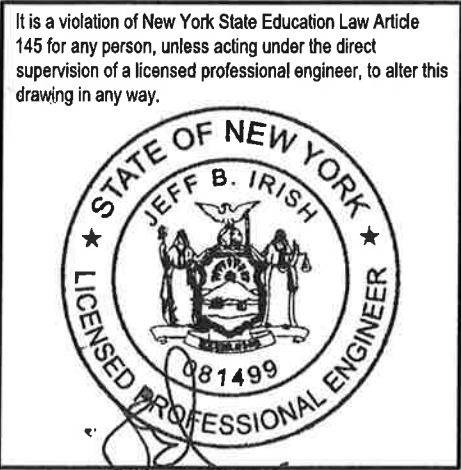
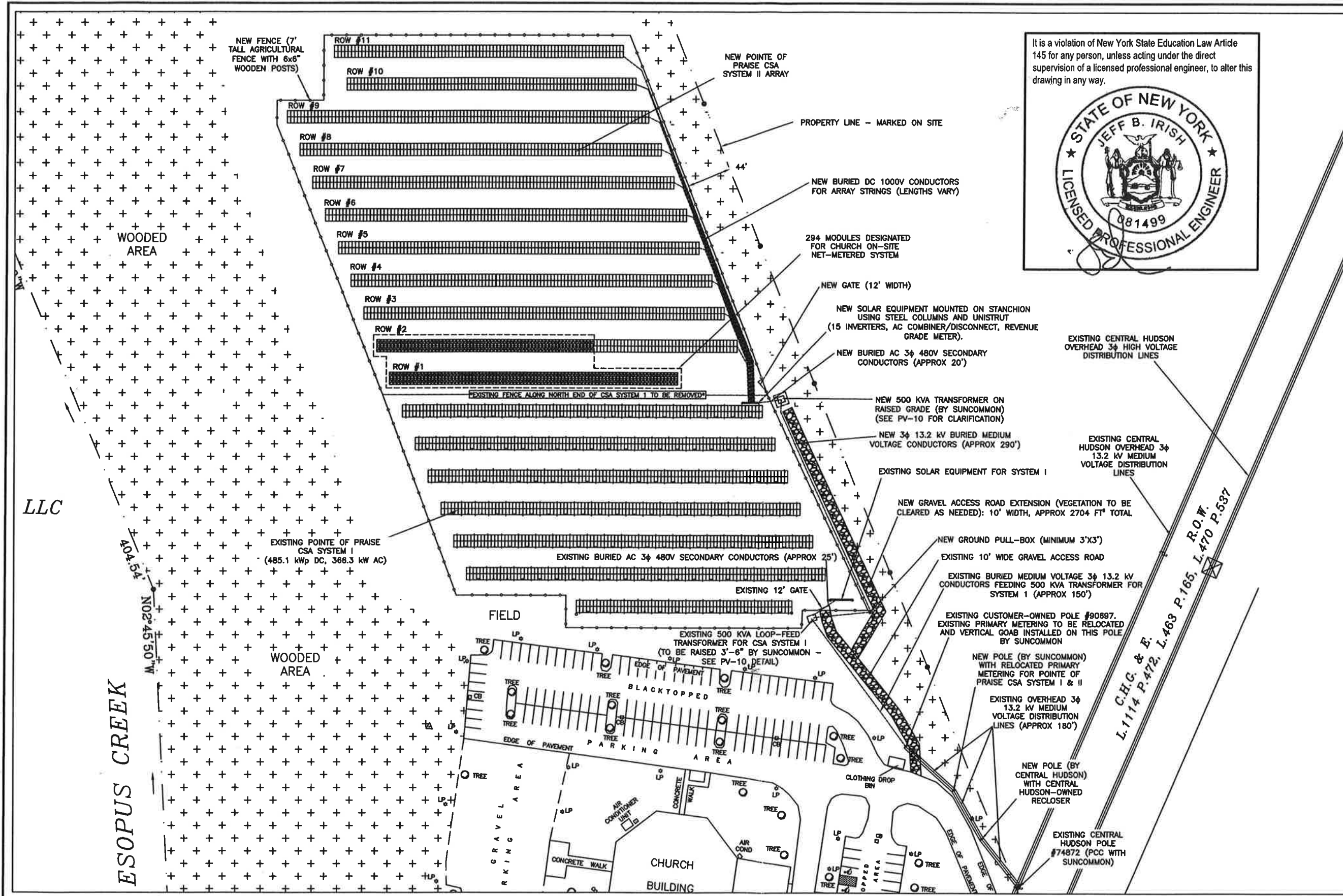
Item #8: #243 Hurley Avenue SPECIAL PERMIT RENEWAL to operate a Community Solar Array. SBL 47.70-1-6. SEQR Determination. Zone C-3. Ward 1. Hudson Solar/applicant; St. Clara's Church of God, Inc./owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 243 Hurley Plans.pdf](#)

[9_21_20 PBM - 243 Hurley SP Renewal.pdf](#)



It is a violation of New York State Education Law Article 145 for any person, unless acting under the direct supervision of a licensed professional engineer, to alter this drawing in any way.

LEGEND	
	EXISTING VEGETATION
	GRAVEL ROAD
	BURIED LINE
	PROPERTY LINE
	FENCE LINE

ZONING DETAILS	
NEW FENCED ARRAY AREA (SYSTEM II) (ACRES)	2.96
TOTAL FENCED ARRAY AREA (SYSTEM I+II) (ACRES)	4.94
NEW FENCE PERIMETER (SYSTEM II) (FT)	1097
TOTAL FENCE PERIMETER (SYSTEM I+II) (FT)	1996
PARCEL SIZE (ACRES)	17.30
MAXIMUM LOT COVERAGE	70%
SYSTEM II LOT COVERAGE (FENCED)	17%
SYSTEM I+II LOT COVERAGE (FENCED)	29%
REQUIRED PROPERTY SETBACKS (FT)	10' FRONT, N/A SIDE AND REAR

SCALE: 1/8" = 1'

SITE PLAN

PV-02

2 OF 13



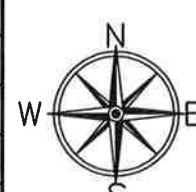
SUNCOMMON
13 HOOK ROAD
RHINEBECK, NEW YORK 12572
DESIGN: (866)-452-7652 x133

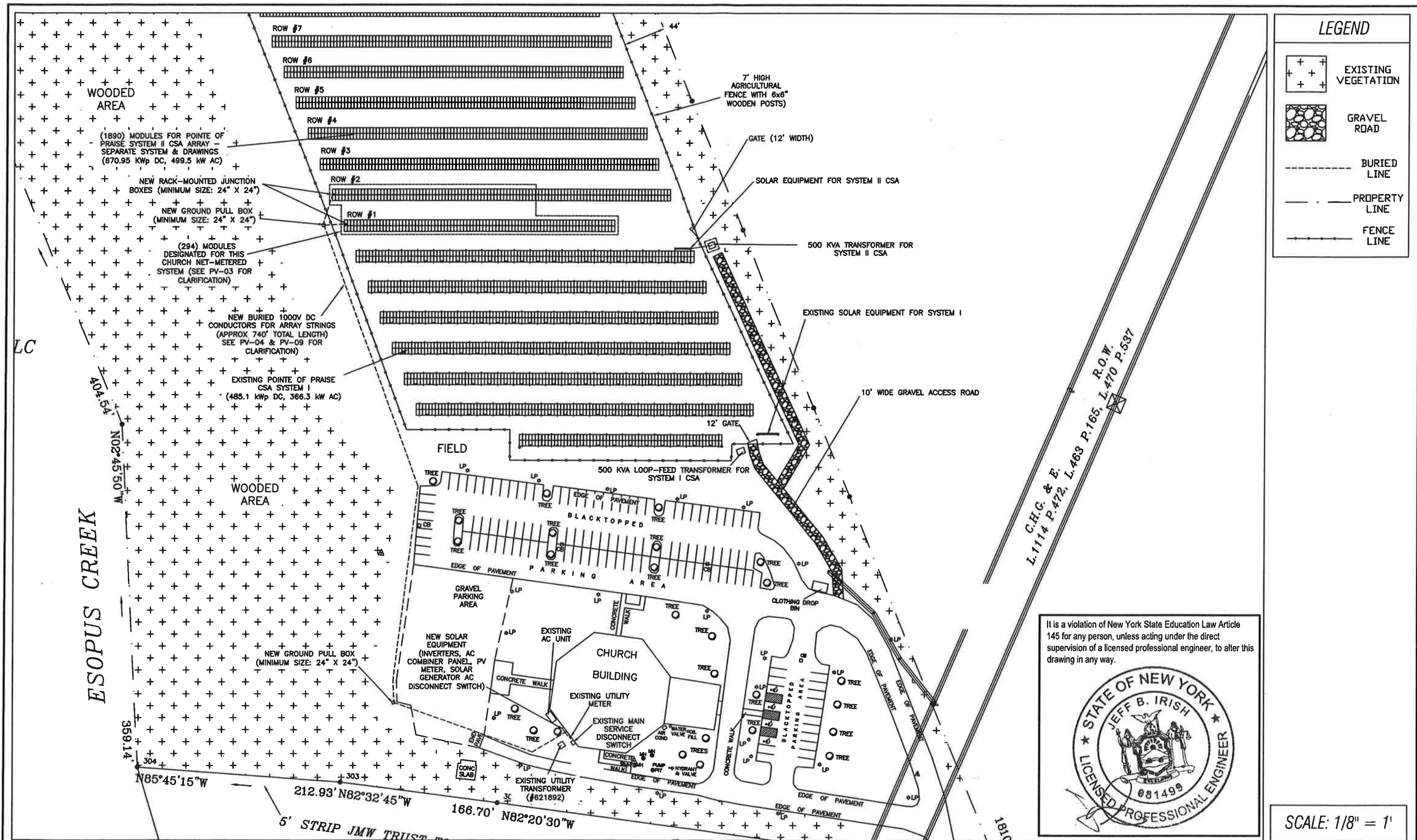
SUNCOMMON CONFIDENTIAL AND PROPRIETARY

POINT OF PRAISE II CSA
243 HURLEY AVE
KINGSTON, NY 12402
CITY OF KINGSTON
ULSTER COUNTY
SBL: 48.70-1-6
PHONE: (866) 452-7652

PROJECT LOG			
DB	VS	DATE	NOTES
NAS	1	05.04.2020	ORIGINAL
NAS	2	05.28.20	REVISED

SYSTEM DETAILS		ELECTRICAL SERVICE	
DC SYSTEM SIZE (kWp)	670.95	UTILITY	CENTRAL HUDSON
MIDDLE (QTY), MODEL	(1890) REC355TP2S72	SERVICE SIZE	400A
AC SYSTEM SIZE (kW)	499.5	SERVICE TYPE	UNDERGROUND
INVERTER (QTY), MODEL	(15) SOLAREEDGE SE33.3KUS	METERING TYPE	PRIMARY





SITE PLAN	 SUNCOMMON 13 HOOK ROAD RHINEBECK, NEW YORK 12572 DESIGN: (866)-452-7652 x133 SUNCOMMON CONFIDENTIAL AND PROPRIETARY	POINT OF PRAISE CHURCH SYSTEM 243 HURLEY AVE KINGSTON, NY 12402 CITY OF KINGSTON ULSTER COUNTY SBL: 48.70-1-6 PHONE: (866) 452-7652		<table><tr><th colspan="4">PROJECT LOG</th></tr><tr><th>DR</th><th>VS</th><th>DATE</th><th>NOTES</th></tr><tr><td>NAS</td><td>I</td><td>03/11/2008</td><td>ORIGINAL</td></tr><tr><td>NAS</td><td>E</td><td>6/4/2008</td><td>CONSTRUCTION</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	PROJECT LOG				DR	VS	DATE	NOTES	NAS	I	03/11/2008	ORIGINAL	NAS	E	6/4/2008	CONSTRUCTION													<table><tr><th colspan="2">SYSTEM DETAILS</th></tr><tr><td>DC SYSTEM SIZE (kWp)</td><td>104.37</td></tr><tr><td>MIDDLE (QTY), MODEL</td><td>(294) REC355TP2S72</td></tr><tr><td>AC SYSTEM SIZE (kW)</td><td>86.4</td></tr><tr><td>INVERTER (QTY), MODEL</td><td>(2) SOLAREEDGE SE43.2KUS</td></tr></table>	SYSTEM DETAILS		DC SYSTEM SIZE (kWp)	104.37	MIDDLE (QTY), MODEL	(294) REC355TP2S72	AC SYSTEM SIZE (kW)	86.4	INVERTER (QTY), MODEL	(2) SOLAREEDGE SE43.2KUS	<table><tr><th colspan="2">ELECTRICAL SERVICE</th></tr><tr><td>UTILITY</td><td>CENTRAL HUDSON</td></tr><tr><td>SERVICE SIZE</td><td>1600A</td></tr><tr><td>SERVICE TYPE</td><td>UNDERGROUND</td></tr><tr><td>METERING TYPE</td><td>SECONDARY CT METER</td></tr></table>	ELECTRICAL SERVICE		UTILITY	CENTRAL HUDSON	SERVICE SIZE	1600A	SERVICE TYPE	UNDERGROUND	METERING TYPE	SECONDARY CT METER	
PROJECT LOG																																																							
DR		VS	DATE	NOTES																																																			
NAS	I	03/11/2008	ORIGINAL																																																				
NAS	E	6/4/2008	CONSTRUCTION																																																				
SYSTEM DETAILS																																																							
DC SYSTEM SIZE (kWp)	104.37																																																						
MIDDLE (QTY), MODEL	(294) REC355TP2S72																																																						
AC SYSTEM SIZE (kW)	86.4																																																						
INVERTER (QTY), MODEL	(2) SOLAREEDGE SE43.2KUS																																																						
ELECTRICAL SERVICE																																																							
UTILITY	CENTRAL HUDSON																																																						
SERVICE SIZE	1600A																																																						
SERVICE TYPE	UNDERGROUND																																																						
METERING TYPE	SECONDARY CT METER																																																						
PV-02																																																							
2 OF 10																																																							



Copied from
Original 2017 Application

9/24/20
FBM

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) 243 Hurley Avenue, Kingston, NY 12401

Property Tax Map ID # (SBL): 48.70-1-6

Name of applicant: Hudson Solar (Agent and Installer)

Applicant Phone #: (845-876-3767) Fax #: (845-876-4200) E-Mail: operations@hudsonsolar.com

Mailing address of applicant: 13 Hook Road, Rhinebeck, NY 12572

Name and address of owner (if different from applicant): St Clara Church of God, Inc. dba Pointe of Praise Family Life Center
243 Hurley Avenue, Kingston, NY 12401

Mailing address: PO Box 1279, Kingston, NY 12402

Project use and/or description of improvement:

1,555.2kWDC Community Solar Array Installation. Installation will generate clean, supplemental

electricity for the community.

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): St Clara Church of God, Inc. dba Pointe of Praise Family Life Center

Phone #: () _____ Fax #: () _____ E-Mail: _____

X Signature of Owner: _____

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

(This section for office use only)

Date received: 7/13/2020

Referrals: _____

Application fee: \$75 Ch # 307116

Zoning District: _____ Ward: _____

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

SEQRA: _____

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

jas/pb4

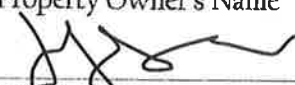
CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



TO THE CITY PLANNING BOARD:

This will authorize Jeff Irish, PE to represent me/us
and make statements on my/our behalf at the City of Kingston Planning Board meeting
of September 2020 in the matter of Special Permit renewal
for the Community Solar Array at Pointe of Praise Church, 243 Hurley Avenue

SunCommon (as Lessee)
Print Property Owner's Name


Owner's Signature

13 Hook Road, Rhinebeck NY 12572
Owner's Mailing Address

845-876-3767x110
Owner's Phone Number

10 July 2020
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

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. <u>Jeff Irish, PE</u> | 2. <u>Rev. James Childs</u> |
| <u>SunCommon</u> | <u>St Clara Church of God</u> |
| <u>13 Hook Road</u> | <u>243 Hurley Avenue, PO Box 1279</u> |
| <u>jeff.irish@suncommon.com</u> | <u>Kingston, NY 12402</u> |
| <u>845-876-3767x110</u> | <u>eldchilds@gmail.com</u> |
| | <u>845-309-0193</u> |

- | | |
|----------|----------|
| 3. _____ | 4. _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

Special Permit Renewal Application
Pointe of Praise Church Community Solar Array
243 Hurley Avenue, Kingston NY 12402

Narrative

1. July 2017: Special Permit issued for a 1,555.2 kW DC Community Solar Array (CSA) to generate clean renewable energy for the community
2. June 2018: Special Permit adjusted to reduce the size of the project and build it in two phases, in order to reduce Central Hudson grid interconnection costs
3. June 2018: City of Kingston Building Permit # 18-355 issued for the construction of the 485 kW DC Phase 1
4. December 2018: 25 year land lease signed between St Clara Church of God in Christ (Lessor) and Hudson Valley Clean Energy, Inc. dba SunCommon (Lessee). 529 solar panels or 15% of the total CSA granted to the Church for use by the Church and LMI community members
5. January 2019: Certificate of Occupancy issued for Phase 1
6. January 2020: Payment in Lieu of Taxes (PILOT) Agreement signed with the City of Kingston granting it ownership of 28 solar panels in Phase 2
7. February 2020: City of Kingston Building Permit # 20-182 issued for the construction of the 775 kW DC Phase 2
8. June 2020: Construction started on Phase 2
9. September 2020: Estimated completion of Phase 2

CITY OF KINGSTON
Office of Planning
planning@kingston-ny.gov

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

July 28, 2017

Hudson Solar
13 Hook Road
Rhinebeck, NY 12572

Re: #243 Hurley Avenue SPECIAL PERMIT to install a 1,555.2kWDC Community Solar Array. SBL 47.70-1-6. SEQR Determination. Zone C-3. Ward 1.

Dear Applicant:

This letter is to advise you that at the regular meeting of the Kingston Planning Board held on July 10, 2017, the Board voted unanimously to render a Negative Declaration of Environmental Significance and to approve the special permit for a 1,555.2kWDC community solar array for a period of 3 years, expiring on July 10, 2020.

Please be advised that building permits may be necessary. Contact the Building Department prior to commencement of work associated with the project.

If you have any questions please call our office at 845-334-3955.

Sincerely,


Donna Brady
Planning, Sr. Clerk

Cc: Deputy Chief Tom Tiano, BSD
St. Clara Church of God in Christ - Rev. James Childs

CITY OF KINGSTON

Kingston Planning

planning@kingston-ny.gov

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

June 6, 2018

Jacqueline Larson
SunCommon
13 Hook Road
Rhinebeck, NY 12572

Re: #243 Hurley Avenue SPECIAL PERMIT to install a Community Solar Array. SBL 47.70-1-1. Zone C-3.

Dear Ms. Larson:

This is to acknowledge that our office has received a revised set of plans for the above referenced installation. It was noted that the installation scale has been substantially reduced from the approved plans of July 2017. In your email of 6-5-18, you stated that the reasoning behind the reduction of system size was to reduce the cost of utility analysis that Central Hudson would require and for grid interconnection.

Our office has reviewed the revised plans with the Deputy Chief Tiano of the Building Safety Division; Assistant Corporation Counsel, Dan Gartenstein and Wayne Platte, Chairman of the Planning Board. We are all in agreement that the reduction of the scale would not require a review of the Planning Board. However, it is noted that the use remains under the original term and conditions of the special permit granted in July of 2017. Should your company wish to expand in the future you are required to return to the Planning Board at that time.

Should you have any questions, you may contact our office at (845) 334-3955.

Sincerely,

Suzanne Cahill
Planning Director

CC: S. Noble, Mayor
Daniel Gartenstein, Assistant Corp. Counsel
Dep. Chief T. Tiano, Building Safety Division
W. Platte, Planning Board Chairman
Pointe of Praise Church CSA, Rev. James Childs

BUILDING PERMIT

THE CITY OF KINGSTON
hereby issues permit for project as described herein:

Permit No.

18-355

Permit Valid Until:

6/18/2019

Issued Date: 6/19/2018

Type of Permit: Solar Panels

Location of Property: 243 Hurley Ave

Tax Parcel ID: 48.70-1-6

Owner: St Clara Church of God
PO BOX 1279
Kingston NY 12402

Applicant: Hudson Solar
NY

Description of Work:

485.1kWpDC Community Solar Array Installation to generate clean, supplemental electricity for the community

I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them. The information stated above is correct and accurate.



A permit, under which no work has commenced within six (6) months after issuance, shall expire by limitation. Furthermore, a permit that no Certificate of Occupancy or Certificate of Compliance has been issued within twelve (12) months after issuance shall expire by limitation. Under either circumstance a new building permit shall be secured before work can begin or be completed.

It is the responsibility of the Owner/Occupant and/or Contractor to comply with all applicable ordinances. The Owner/Occupant and/or Contractor is responsible for the removal of all construction and/or demolition debris from the jobsite. Contact the City of Kingston Department of Public Works at (845) 331-0682 during office hours. Notification requests for inspection must be made at least 24 hours in advance to the number shown below. Voice mail requests for inspection will not be scheduled. **YOU MUST HAVE YOUR BUILDING PERMIT NUMBER AVAILABLE** when calling for any inspections or inquiries.

You must call (845) 331-1217 for the following inspections:

☐ Rough Electrical

☐ Final Electrical

☐ Final Inspection

Fees:

Permit Fee

\$500.00

Total Fee:

\$500.00



Thomas Tiano, Deputy Chief

COPY FOR: ☐ Applicant ☐ Building Department ☐ Assessor

Dig Safely New York

www.digsafelynewyork.com

1-800-962-7962

Certificate of Occupancy

Kingston Fire Department - Building Safety Division - State of New York
hereby issues this certificate as described herein:

Certificate Number: **19-019**

It is hereby certified that inspection(s) of the building(s) or structure(s) noted below have/has been conducted pursuant to applicable regulations. Such inspection(s) have/had revealed no uncorrected deficiency or material violation of applicable laws or codes. Such construction work is found to be in substantial conformance with the plans and/or other information on file with this office in connection with the building permit.

Permit Number: **18-355**

Permit Date: **6/19/2018**

Type of Permit: **Solar Panels**

Tax Parcel ID: **48.70-1-6**

Address of Property: **243 Hurley Ave**

Property Owner: **St Clara Church of God
PO BOX 1279**

Kingston NY 12402

Description of Work: **485.1kWpDC Community Solar Array Installation to generate clean, supplemental electricity for the community**

Comments: **1/18/19 - as per D.C. Tiano - ok for C of O - LH**



Thomas Tiano
Authorized Signature

Deputy Chief

Title

1/18/2019

Date

BUILDING PERMIT

THE CITY OF KINGSTON
hereby issues permit for project as described herein:

Permit No.

20-182

Permit Valid Until:

2/22/2021

Issued Date: 2/24/2020

Type of Permit: Solar Panels

Location of Property: 243 Hurley Ave

Tax Parcel ID: 48.70-1-6

Owner: St Clara Church of God
PO BOX 1279
Kingston NY 12402

Applicant: SUNCOMMON
13 HOOK ROAD
RHINEBECK NY 12572

Description of Work

expansion of existing community solar array. Additional 749kWp will increase ability to provide clean electricity for the community

I am familiar with the Zoning/Building Ordinance(s) and the New York State Uniform Fire Prevention and Building Code requirements related to this permit and do hereby agree to abide by them. The information stated above is correct and accurate.



Signature of Applicant

A permit, under which no work has commenced within six (6) months after issuance, shall expire by limitation. Furthermore, a permit that no Certificate of Occupancy or Certificate of Compliance has been issued within twelve (12) months after issuance shall expire by limitation. Under either circumstance a new building permit shall be secured before work can begin or be completed.

It is the responsibility of the Owner/Occupant and/or Contractor to comply with all applicable ordinances. The Owner/Occupant and/or Contractor is responsible for the removal of all construction and/or demolition debris from the jobsite. Contact the City of Kingston Department of Public Works at (845) 331-0682 during office hours. Notification requests for inspection must be made at least 24 hours in advance to the number shown below. Voice mail requests for inspection will not be scheduled. YOU MUST HAVE YOUR BUILDING PERMIT NUMBER AVAILABLE when calling for any inspections or inquiries.

You must call (845) 331-1217 for the following inspections:

___ Final Electrical

___ Final Inspection

Fees:

Permit Fee

\$500.00

Total Fee:

\$500.00



COPY FOR: ___ Applicant ___ Building Department ___ Assessor

Dig Safely New York

www.digsafelynewyork.com

1-800-962-7962

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #9: #76-88 Spring Street SPECIAL PERMIT RENEWAL for 12 apartments. SBL 56.42-10-8. SEQR Determination. Zone RT. Rondout Historic District. HA, Coastal Zone. Ward 8. Lloyd Levi; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 76-88 Spring Street SP Renewal.pdf](#)

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

(This section to be completed by applicant)

Project location (street address) 78-88 Spring St.

Property Tax Map ID # (SBL): 56.42-10-8

Name of applicant: Lloyd Levi

Applicant Phone #: () ⁹¹⁷ 549-8088 Fax #: () _____ E-Mail: lloydlevi@aol.com

Mailing address of applicant: 241 Silver Mountain Road

Millerton N.Y. 12546

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

Project use and/or description of improvement:

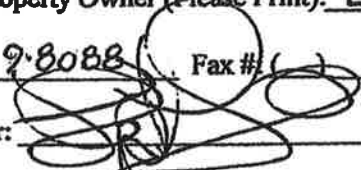
Residential apartment building containing 12 apartments

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): Lloyd Levi

Phone #: () ⁹¹⁷ 549-8088 Fax #: () _____ E-Mail: lloydlevi@aol.com

Signature of Owner:  _____

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

(This section for office use only)

Date received: 8/24/20

Referrals: _____

Application fee: \$75

Zoning District: _____ Ward: _____

Sec./Blk./Lot: 1/1

SEQRA: _____

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

ias/pb4

PROJECT NARRATIVE FORM

Property Address: 78-88 Spring Street

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

Project Narrative

The renovation of Tubby Row Apartments located at 78-88 Spring Street is currently 85% complete with only minor finish work to be done on 2 of the lower level units. Of the 10 apartments that have been completed, all are currently occupied. Every effort has been made to insure that the work done on this building has been of the highest quality. The exterior has been restored as closely to it's early 20th century appearance as possible, and the interior has been updated in an effort to attract a stable and long term tenant base. As a result, we believe that Tubby Row is now an asset to the neighborhood and to the City Of Kingston.

We would certainly appreciate a renewal of our current special use permit.

By (Please Print): Charles Wesley
Date: 8/21/2020

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 **Charles Wesley**

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of Sept. 21, 2020 in the matter of Tubby Row

Lloyd Levi

print property owner's name

owner's signature

241 Silver Mountain Rd. Millerton, N.Y. 12546

owner's mailing address

917-549-8088

owner's phone number

date

Charles Wesley 8/21/20
representative's signature & date

P.O. Box 490, Port Ewen N.Y. 12466

representative's address

845-338-5451

representative's phone #

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #10: #55 Hoffman Street SPECIAL PERMIT to establish an accessory apartment. SBL 56.26-10-10. SEQR Determination. Zone R-1. Ward 5. Doreen Bridge; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 55 Hoffman.pdf](#)

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



To be completed by applicant

Project location (street address) 55 Hoffman Street Kingston NY 12401

Property Tax map ID# (SBL): 56.26-10-10

Name of Applicant: Doreen Bridge

Applicant Address 55 Hoffman Street Kingston NY 12401

Applicant Phone #: 845-338-2512 Fax #: _____ E-Mail: jbridge2261@gmail.com

Applicant Website _____

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

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description):
750sf apartment

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): Doreen Bridge

Address of property owner: 55 Hoffman Street Kingston NY 12401

Phone #: 845-338-2512 Fax #: _____ E-mail: jbridge2261@gmail.com

Signature of Owner: Doreen Bridge

OFFICE USE

1. Date received: _____
2. Application fee received \$275
3. Zoning district: _____
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Unfinished basement to Finished</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>To bring unfinished basement to a finish condition for livable settings</i>			
Name of Applicant or Sponsor: <i>Doreen Bridge</i>		Telephone: <i>845-338-2512</i>	
		E-Mail: <i>jbridge2261@gmail.com</i>	
Address: <i>55 Hoffman Street</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 YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			✓
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____			
☐ Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES ✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓		
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?	✓		
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?	✓		
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?	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	✓		
	✓		

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

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

Applicant/sponsor name: Dotlen Dabeen Bridge Date: 7-30-2020

Signature: Dotlen Bridge

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?	NO	
2. Will the proposed action result in a change in the use or intensity of use of land?	NO	
3. Will the proposed action impair the character or quality of the existing community?	NO	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	
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?	NO	
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?	NO	
7. Will the proposed action impact existing:		
a. public / private water supplies?	NO	
b. public / private wastewater treatment utilities?	NO	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	NO	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	

	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?	No	
11. Will the proposed action create a hazard to environmental resources or human health?	No	

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: 55 Hoffman Street Kingston NY

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

Work Schedule Mon - Fri 8:30^{Am} - 4:30^{Pm}

Number of Employees: (1) one.

Knowledge and experience in home renovation remodeling.

① See all necessary water pipe & drain pipe pumps, and electrical wires junction box and receptacle boxes are in place.

② rock wool insulation in ceiling and walls

③ putting up ceiling ④ Install flooring frame and sub floor ⑤ Wall panel/boards

⑥ Painting & installing fixtures ⑦ Flooring

By (Please Print): Doreen Bricdee

Date: 7-30-2020

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:

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

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

DB 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.

DB 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.

DB 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.

DB 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)

Doreen Bridge 7/30-20
Sign Date

Doreen Bridge
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)

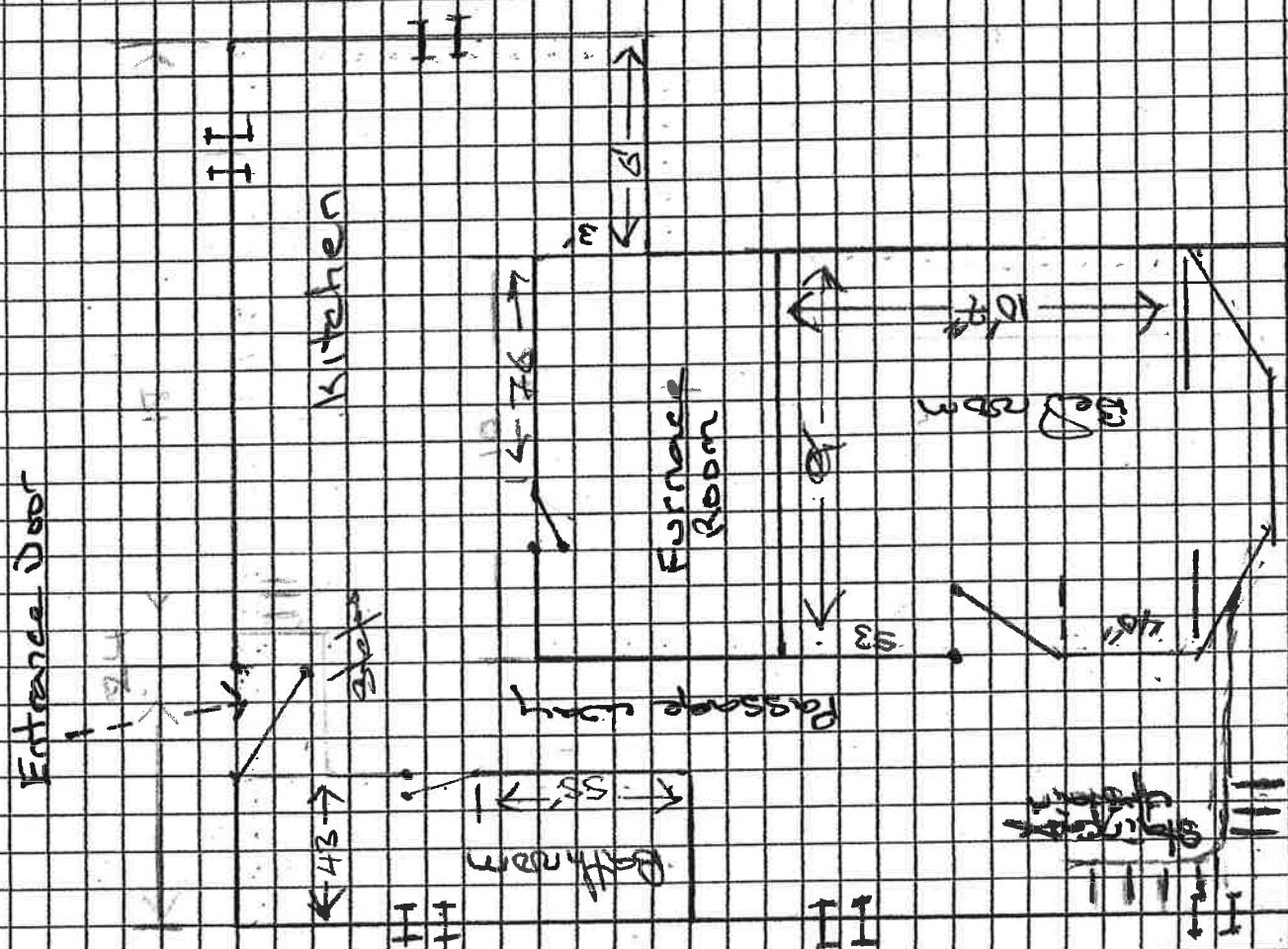
Policy #24: Sidewalk Standards as prescribed under §358-9 of the City Code will be applied to all projects where obstructions/projections are proposed to and over City sidewalk/ROW areas. (Adopted March 19, 2018)

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.

55 Hoffman Street/Basement

Doreen Bridge



Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #11: #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. Jaqueline Lambert: applicant/owner.

Suggested Action:

Attachments:

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #12: #20-42 Broadway SPECIAL PERMIT RENEWAL for residential units. SBL 56.43.8.61.1. SEQR Determination. Zone RLC, HA, Coastal Zone. Ward 8. 30 Kingston Realty Corp/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 20-42 Broadway SP Renewal.pdf](#)

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



2020

To be completed by applicant

Project location (street address) 30 Broadway, Kingston, NY 12401

Property Tax map ID# (SBL): 56.43-8-61.1

Name of Applicant: 30 Kingston Realty Corp.

Applicant Address P.O. Box 26, New Rochelle, N.Y. 10802
(914) (914)

Applicant Phone #: 686-0800 Fax #: 686-0811 E-Mail: ldgproperties@hotmail.com

Applicant Website N/A

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

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description): change of use from office to residential at 2nd Floor of existing building currently zoned as RUC.

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): 30 Kingston Realty Corp.

Address of property owner: P.O. Box 26, New Rochelle, N.Y. 10802
(914) (914)

Phone #: 686-0800 Fax #: 686-0811 E-mail ldgproperties@hotmail.com

Signature of Owner: _____

OFFICE USE

1. Date received: 8/27/2020
2. Application fee received 75.00 Ch. # 1878
3. Zoning district: _____
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: _____

PROJECT NARRATIVE FORM

Property Address: 30 Broadway, 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...

There have been no changes to the
premises since Construction was completed.
The building is fully occupied and
all city inspections are up to date.
The owner has an office onsite
with an office manager, Jeannette
Sievers, available at all times.

By (Please Print): Frank Longhitano
Date: 08/24/2020

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

Frank Longhitano
Applicant Name (Please Print)

08 / 24 / 2020

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #13: #101 Greenkill Avenue SPECIAL PERMIT RENEWAL for 7 artist lofts. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. 101 Greenkill Avenue LLC; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 101 Greenkill Avenue.pdf](#)

KINGSTON PLANNING BOARD

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

APPLICATION FOR SPECIAL PERMIT OR
SITE PLAN REVIEW



To be completed by applicant

Project location (street address) 101 Greenkill Avenue

Property Tax map ID# (SBL): 56.109.2.41

Name of Applicant: 101 Greenkill Avenue LLC

Applicant Address 77 Cornell Street, Kingston, NY 12401

Applicant Phone #: 917-686-2664 Fax #: NA E-Mail: hbarlev@dunarealestate.com

Applicant Website kingstonfactories.com

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

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

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

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

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

Address of property owner: 77 Cornell Street, Kingston, NY 12401

Phone #: 917-686-2664 Fax #: NA E-mail hbarlev@dunarealestate.com

Signature of Owner:

OFFICE USE

1. Date received: 8/25/20
2. Application fee received: \$75.00 #201 lec. 0189163
3. Zoning district: _____
4. UCHD approval? _____ Fire Dept. approval? _____ Water Dept. approval? _____
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
101 Greenkill Avenue 3rd floor - 7 Artists Lofts <i>Meganne Level - 5 Lofts + 2 Offices</i>			
Name of Action or Project: RENEWAL			
Project Location (describe, and attach a location map): 101 Greenkill Avenue, Kingston, NY 12401			
Brief Description of Proposed Action: Permit renewal for 7 Artist Lofts			
Name of Applicant or Sponsor: 101 Greenkill Avenue LLC		Telephone: 917-686-2664 E-Mail: hbarlev@dunarealestate.com	
Address: 77 Cornell Street			
City/PO: Kingston	State: NY	Zip Code: 12401	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO X YES
3.a. Total acreage of the site of the proposed action? <u>Less than 1</u> 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? <u>Less than 1</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>101 Greenkill Avenue LLC</u> Date: <u>08/14/2020</u>		
Signature: 		

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

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

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

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

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

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

PROJECT NARRATIVE FORM

Property Address: 101 Greenkill Avenue LLC

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...

Renewal request - Project completed

Original Project: 7 Artists lofts on 3rd floor; Mezzanine Level - 5 Lofts + 2 offices

By (Please Print):

Date:

101 Greenkill Avenue LLC

08/14/2020

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. (Don't ask office).
- ☒ Completed and signed Application Checklist Form.

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

Applicant Signature

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)

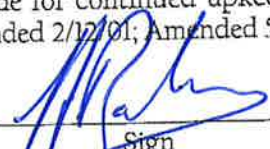
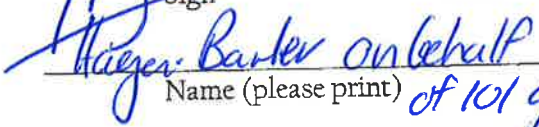
Policy #2: When one or more trees are removed from the site, the applicants shall be required to incorporate like or compatible trees as part of an overall landscape plan or as street tree plantings adjacent to the site. The Board also will strongly encourage the use of trees in all new landscape plans.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

of 101 greenhill Ave sec.

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

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

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

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

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

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

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

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

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

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

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

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

Policy #16: As the property owner of # _____ 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

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 # 101 Greenfield Avenue, I, Hagen Banta 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: 07/14/2020
(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.

Section: 56.109

Section: 56.109

Block: 4

Block: 2

THIS INDENTURE

Lot: 21 & 19

Lot: 41

Made this 11~~th~~ day of **October, Two Thousand and Nineteen;**

Between **GREENKILL MANAGEMENT, CORP.**, with offices located at 77 Cornell Street, Kingston, New York party of the first part,

and **101 GREENKILL AVENUE LLC**, with offices located at 77 Cornell Street, Management Office, Kingston, New York, party of the second part,

Witnesseth, that the party of the first part, in consideration of -----
----- **ONE D O L L A R** ----- (**\$1.00**), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

PARCEL I

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND situate at #101 Greenkill Avenue, city of Kingston, County of Ulster and State of New York, being more particularly bounded and described as follows:

BEGINNING at the intersection of the northerly bonds of Greenkill Avenue with the westerly bounds of Sterling Street;

Thence north 04 degrees 02 minutes 40 seconds west 190.84 feet along said Sterling Street to a point marked by an iron rod found set in the ground;

Thence south 85 degrees 29 minutes 10 seconds west 150.49 feet partly along lands now or formerly McShell D. and Carlton Clarke, along lands now or formerly Steven & Marvin P. Boone, along lands now or formerly Alex McDermontt to an old cedar post;

Thence along lands now or formerly Veronica Thurin the following two directions:

1. South 03 degrees 49 minute s00 seconds east 45.00 feet to a point;
2. South 84 degrees 59 minutes 30 seconds west 106.03 feet to a point marked by an iron pipe found set in the ground;

Thence south 10 degrees 18 minutes 50 second east 46.01 feet along Prospect Street to a point makred by an iron rod found set in the ground;

Thence along lands now or formerly Larry Quick, Jr., the following two directions:

1. North 84 degrees 04 minutes 00 seconds east 50.00 feet to a point marked by an iron rod found set in the ground;
2. South 10 degrees 54 minutes 50 seconds east 101.19 feet to a point marked by an iron rod found set in the ground;

Thence north 85 degrees 26 minutes 00 seconds east 189.63 feet along Greenkill Avenue, passing 1 foot more or less northerly of the southeast corner of the building on the herein described premises, to the point and place of beginning.

Being the same premises as described in a deed from Joan Finnigan to Edward Hill Enterprises, Inc., dated August 29, 1996 and recorded in the Ulster County Clerk's Office on August 30, 1996, in liber 2616 of deeds at page 284.

PARCEL II

ALL THAT CERTAIN PIECE, PARCEL OR TRACT of land situate at #2 Sterling Street, City of Kingston, County of Ulster and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pipe found set at the intersection of the northerly bounds of Greenkill Avenue with the Easterly bounds of Sterling Street;

Thence north 04 degrees 10 minutes 45 seconds west 48.14 feet along Serling Street to a point formerly marked by an iron rod previously located;

Thence 04 degrees 12 minutes 15 seconds west 39.93 feet along Sterling Street to a point marked by an iron rod found set in ground;

Thence along John & Susan E. Wallace the following two directions:

1. North 85 degrees 31 minutes 10 seconds east 100.00 feet to a point;
2. North 04 degrees 11 minutes 25 seconds west 58.00 feet to a point;

Thence north 85 degrees 28 minutes 55 seconds east 50.00 feet along lands now or formerly Richard L. & Elizabeth T. Williams and Elizabeth L. Long and along the northerly side of a 10 foot right of way, to a point;

Thence south 04 degrees 11 minutes 25 seconds east 146.00 feet along lands now or formerly the City of Kingston as described in deed liber 3831 at page 213, and along the easterly side of a 10 feet right of way to a point marked by an iron rod found set in the ground;

Thence south 84 degrees 28 minutes 55 seconds west 150.00 feet along Greenkill Avenue to the point and place of beginning.

The aforesaid descriptions of Parcel I and Parcel II are in accordance

Schedule A Description

Revised: 09/26/2019

Page 1

Title Number IMA9147

PARCEL I - TAX LOT 41:

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

BEGINNING at the point formed by the intersection of the Northerly side of Greenkill Avenue and the Westerly side of Sterling Street;

RUNNING THENCE from said point of beginning, along the Northerly side of Greenkill Avenue, South 74 degrees 34' 22" West, 189.63 feet to a recovered bar at the Southeasterly corner of lands of Larry Quick, Jr., Liber 2803 - Page 79;

RUNNING THENCE along the Easterly and Northerly lines of lands of Quick, the following 2 courses and distances:

1. North 21 degrees 46' 28" West, 101.19 feet to a recovered bar;
2. South 73 degrees 12' 22" West, 50.00 feet to a recovered bar on the Easterly side of Prospect Street;

RUNNING THENCE along the Easterly side of Prospect Street, North 21 degrees 10' 28" West, 46.01 feet to a recovered pipe at the Southwesterly corner of lands of Veronica Thurin, Liber 2269 - Page 267;

RUNNING THENCE along the Southerly and Easterly lines of lands of Thurin, the following 2 courses and distances:

1. North 74 degrees 07' 52" East, 106.03 feet to a point;
2. North 14 degrees 37' 38" West, 45.00 feet to a point;

RUNNING THENCE along the Southerly line of lands of Vivo Properties, LLC, Liber 6363 - Page 32, lands of Hafiz Hanif, Liber 5855 - Page 47 and lands of Dimitry Tverskoy and Svetlana Tverskoy 2005 Revocable Living Trust, Liber 4218 - Page 222, North 74 degrees 37' 32" East, 150.49 feet to a point on the Westerly side of Prospect Street;

RUNNING THENCE along the Westerly side of Sterling Street, South 14 degrees

Continued On Next Page

Schedule A Description - continued

Revised: 09/26/2019

Page 2

Title Number **IMA9147**

54' 18" East, 190.84 feet to the place of BEGINNING.

FOR INFORMATION ONLY: Commonly known as 101 GREENKILL AVENUE,
Kingston, NY

Continued On Next Page

Schedule A Description - continued

Revised: 09/26/2019

Page 3

Title Number IMA9147

PARCEL II & PARCEL III - TAX LOTS 19 & 21:

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

BEGINNING at the point formed by the intersection of the Northerly side of Greenkill Avenue and the Easterly side of Sterling Street;

RUNNING THENCE from said point of beginning, along the Easterly side of Sterling Street, the following 2 courses and distances:

1. North 15 degrees 08' 07" West, 48.14 feet to a point;
2. North 15 degrees 09' 37" West, 39.93 feet to a recovered bar at the Southwesterly corner of lands of Linda M. Wallace, Liber 4435 - Page 136;

RUNNING THENCE along the Southerly and Easterly lines of lands of Wallace the following 2 courses and distances:

1. North 74 degrees 33' 48" East, 100.00 feet to a point;
2. North 15 degrees 08' 47" West, 58.00 feet to a point on the Southerly line of lands of Richard L. Williams and Elizabeth T. Williams, Liber 1441 - Page 331;

RUNNING THENCE along the Southerly line of lands of Williams, North 74 degrees 31' 33" East, 50.00 feet to a point;

RUNNING THENCE along the Westerly line of lands of Doran, South 15 degrees 08' 47" East, 146.00 feet to a recovered pipe on the Northerly line of lands of Greenkill Avenue;

RUNNING THENCE along the Northerly line of Greenkill Avenue, South 74 degrees 31' 33" West, 150.00 feet to the place of BEGINNING.

FOR INFORMATION ONLY: Commonly known as 87-89 GREENKILL AVENUE and 2-8 STERLING STREET, Kingston, NY

accuracy of said metes and bounds description.

BEING the same premises as conveyed by Edward Hill Enterprises, Inc., to Greenkill Management Corp., by deed dated March 3, 2005 and thereafter recorded in the Ulster County Clerk's Office on March 30, 2005, in liber 4053 of deeds at page 5, and as instrument no. 2005-00007903.

THE above described premises was surveyed by Brinnier & Larios, P.C., by survey dated September 24, 2019, and said survey description reads as set forth on Schedule A annexed hereto and made a part hereof.

THIS transaction has been made in the ordinary course of business and has been approved by unanimous consent, in writing, of all of the members of the party of the first part.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To Have and To Hold, the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In the Presence Of:

GREENKILL MANAGEMENT, CORP.

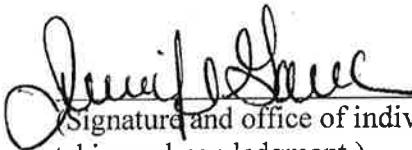
By: _____

Michael Pizzano, President

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(Outside of New York State)

New Jersey
State, District of Columbia, Territory, Possession, or Foreign Country
County of Bergen)ss.:

On the 11th day of October in the year 2019 before me, the undersigned, personally appeared Michael Piazza, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Hackensack (set the city or other political subdivision and the state or country or other place the acknowledgment was taken).


(Signature and office of individual
taking acknowledgment.)

JENNIFER M. GOVE
NOTARY PUBLIC OF NEW JERSEY
NO. 2434437
QUALIFIED IN BERGEN COUNTY
MY COMMISSION EXPIRES ON MAY 29, 2023

IMPERIAL ABSTRACT CORP.
367 ROUTE 306
MONSEY, NY 10952
(845) 362-6410
FAX (845) 362-6415
IMA9147

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #14: #20 Cedar Street SPECIAL PERMIT RENEWAL to the approved plan. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. RUPCO; applicant/owner.

Suggested Action:

Attachments:

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #15: #21 O'Neil Street SPECIAL PERMIT to establish a drinking establishment in an existing building. SBL 56.25-2-15. SEQR Determination. Zone C-3. Ward 4. Eric Sturniolo; applicant/owner.

Suggested Action:

Attachments:

[9.21.20 PBM 21 O'Neil St.pdf](#)

[21_Oneil_Street_SD Presentation R2 LR.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) 21 ONEIL ST

Property Tax Map ID # (SBL): 56.25-2-15

Name of applicant: ERIC STURNIOLO

Applicant Phone #: (845) 641-5193 Fax #: (845) 349-2822 E-Mail: eric.sturniolo@gmail.com

Mailing address of applicant: 20 Kent Street

New City, NY 10956

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

Project use and/or description of improvement:

1st Floor Bar/2nd Floor Offices

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): ERIC STURNIOLO

Phone #: (845) 641-5193 Fax #: (845) 349-2822 E-Mail: eric.sturniolo@gmail.com

Signature of Owner: 

**** 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

rev. 10/02

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

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

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


Applicant Signature

8/25/20
Date

Eric Sturniolo
Applicant Name (Please Print)

PROJECT NARRATIVE FORM

Property Address: 21 ONEIL ST

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

PLEASE SEE ATTACHED

Prepared By (Please Print): ERIC STURNIOLO

Date: 8/25/2020

Rev. 10/02

617.20
Appendix B
Short Environmental Assessment Form

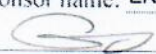
Instructions for Completing

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: DEAR KINGSTON							
Project Location (describe, and attach a location map): 21 ONEIL ST							
Brief Description of Proposed Action: RENOVATE EXISTING FIRST FLOOR OFFICE INTO CRAFT BEER BAR. REPURPOSE BACKYARD INTO BEER GARDEN/COMMUNITY SPACE.							
Name of Applicant or Sponsor: ERIC STURNIOLO		Telephone: 845-641-5193					
		E-Mail: eric.sturniolo@gmail.com					
Address: 20 KENT ST							
City/PO: NEW CITY		State: NY	Zip Code: 10956				
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%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: LIQUOR LICENSE FROM SLA			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action?		0.23 acres					
b. Total acreage to be physically disturbed?		0.23 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.23 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?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐		☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒		☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☐		☒
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: _____	☐		☒
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐		☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐		☒
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒		☐
b. Is the proposed action located in an archeological sensitive area?	☒		☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒		☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒		☐
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?	☒		☐
16. Is the project site located in the 100 year flood plain?	☒		☐
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: _____	☒		☐

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>ERIC STURNIOLO</u>		Date: <u>5/25/20</u>
Signature: <u></u>		

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

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

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

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

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

PRINT

Project Narrative Form

Property Address: 21 ONEIL ST

21 ONEIL ST is currently a vacant two-story office building. Our plan is to transform the first floor and backyard into a craft beer garden. The second floor will remain office space. Our goal is to create a welcoming environment for the community to enjoy craft beer, wine, cocktails, food, our three-season outdoor space, and each other. Dear Kingston will be open M-F from 3pm-1am, and Sat-Sun from 12pm-1am. The backyard will close at midnight.

I have personally worked in the craft beer/bar industry for 4 years, while co-owners Ashley Jordan and Stephen Thomas have worked extensively in the business for decades, including experience designing, building, and running a bar business. Stephen also has bar/restaurant experience in Kingston. If approved by the planning board, we hope to fully open in Spring 2021. We estimate renovations to take approx. 3 months, and we will use only local contractors. Our staff of 12-16 employees will also be local.

Most importantly, our impact on the community will be only positive, as we have integrated measures into our plan to minimize noise, lighting, and trash issues. The backyard will close at midnight, we will utilize low-glare lighting, and have a separate trash area with barriers. We are currently working to accommodate Kingston's parking needs for our establishment. As there is only one ingress/egress into the backyard/back parking lot on site, with one narrow driveway, we believe it is not safe to utilize our backyard as a parking area. Please find full explanation attached, which will be submitted to the Zoning Board of Appeals. We are currently in talks with some of our neighbors to lease parking spaces (within 400 sf), and think street parking can be utilized. We hope to have a resolution these inquiries as soon as possible.

We hope to be an anchor in the new Midtown entertainment district, and we will work to cultivate a community of hospitality establishments in the area. We will also use our backyard to host community events for local farmers, artists, activists, and entrepreneurs. We envision hyper-local farmer's markets, food tastings, voter registration drives, art shows, lectures, etc. The backyard will also enable safe-social distancing guidelines to be adhered to for this pandemic and any other similar situations in the future.

Prepared by: Eric Sturniolo

Date: 8/25/2020

21 ONEIL STREET

Borrower			
Property Address	21 ONEIL STREET		
City	County	State	Zip Code
Lender/Client			



Photo A
Front of Building
Taken 1/31/20 1:50pm



Photo B
View of Rear Yard and Rear of Building
Taken 8/20/20 1:12pm



Photo C
View of Rear Yard from Rear of Building
Taken 8/20/20 1:11pm



Photo D
Side View of Driveway
Taken 8/20/20 1:13pm



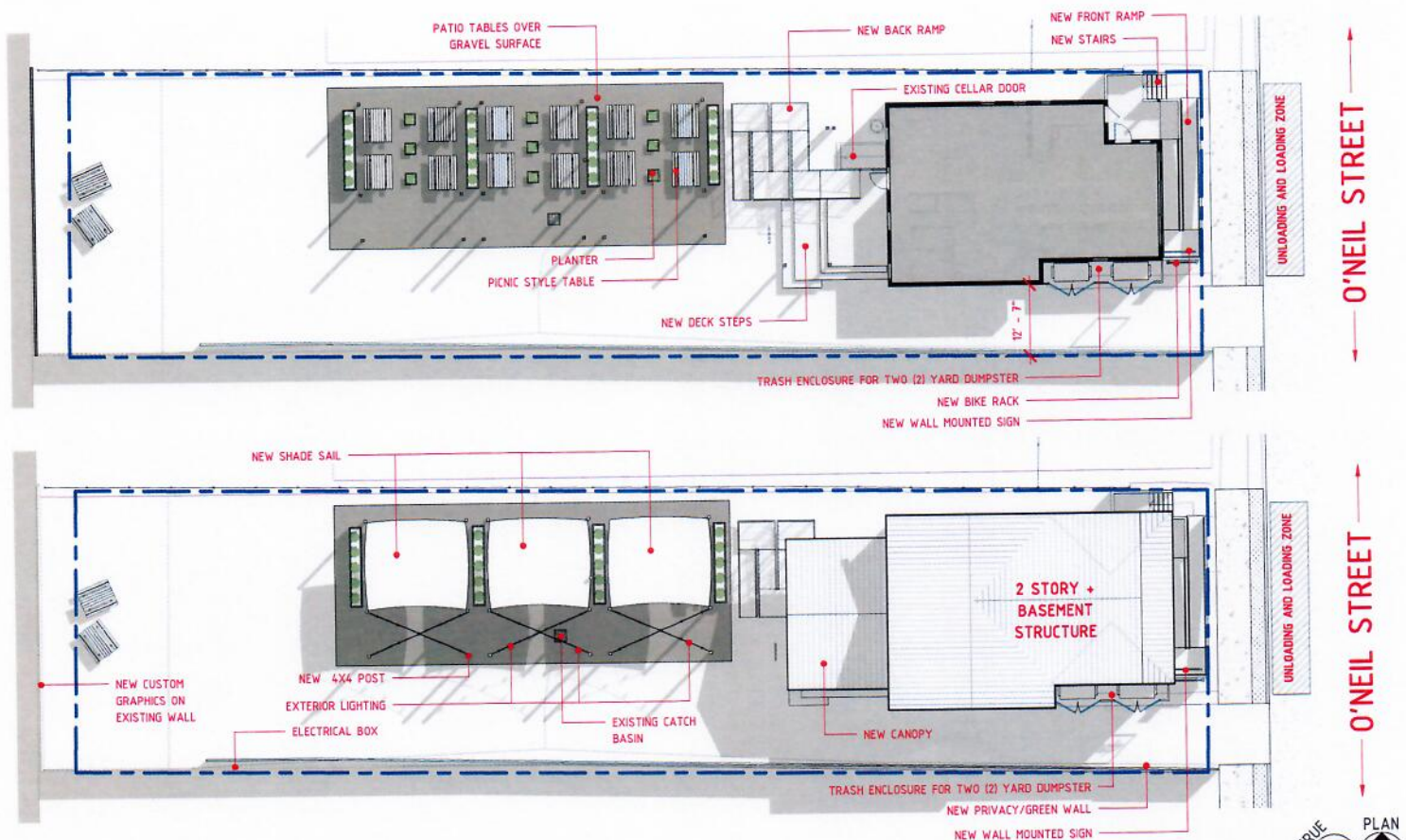
Photo E
Front View of Driveway From Street
Taken 8/20/20 1:09pm



Photo F
Rear View of Driveway from Yard
Taken 8/20/20 1:11pm

MAP OF PHOTO LOCATIONS





DEAR KINGSTON

21 Oneil St, Kingston, NY

1/16" = 1'-0"

PROPOSED SITE PLAN

SD200

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Alloi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Alloi Architecture Inc.

PROJECT

2013

www.alloiararchitecture.com

alloi Architecture + Construction

office@alloiararchitecture.com

318 204 2811

08/25/20

By: J. Lott

BARGAIN AND SALE DEED
(with covenant against Grantor's Acts)

THIS INDENTURE, made on June 26, 2020,

BETWEEN

THE AMERICAN NATIONAL RED CROSS, a nonprofit corporation, a Federally chartered instrumentality of the United States, and a body corporate and politic under the laws of the United States (36 U.S.C. §§ 300101-300111 (2007)) residing at 9450 SW Gemini Drive #75048, Beaverton OR 97008, party of the first part, and

ERS REAL ESTATE HOLDING, LLC, a New York limited liability company residing at 20 Kent Street, New City, NY 10956, party of the second part,

WITNESSETH that the party of the first part, in consideration of **ONE DOLLAR (\$1.00)**, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and said party of the second part's heirs, successors and assigns forever,

ALL that certain lot, piece or parcel of land, situate with the buildings and improvements thereon erected, lying and being in City of Kingston, County of Ulster, State of New York, commonly known as Section 56.25, Block 2, Lot 15 on the tax map of the City of Kingston being known as 21 O'Neil Street. and described more fully in SCHEDULE "A".

BEING the same premises conveyed to the party of the first part by deed dated March 27, 1970 and recorded in the Office of the Ulster County Clerk on March 27, 1970 in Liber 1241 Page 028.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, said party of the second part's heirs, successors and assigns forever.

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

AND that in compliance with Section 13 of the New York Lien Law, the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

IN THE PRESENCE OF:

THE AMERICAN NATIONAL RED CROSS

By: [Signature]
Joseph D. Ward, Executive Director,
Real Estate Services

STATE OF Ohio SS: Charter
COUNTY OF Cuyahoga

On June 24, 2020, before me, the undersigned, personally appeared, Joseph D. Ward, Executive Director, Real Estate Services, The American National Red Cross, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that the named individual executed the same in that named individual's capacity, and that by the named individual's signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public



ROBERT W MENNER

NOTARY PUBLIC - OHIO

MY COMMISSION EXPIRES

October 22, 2022

RECORD AND RETURN TO:

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

John Tucey, Comptroller



Steven T. Noble, Mayor

DATE: August 10, 2020

PROPERTY OWNER: American Red Cross

PROPERTY ADDRESS: 21 O'Neil Street
SBL# 56.25-2-15

To Whom It May Concern:

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

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

City of Kingston Comptroller
John Tucey/ch

SEAL:



Property Description Report For: 21 Oneil St, Municipality of City of Kingston

No Photo Available

		Status:	Active
		Roll Section:	Wholly Exem
		Swis:	510800
		Tax Map ID #:	56.25-2-15
		Property Class:	464 - Office bldg.
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	464 - Office bldg.
		Zoning Code:	C-3 - General Commerc
		Neighborhood Code:	08005 - Midtown
		School District:	Kingston
		Total Assessment:	2020 - \$218,000 2019 - \$218,000
Total Acreage/Size:	50 x 200		
Land Assessment:	2020 - \$42,000 2019 - \$42,000		
Full Market Value:	2020 - \$242,222 2019 - \$218,000		
Equalization Rate:	----		
Deed Book:	1241	Property Desc:	
Grid East:	626699	Deed Page:	28
		Grid North:	1128757

Owners

Owner Information Not Available

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	100	0	0	Finished	1920	Normal	Average	3627	3

Site Uses

Use	Rentable Area (sqft)	Total Units
Walk-up off	5,120	0

Improvements

Structure	Size	Grade	Condition	Year
Porch-covered	36.00 sq ft	Average	Normal	2002

Land Types

Type	Size
Primary	50 × 200

Special Districts for 2020

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

Special Districts for 2019

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

Zoning Board of Appeals Application

Application is made for a variation of Section 405-34 (J)(2) of the City of Kingston's Zoning Ordinance Brief Description of Project / Reason for the Requested Variance:

We are requesting 0 on-site parking and 36 street parking spaces.

Our plan is to turn the on-site parking lot into a beer garden/community space. The parking lot is accessed by one narrow driveway (one car-width wide). The parking lot is in the rear of the building, and is not viewable from the street. There are not two methods of entrance/egress. This setup worked for the previous use (office building) because the office workers all arrived and left at approximately the same time, and there were no customers entering and exiting the lot throughout the day.

The new craft beer bar on the first floor makes the parking lot location and driveway unsafe because:

- a. Customers will be entering and exiting throughout hours of operation. This will cause bottlenecks in the driveway as one car is leaving while another is entering. This specifically may cause a dangerous situation because of:
 - i. Threat of head-on collisions
 - ii. Threat of car-pedestrian collisions as the car entering would have to back up out of the driveway to allow the exiting car to leave. The backing up car may then strike a pedestrian on the sidewalk. Or the exiting car would have to back up into the parking lot. This exiting car may then strike a pedestrian in the parking lot
- b. Since the parking lot is not visible from the street/driveway entrance, there will be instances when a car enters the parking lot only to find out it's full. This car will then idle (causing noise and exhaust) or have to turn around and exit the driveway (which increases the chances of a vehicle or pedestrian collision as described above). We believe it is unreasonable for an employee to monitor the parking lot and put up/take down 'parking lot full' sign throughout our hours of operation

We note there are two municipal parking lots in the area. While we recognize neither are within the requested 400 feet of the venue, one municipal lot is 468 and the other is 734. (please see attached maps). We are also in negotiations to rent the parking lot space from Schabot's Auto Body, our direct neighbor. The owner states his lot can hold 15-20 cars. We are also in contact with the owners of the vacant lot across the street (lot 35), as well as others in the area. We hope to have a resolution these inquiries as soon as possible.

We also believe Oneil Street can accommodate the new parking. There are 6 residential homes from Broadway to 21 Oneil (3 on each side of the street), and a commercial building on each corner of Oneil/Broadway. Further down Oneil St toward Temper Ave, there are only 3 more residential buildings, the rest are commercial and industrial. These business would be closed for most of the bar's operating hours. Further, Oneil Street is a wide street with two way traffic, with ample street parking available at all hours.

OPERATING AGREEMENT
OF
ERS Real Estate Holding, LLC

This Operating Agreement (the "Agreement") is entered into by **Eric Sturniolo** as sole Member of the LLC.

The Member has formed a limited liability company pursuant to and in accordance with the Limited Liability Company Law of the State of New York, as amended from time to time (the "LLCL"), and hereby agrees as follows:

1. **Name:** The name of the limited liability company formed hereby is **ERS Real Estate Holding, LLC**
2. **Term:** The term of the company shall be indefinite as allowed by the LLCL.
3. **Purpose:** The Company is formed for the purpose of engaging in any lawful act or activity for which Limited Liability Companies may be formed under the LLCL and engaging in any and all activities necessary or incidental to the foregoing.
4. **Member:** The name and the business, residence, or mailing address of the Member is as follows:

Name	Address	Ownership %
Eric Sturniolo	20 Kent Street, New City, New York, 10956	100%

5. **Powers:** The business and affairs of the Company shall be managed by the Member. The Member shall have the power to do any and all acts necessary or convenient to or for the furtherance of the purposes described herein, including all powers, statutory or otherwise, possessed by members under the LLCL.
6. **Capital Contributions:** The Member has contributed to the Company the following amounts, in the form of cash, property or services rendered, or a promissory note or other obligation to contribute cash or property or to render services:

Eric Sturniolo - 100%
7. **Additional Contributions:** No Member is required to make any additional capital contribution to the Company.
8. **Allocation of Profits and Losses:** The Company's profits and losses shall be allocated in proportion to the capital contributions of the Members.
9. **Distributions:** Distributions shall be made to the Members at the times and in the

aggregate amounts determined by the Members. Such distributions shall be allocated among the Members in the same proportion as their then capital account balances.

10. **Assignments:** A Member may not assign in whole or in part his limited liability company interest.
11. **Withdrawal of a Member:** A Member may withdraw from the Company in accordance with the LLCL.
12. **Admission of Additional Members:** One (1) or more additional members of the Company may be admitted to the Company with the consent of a majority of the Members.
13. **Liability of Members:** The Members shall not have any liability for the obligations or liabilities of the Company except to the extent provided in the LLCL.
14. **Exculpation of Managers:** A Manager shall not be liable for any breach of duty in such capacity, except that is a judgment or other final adjudication adverse to him or her establishes that his or her acts or omissions were in bad faith or involved intentional misconduct or a knowing violation of law or that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled or that with respect to a distribution to Members his or her acts were not performed in accordance with the LLCL.
15. **Governing Law:** This Agreement shall be governed by, and construed under, the laws of the State of New York, all rights and remedies being governed by said laws.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, have duly executed this Operating Agreement as of the __4__ day of __MARCH__ 2020.

Sole Member:

Eric Sturniolo
Eric Sturniolo

DEAR KINGSTON



SCHEMATIC DESIGN ROUND 2

08.18.20



DEAR KINGSTON

21 Oneil St, Kingston, NY

EXISTING CONDITIONS

SD003

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.

SITE INFORMATION

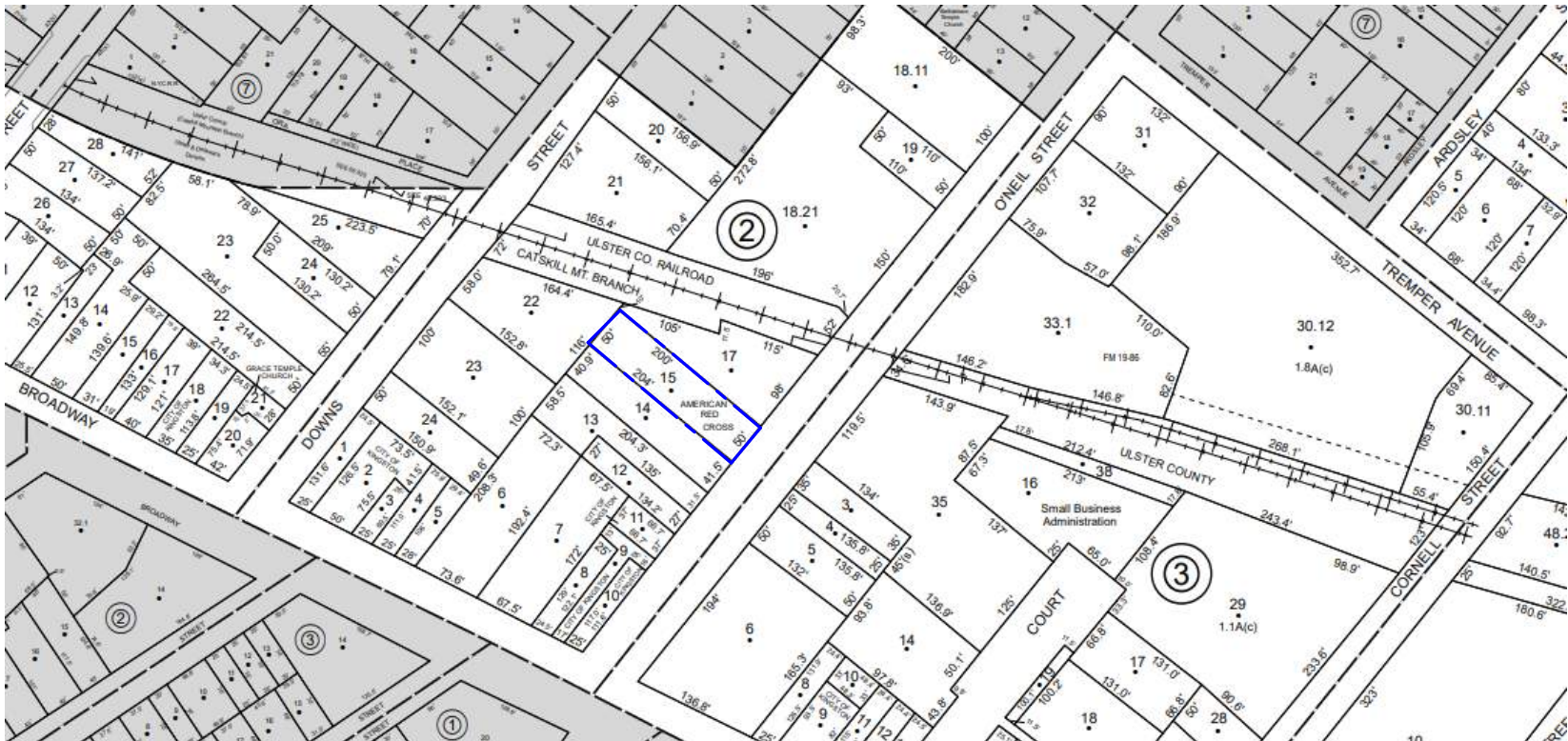
ADDRESS: 21 ONEIL STREET, KINGSTON NY 12401
LOT SIZE: sq. ft
PROPERTY ID #: 56.25-2-15
ZONE: C-3 GENERAL COMMERCIAL
YEAR BUILT: 1920
LOT SIZE: 10,000 SF
TOTAL OF STORIES: 2
FLOOR AREA: 3,627 SF
FRONTAGE: 50'
DEPTH: 200'

CITY HALL
420 BROADWAY
KINGSTON, NY 12401

PLANNING DIRECTOR
SUZANNE CAHILL
T: 845.334.3955
F: 845.334.3958
planning@kingston-ny.gov

BUILDING DEPARTMENT
ERIC KITCHEN
5 GARRAGHAN DRIVE
KINGSTON, NY 12401
PHONE: 845.331.1217
EMAIL: buildings@kingston-ny.gov
ekitchen@kingston-ny.gov

SAFETY & ZONING
STEPHAN KNOX
5 GARRAGHAN DRIVE
KINGSTON, NY 12401
PHONE: 845.331.1217
EMAIL: buildings@kingston-ny.gov
sknox@kingston-ny.gov



DEAR KINGSTON

21 Oneil St, Kingston, NY

1/2" = 1'-0"

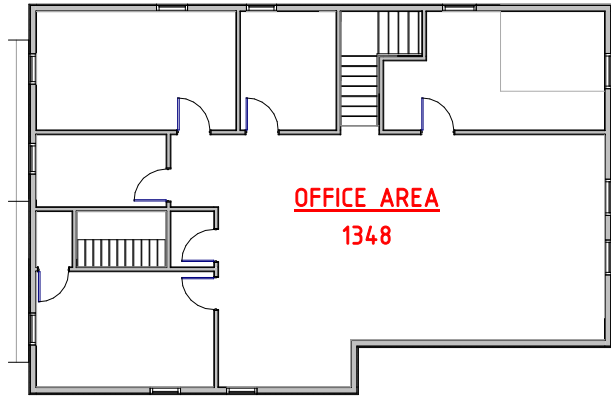
PROJECT INFORMATION

SD004

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.

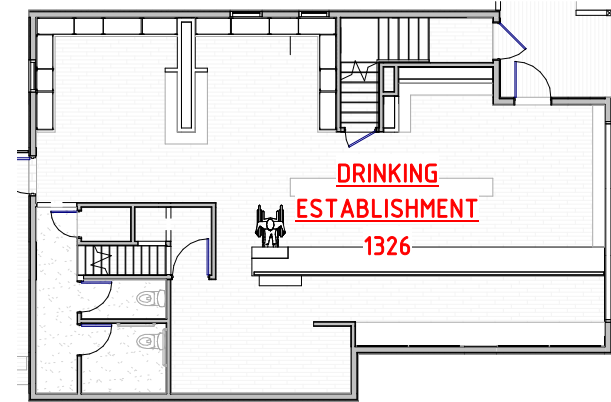
PARKING CALCULATIONS AND DIAGRAMS

ARCHITECTURAL EGRESS OCCUPANCY CALCULATIONS AND DIAGRAMS



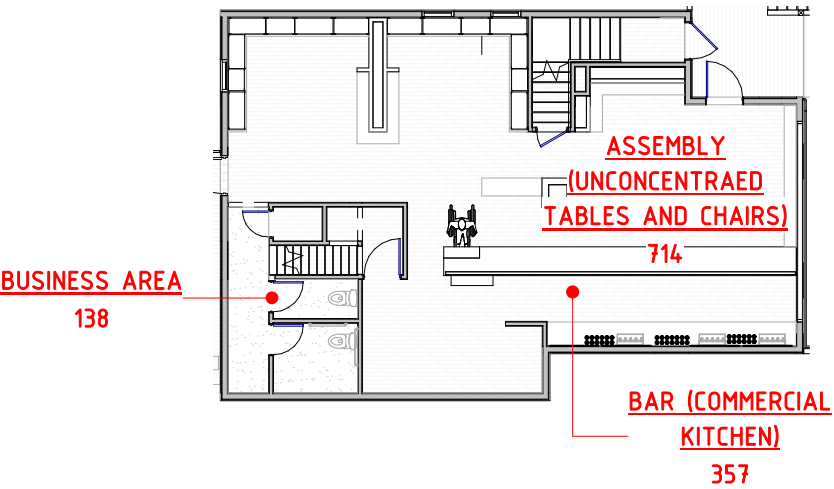
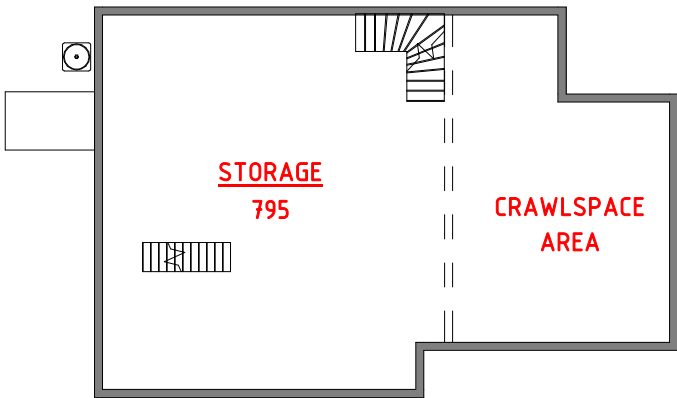
CITY OF KINGSTON
MUNICIPAL CODE CHAPTER 405. ZONING
SECTION 405-34 OFF STREET PARKING AND LOADING

USE	MINIMUM PARKING
OFFICE BUILDING, OTHER THAN MEDICAL OR DENTAL OFFICE	1 SPACE PER 300 SF OF GROSS FLOOR AREA
DRINKING ESTABLISHMENT OR DISCOTEQUE	1 SPACE PER 1.5 PERSONS PERMITTED UNDER MAXIMUM OCCUPANCY OR 1 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER
STORAGE	1 SPACE PER 3000 SF PF GROSS FLOOR AREA



PARKING CALCULATION		
SPACE	AREA	REQUIRED PARKING SPACE
STORAGE	795 SF	1
DRINKING ESTABLISHMENT	1326 SF	34
OFFICE AREA	1348 SF	4
Grand total		39

REQUIRED PARKING SPACES: 39



MAX OCCUPANCY CALCULATION			
SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY (UNCONCENTRAED TABLES AND CHAIRS)	714 SF	15 SF	48
BAR (COMMERCIAL KITCHEN)	357 SF	200 SF	2
BUSINESS AREA	138 SF	100 SF	2
Grand total			52

MAXIMUM OCCUPANCY: 52

DEAR KINGSTON

21 Oneil St, Kingston, NY

PARKING INFORMATION

SD005

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.

PROJECT

2013

www.allooiarchitecture.com

allooi Architecture + Construction

DESIGN REFERENCE

SD007

office@allooiarchitecture.com

310 204 2811

08/18/20

236



DEAR KINGSTON

21 Oneil St, Kingston, NY

DESIGN REFERENCE

SD008

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



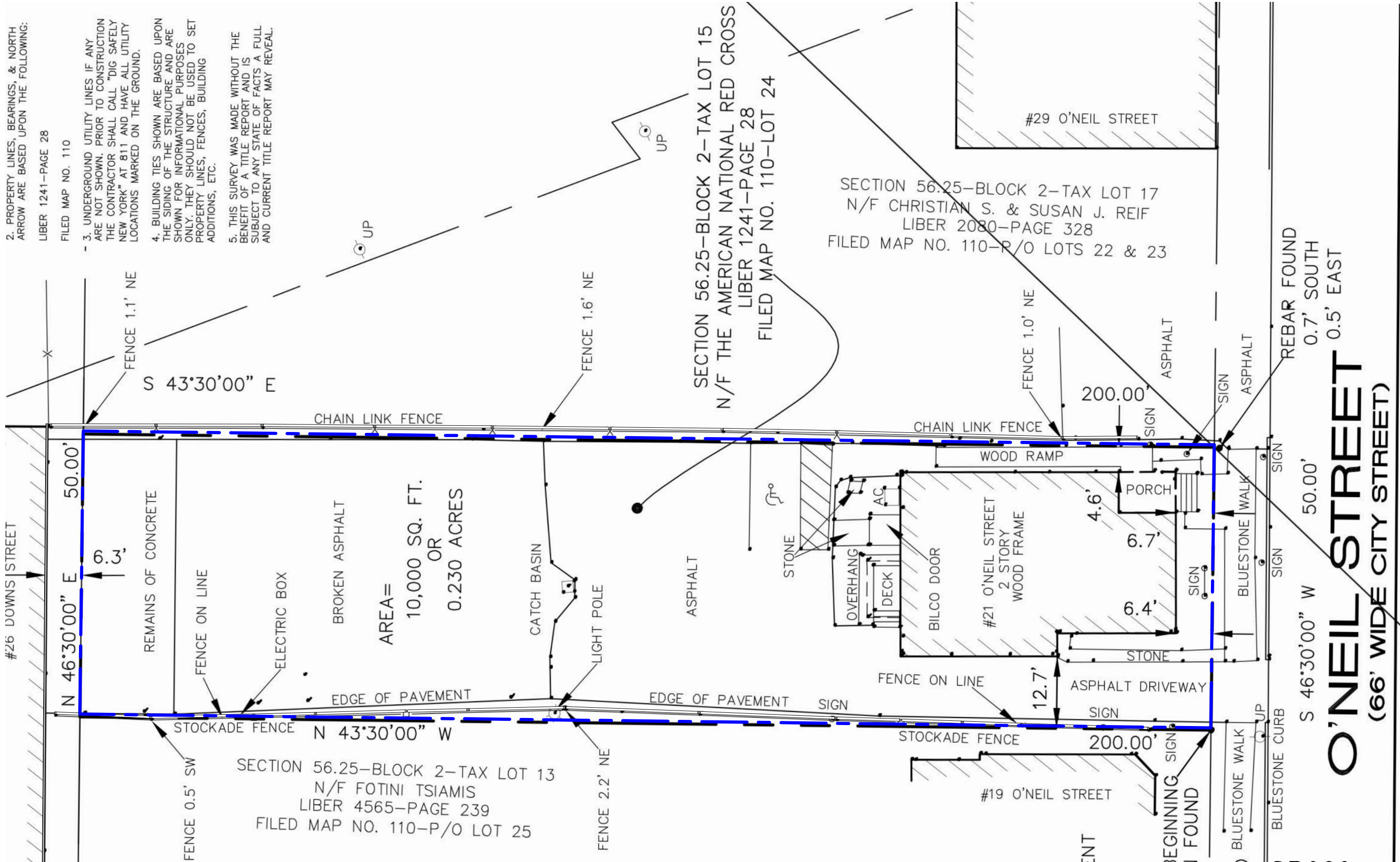
DEAR KINGSTON

21 Oneil St, Kingston, NY

COLOR SCHEME

SD010

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

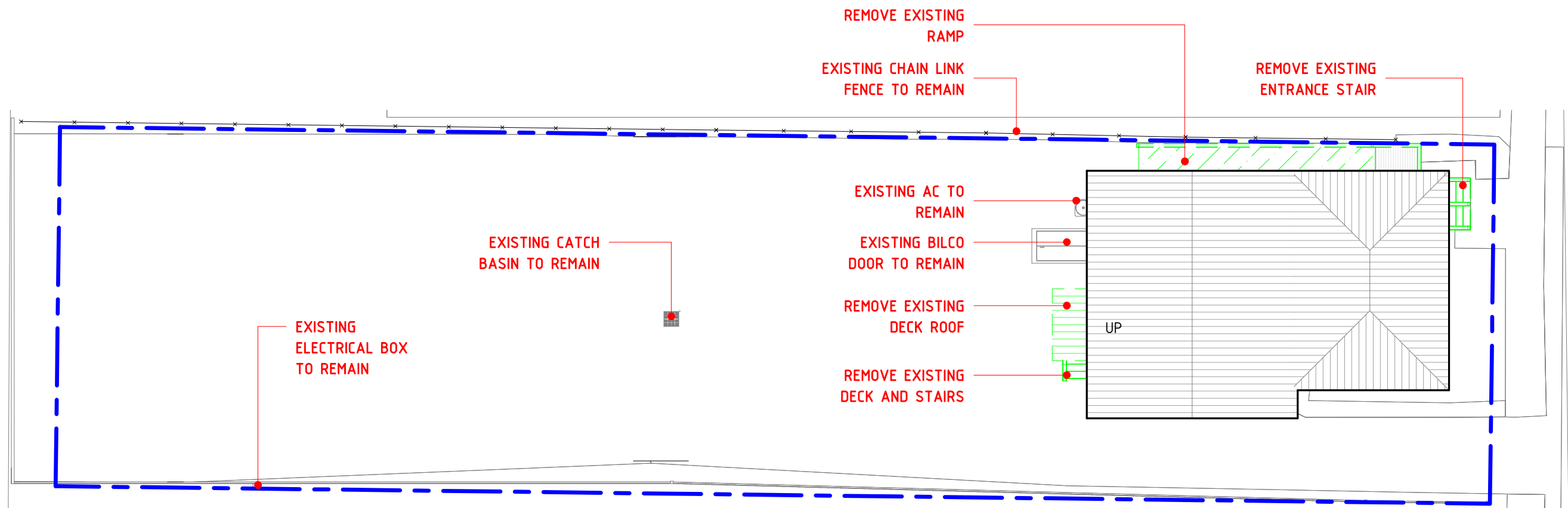
21 Oneil St, Kingston, NY

1/16" = 1'-0"

SURVEY PLAN

SD020

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

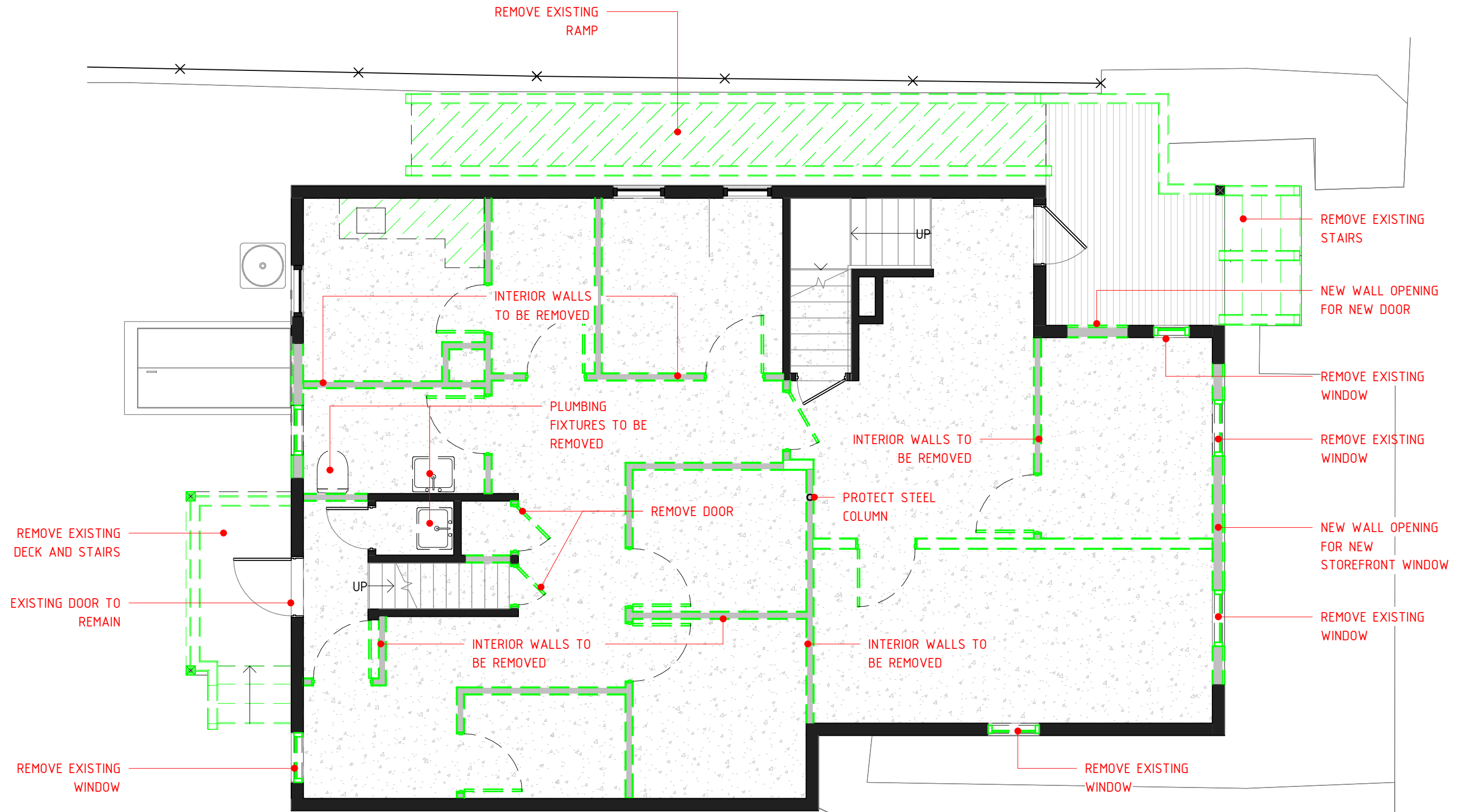
21 Oneil St, Kingston, NY

1/16" = 1'-0"

DEMOLITION SITE PLAN

SD100

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

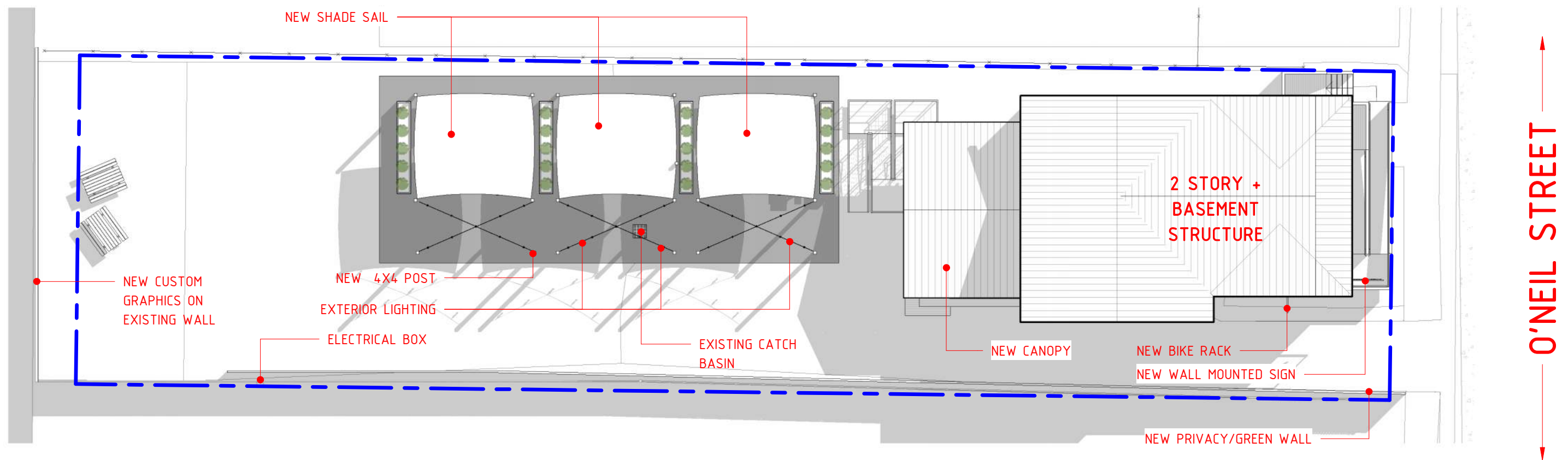
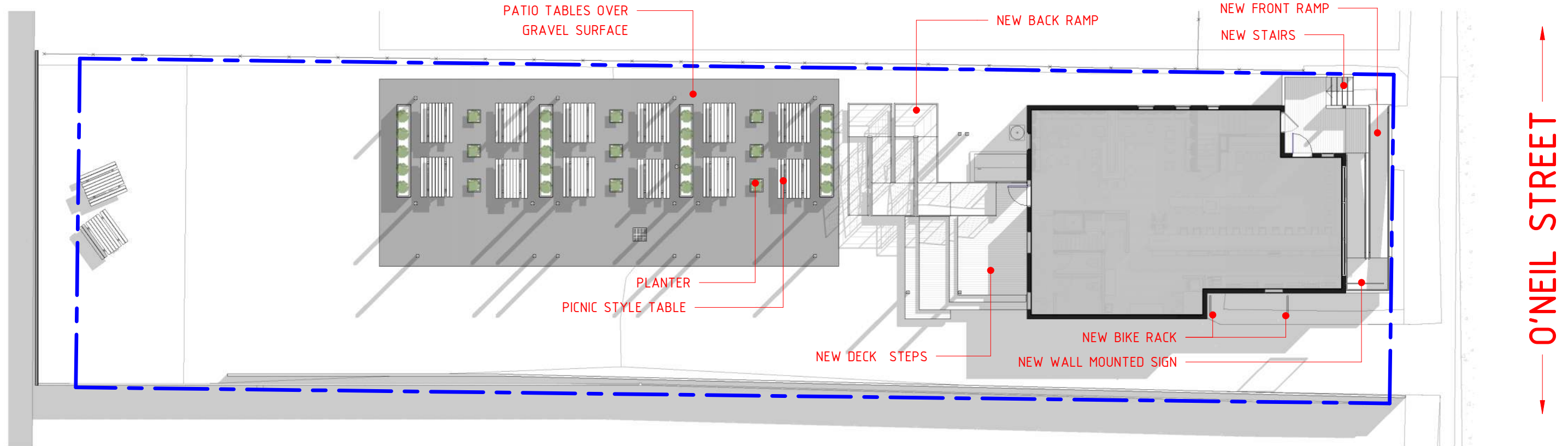
21 Oneil St, Kingston, NY

3/16" = 1'-0"

DEMOLITION FLOOR PLAN

SD101

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

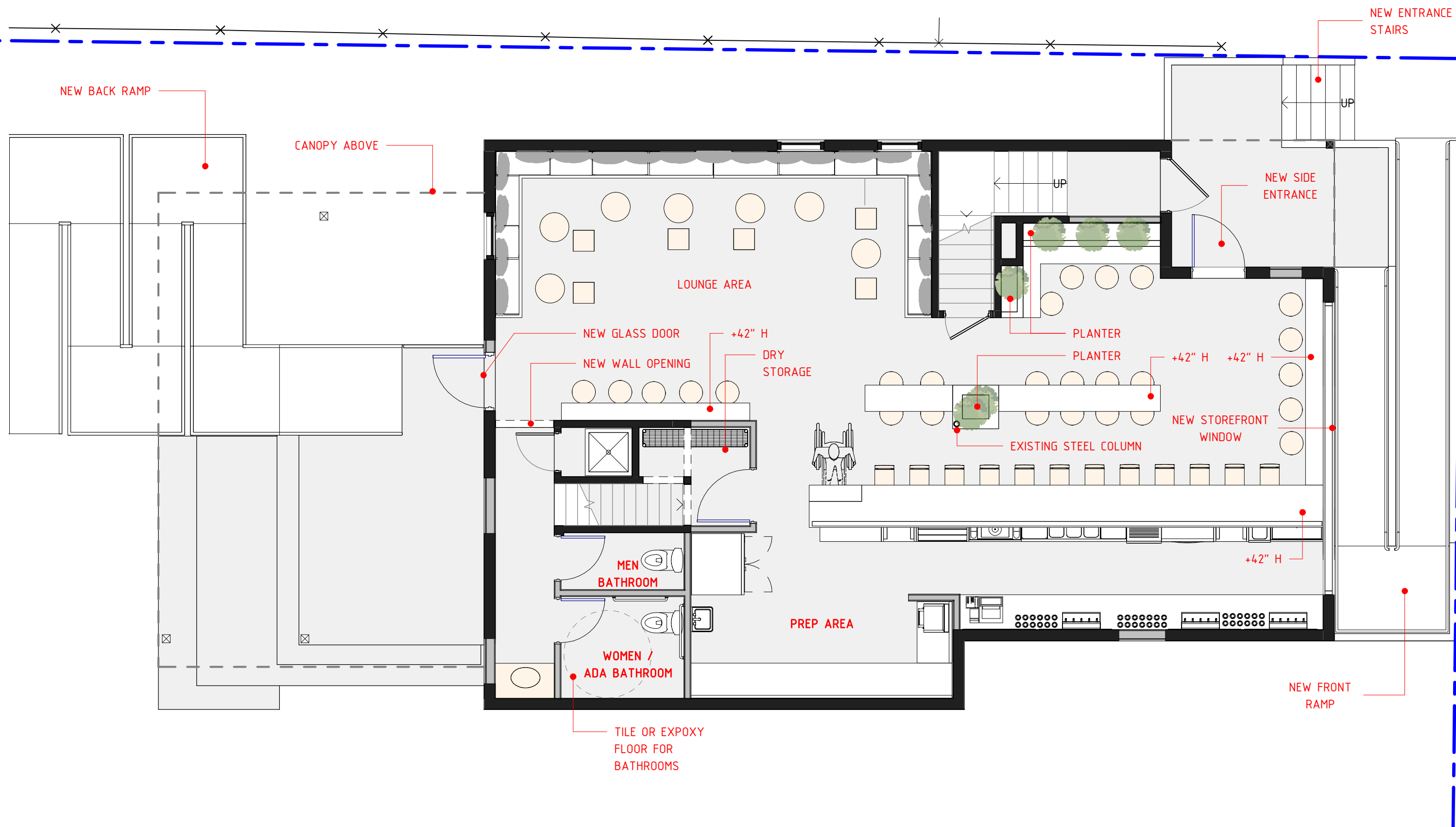
21 Oneil St, Kingston, NY

1/16" = 1'-0"

PROPOSED SITE PLAN

SD200

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

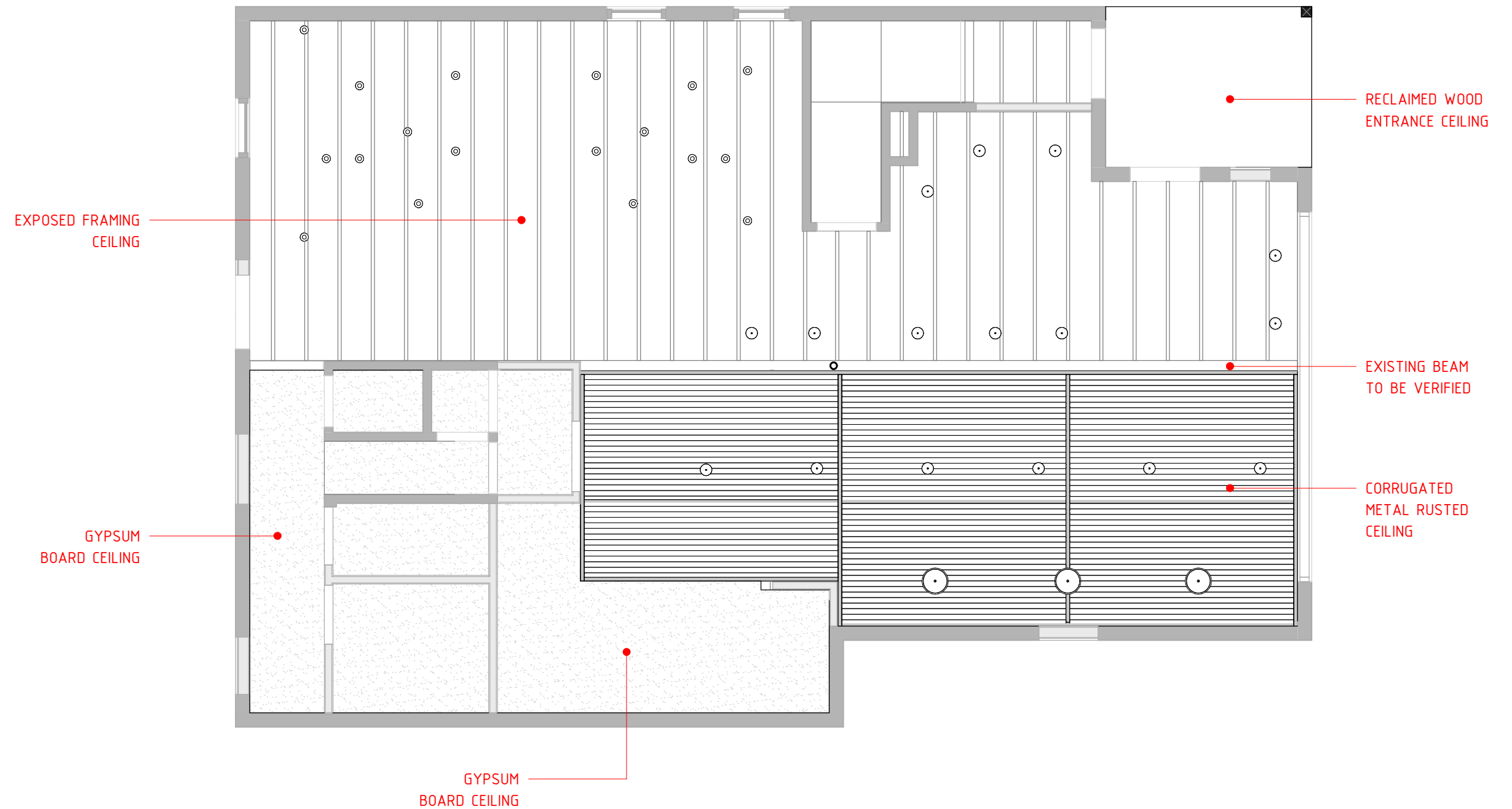
21 Oneil St, Kingston, NY

3/16" = 1'-0"

PROPOSED FLOOR PLAN - OPTION 4

SD204

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

3/16" = 1'-0"

PROPOSED FIRST FLOOR RCP

SD400

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED INTERIOR PERSPECTIVES

SD700

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED INTERIOR PERSPECTIVES

SD701

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED INTERIOR PERSPECTIVES

SD702

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Alloi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Alloi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED INTERIOR PERSPECTIVES

SD703

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD800

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Alloi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Alloi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD801

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Alloi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Alloi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD802

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD803

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Alloi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Alloi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD804

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD805

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD806

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.



DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD807

All ideas, designs, and plans indicated or represented by these drawings are owned by and are property of Allooi Architecture Inc. and were created and developed for use and in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Allooi Architecture Inc.

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #16: #20 Cedar Street SITE PLAN amendment to add business identification signage. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. Timely Signs of Kingston/applicant RUPCO/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 20 Cedar Signage.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) 20 Cedar St

Property Tax Map ID # (SBL): 56.109-4-2.100

Name of applicant: Timely Signs of Kingston

Applicant Phone #: (845) 331-8710 Fax #: (845) 331-8712 E-Mail: jodie@timelysigns.com

Mailing address of applicant: 154 Clinton Ave

Kingston, NY 12401

Name and address of owner (if different from applicant): Cedar & Greenkill LP

289 Fair St Kingston, NY 12401

Project use and/or description of improvement:

180" w x 26" h - dimensional raceway letter set

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): see attached

Phone #: () _____ Fax #: () _____ E-Mail: _____

Signature of Owner: _____

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

(This section for office use only)

Date received: 8-17-20 Referrals: _____

Application fee: \$200.00 ^{Receipt} 098958 _____

Zoning District: _____ Ward: _____

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

SEQRA: _____

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

jas/pb4



Letter of Authorization

This letter serves as authorization for Timely Signs of Kingston, Inc. or its agents to obtain any permits or variances or planning procedures required to erect signage on the following property:

Applicant Information THIS IS THE TENANT or BUSINESS APPLYING FOR THE PERMIT

BUSINESS NAME	Center for Creative Education		
CONTACT NAME	Bryant Andrews		
STREET ADDRESS	16 Cedar Street		
CITY / STATE / ZIP	Kingston, NY 12401		
PHONE NUMBER	845-338-7664	EMAIL	bandrews@cce4me.org

Property Information THIS IS THE PHYSICAL LOCATION OF WHERE THE SIGN(S) WILL BE LOCATED

FULL STREET ADDRESS			20 Cedar Street, Kingston, NY 12401		
56	109-4-2	100			
SECTION	BLOCK	LOT			

Property Owner Information THIS IS THE PROPERTY OWNER INFORMATION

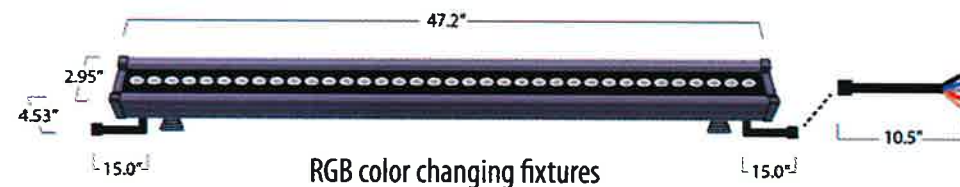
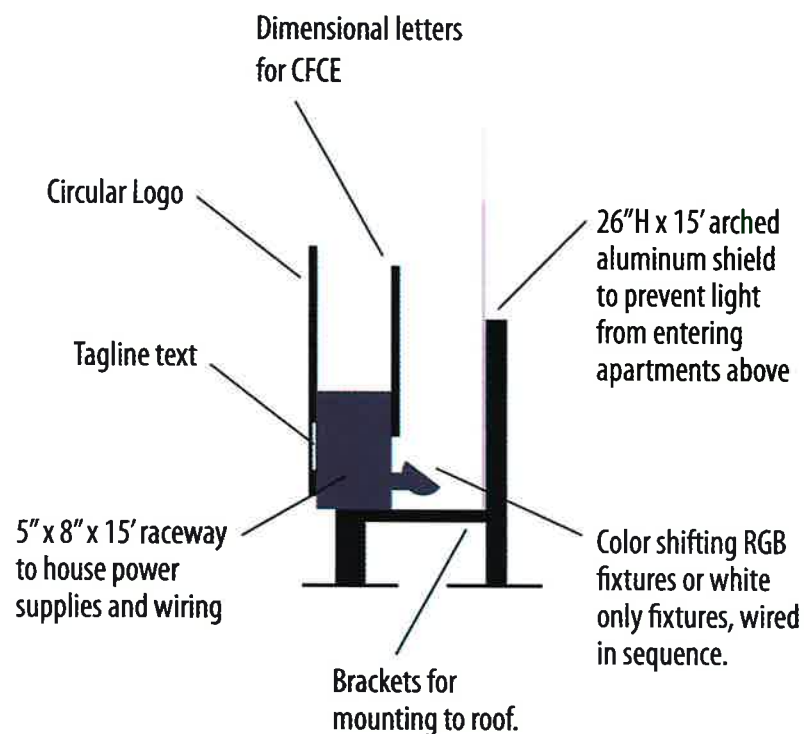
BUSINESS NAME	Cedar and Greenkill LP		
CONTACT NAME	Kevin O'Connor		
STREET ADDRESS	289 Fair Street		
CITY / STATE / ZIP	Kingston, NY 12401		
PHONE NUMBER	845-331-2140	EMAIL	koconnor@rupco.org
COMMENTS			


Authorized Signature

Kevin O'Connor
Name

7/16/20
Date

Center for Creative Education - Energy Square - Exterior Sign Concept



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Paul Beichert 845-331-8710 x1003



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

Project: CCE - Energy Square

File Title: CCE-Ext Signage-Layouts.ai

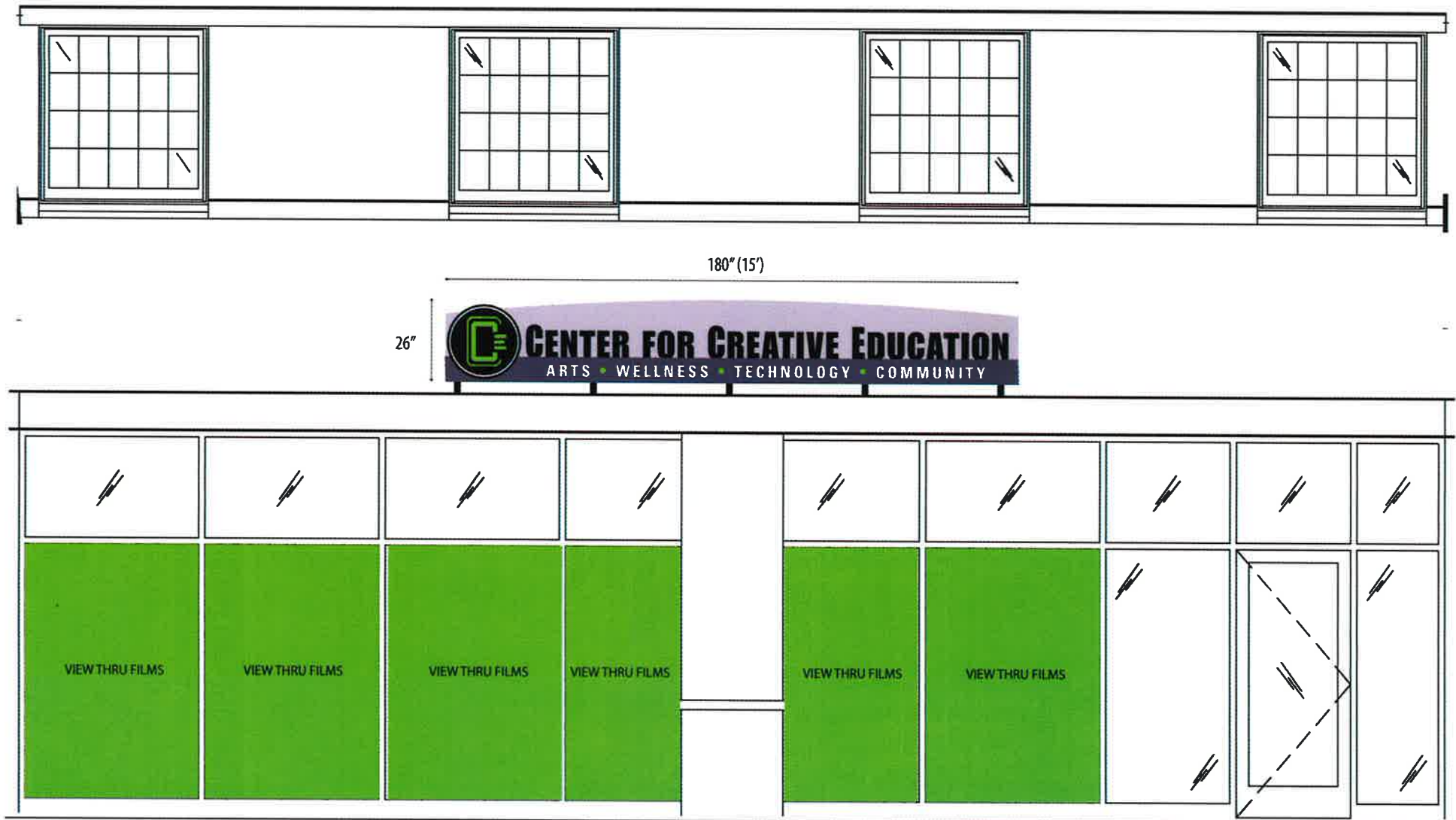
Date: June 19 2020

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 2020.

Center for Creative Education - Energy Square - Exterior Sign Concept



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Paul Beichert 845-331-8710 x1003



Underwriters
Laboratories Inc.

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

Project: CCE - Energy Square

File Title: CCE-Ext Signage-Layouts.ai

Date: June 19 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 2020.

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #17: #389 Washington Avenue SITE PLAN to install signage. SBL 48.330-1-1. SEQR Determination. Zone C-2. Ward 1. Timely Signs of Kingston/applicant; Andrew and Kendra Plevin; owners.

Suggested Action:

Attachments:

[9_21_20 PBM - 389 Washington Signage.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) 389 Washington Ave

Property Tax Map ID # (SBL): 48.330-1-1

Name of applicant: Timely Signs of Kingston

Applicant Phone #: (845) 331-8710 Fax #: (845) 331-8712 E-Mail: jodie@timelysigns.com

Mailing address of applicant: 154 Clinton Ave

Kingston, NY 12401

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

88 Lexington Ave New York, NY 10016

Project use and/or description of improvement:

1x- single sided banner, 48"w x 70"h x 15oz banner with grommets and digitally printed graphics

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): see attached

Phone #: () Fax #: () E-Mail:

Signature of Owner:

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

(This section for office use only)

Date received: 8/19/20 Referrals:

Application fee: \$ 200 # 0189159

Zoning District: Ward:

Sec./Blk./Lot: / /

SEQRA:

Date of Public Notice: Date of Public Hearing:

jas/pb4



Letter of Authorization

This letter serves as authorization for Timely Signs of Kingston, Inc. or its agents to obtain any permits or variances or planning procedures required to erect signage on the following property:

Applicant Information THIS IS THE TENANT or BUSINESS APPLYING FOR THE PERMIT

BUSINESS NAME	Kingston Uptown Business Association
CONTACT NAME	Robert Gaston
STREET ADDRESS	312 Wall Street, Second Floor
CITY / STATE / ZIP	Kingston, NY 12401
PHONE NUMBER	323-841-6013
EMAIL	robert.fritz.gaston@gmail.com

Property Information THIS IS THE PHYSICAL LOCATION OF WHERE THE SIGN(S) WILL BE LOCATED

FULL STREET ADDRESS	389 Washington Avenue, Kingston NY 12401	
north wall of building	Washington near N Front St.	
SECTION	BLOCK	LOT

Property Owner Information THIS IS THE PROPERTY OWNER INFORMATION

BUSINESS NAME	not occupied: owners Andrew and Kendra Plevin
CONTACT NAME	Kendra Plevin
STREET ADDRESS	88 Lexington Avenue
CITY / STATE / ZIP	New York, NY 10016
PHONE NUMBER	646-549-1139
EMAIL	

COMMENTS

Please see attached letter of approval from Kendra Plevin for this directional sign to Uptown Kingston be developed by KUBA.

Authorized Signature

Name

Robert Gaston (for KUBA)

Date

08/12/2020

Kingston Uptown Business Association (KUBA) Building Signage



One Single Sided Unit

(1) -48"w x 70"h - 15oz. Banner Material with grommets placed accordingly.



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Sandra Kelly-Marryshow 845-331-8710 x 1014



Underwriters
Laboratories Inc.

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

Project: Building Signage

File Title: KUBA_BuildingSign-fs.ai

Date: August 11, 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.

Kingston Uptown Business Association (KUBA) Building Signage



Project Manager: Tyson McCasland 845-331-8710 x1011

Drawn By: Sandra Kelly-Marryshow 845-331-8710 x 1014



Underwriters
Laboratories Inc.

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

Project: Building Signage

File Title: KUBA_BuildingSign-fs.ai

Date: August 11, 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: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #18: #311 Wall Street SITE PLAN to add fencing and associated site improvements. SBL 48.331-1-16. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, HAC. Ward 2. 311 Wall Street LLC; applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 311 Wall Site Plan.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) 311 Wall Street, Kingston, NY

Property Tax Map ID # (SBL): 48.331-1-16

Name of applicant: 311 Wall Street, LLC

Applicant Phone #: () 845-516-4323 Fax #: () 845-516-4528 E-Mail: vpolidoro@rodenhausenchale.com

Mailing address of applicant: 55 Chestnut Street

Rhinebeck, NY 12572

Name and address of owner (if different from applicant): 311 Wall Street, LLC

177 Christopher Street, New York, NY 10014

Project use and/or description of improvement:

The rear of 311 Wall Street contains a parking lot that currently has a temporary chain link fence erected along its western border as well as a portion of
its southern border. The proposed project would replace the existing chain link fence with a permanent aluminum fence.

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): 311 Wall Street, LLC

Phone #: () 845-516-4323 Fax #: () 845-516-4528 E-Mail: vpolidoro@rodenhausenchale.com

Signature of Owner: 

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

(This section for office use only)

Date received: 7/9/20 Referrals: _____

Application fee: \$200 CR 1155 _____

Zoning District: C-2 HAC HUPC Ward: 2 _____

Sec./Blk./Lot: 48.331/1/16 _____

SEQRA: Type II _____

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

ias/pb4

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



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

TO THE CITY PLANNING BOARD:

Victoria L. Polidoro, Esq. Rodenhausen Chale & Polidoro LLP;

This will authorize and William Gottlieb Management Company

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of 2020 [as needed] in the matter of the application for
approvals related to the replacement of a fence at 311 Wall Street.

Julio Hernandez, Authorized Representative 311 Wall Street, LLC

print property owner's name

owner's signature

177 Christopher St., New York, NY 10014

owner's mailing address

owner's phone number

date

representative's signature & date

7/9/20

55 Chestnut Street, Rhinebeck, NY 12572
representative's address

845-516-4323
representative's phone #

[illegible]

See attached letter from Victoria L. Polidoro, Esq. dated July 9, 2020

Rev.10/02

July 9, 2020

Wayne Platte, Jr., Chair, and
Members of the Planning Board
City Hall
420 Broadway
Kingston, NY 12401

Mark Grunblatt, Chair, and
Members of the Historic
Landmarks Commission
City Hall
420 Broadway
Kingston, NY 12401

Hayes Clement, Chair and
Members of the Heritage Area
Commission
City Hall
420 Broadway
Kingston, NY 12401

Re: 311 Wall Street
Site Plan, Landmarks and Heritage Area Applications
Proposed Fence
48.331-1-16 (the "Property")

Dear Chairs Platte, Grunblatt and Clement,

This firm represents 311 Wall Street, LLC (the "Applicant"), the owner of the above-referenced Property, in connection with its application for site plan, Historic Landmarks and Heritage Area Commission approvals for the proposed replacement of an existing temporary chain link fence with a permanent fence at the Property (the "Project"). The following documents are enclosed herewith:

1. Letter of Authorization
2. Three photographs of the Project site
3. Short Environmental Assessment Form with Addendum
4. Planning Board Application
5. A site plan prepared showing the location of the proposed fence
6. Elevations of the proposed fence

(845) 516-4323 ph
(845) 516-4528 fax
vpolidoro@rodenhausenchale.com

7. Deed to the Property
8. Statement from the City Comptroller that all property taxes are current.
9. A copy of the Property Record Card on file with the City Assessor's Office.
10. Completed Planning Board Checklist
11. Historic Landmark Preservation Commission Application
12. Heritage Area Commission Application

In addition, a brief narrative of the Project is provided below.

Project Description

The Property is located at 311 Wall Street, tax parcel no. 48.331-1-16, within the C-2 and Mixed-Use Overlay Districts. The rear of the Property contains a parking lot that has a temporary chain link fence installed along its western border (abutting Crown Street) as well as a portion of its southern border (abutting the parcel known as 42 Crown Street). The proposed Project would replace the existing temporary fence with a permanent aluminum fence. The fence would be 4 feet high along Crown Street and 6 feet high along the southern border.

The Project will not result in any change in the use of the Property or the lot. The new fence will allow the owner to continue to secure and partially screen the parking lot on the Property as required by Zoning Law § 405-63B(2)(c) while simultaneously improving the aesthetics of the site. The existing brick and bluestone sidewalk running along Crown Street at the Property will be repaired and replaced as needed during construction.

SEQRA

The Project is a Type II action under the State Environmental Quality Review Act ("SEQRA") as it consists of the replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, and the action does not meet or exceed any Type I SEQRA thresholds. See 6 NYCRR 617.5(c)(2). Therefore, no further review under SEQRA is required.

Requested Waivers

Pursuant to Zoning Law § 405-30G, the Applicant hereby requests waivers from the requirements of the § 405-30F Zoning Law and from any other information requested within the Zoning Law that is not provided on the enclosed site plan or application materials.

The proposed fence will replace an existing temporary fence and will result in an insubstantial amount of disturbance to the already developed Property.

Site Plan Standards

Pursuant to Zoning Law § 405-30A(4), site development plan approval is required for the erection of all structures within Landmark Districts, including the Stockade District. As the

Property is within the Stockade District, site plan approval is required for the erection of the proposed fence. The Project complies with the standards for site plan approval set forth in Zoning Law § 405-30C.

1. The site plan is in conformance with such relevant portions of the Comprehensive Plan of the City that may be in existence. The fence will support a commercial use which is encouraged in the Stockade District area.
2. The design of the fence is compatible with that of surrounding structures. The design of the fence was chosen to complement its surroundings, as the black aluminum is not inconsistent with the historical nature of the area. We note that the fence was previously approved by the Planning Board as part of the site plan for the Kingston Food Exchange.
3. There will be no change to the location or use of existing traffic accessways at the Property.
4. There will be no change to the needed or established parking and loading spaces.
5. The fence will be maintained in good condition which will enhance the character of the neighborhood, especially as compared to a temporary chain-link fence.
6. All existing trees over eight inches in diameter, measured three feet above the base of the trunk, will be retained to the maximum extent possible.
7. All plazas and other paved areas intended for use by pedestrians will use decorative pavements and plant materials so as to prevent the creation of expanses of pavement. The applicant is proposing to repair the existing sidewalk with bluestone.
8. The Project does not propose to change existing lighting.
9. The Project will not result in any significant change to stormwater drainage.
10. The Project will not impact ADA compliance.
11. The project will have a negligible impact on energy.

Landmark Preservation Standards

The Property is located within the Stockade District Area and is subject to the City's Landmark District regulations. The Project complies with the standards in Zoning Law § 405-64B.

1. The Project will not alter the exterior façades of the existing structure on the Property. The exterior of the Property will be altered by the replacement of an out-of-character chain-link fence with a new fence that is consistent with the historic character of the district. The Project also involves replacing and repairing parts of the brick and blue stone sidewalk as needed.
2. The Project will complement exterior architectural features of neighboring improvements by replacing an out-of-character chain-link fence with a new fence made of aluminum/brick/stone. These materials are commonly used throughout the area and the fence design will conform to the vernacular of the area.
3. The Project will benefit the area by improving the aesthetics of the Property while using materials and designs that are characteristic of the area.
4. The Project will improve the aesthetics of the area by replacing a chain-link fence with

black aluminum fence and by repairing and replacing portions of the sidewalk at the Property.

5. The Project will not impact any significant or historical materials.

Heritage Area Commission Standards

The Property is located within the City of Kingston Heritage Area. While the only standards for the Heritage Area Commission's review process appear in the context of the Broadway Overlay District, we nevertheless submit a Heritage Area Commission application in order to ensure it is given an opportunity to review the Project. See Zoning Law § 405-31.2.

We believe that the Project will meet with the Commission's approval due to both the context of its development and its design. The Property currently contains a temporary chain-link fence. The Property is required by the Zoning Law to have some sort of fence partially screening the parking lot at the site. The Project proposes a new structure that would meet the Zoning Law's fencing requirement while simultaneously improving the appearance of the Property. The new fence design is more in line with the historic character of the neighborhood.

Conclusion

Based on the above, we believe Project will benefit the Property and the surrounding area by replacing a temporary chain-link fence with a permanent fence that complements the Property's surroundings. As such, we believe that the requirements of site plan, Landmarks Preservation Commission, and Heritage Area Commission approvals have been satisfied. We look forward to your consideration of this matter at your upcoming meetings. Please do not hesitate to contact me with any questions regarding the foregoing.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victoria L. Polidoro', with a long horizontal flourish extending to the right.

Victoria L. Polidoro

CC: Suzanne Cahill, Planning Director
Julie Edelson-Safford, Historic Preservation Commissioner

Enc.

Exhibit 1

July 1, 2020

Wayne Platte, Jr., Chair, and
Members of the Planning Board
City Hall
420 Broadway
Kingston, NY 12401

Mark Grunblatt, Chair, and
Members of the Historic
Landmarks Commission
City Hall
420 Broadway
Kingston, NY 12401

Hayes Clement, Chair and
Members of the Heritage Area
Commission
City Hall
420 Broadway
Kingston, NY 12401

Re: 311 Wall Street
Site Plan, Landmarks and Heritage Area Applications
Proposed Fence
48.331-1-16 (the "Property")

Dear Chairs Platte, Grunblatt and Clement:

311 Wall Street, LLC is the owner of the above-referenced parcel (the "Property"). 311 Wall Street, LLC is seeking land use approvals to erect a permanent fence on said Property (the "Project"). The following individuals are authorized to represent 311 Wall Street, LLC and its interests before all land use boards in the City of Kingston with respect to the Project:

Victoria L. Polidoro, Esq. Rodenhausen Chale & Polidoro LLP;

William Gottlieb Management Company

Please do not hesitate to contact me with any questions or concerns regarding to foregoing. Thank you in advance for your consideration.

Sincerely,



Julio Hernandez, Authorized Representative
311 Wall Street, LLC

Exhibit 2







Exhibit 3

Short Environmental Assessment Form

Part 1 - Project Information

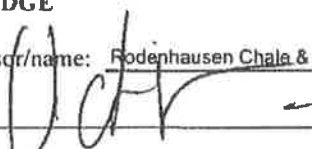
Instructions for Completing

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

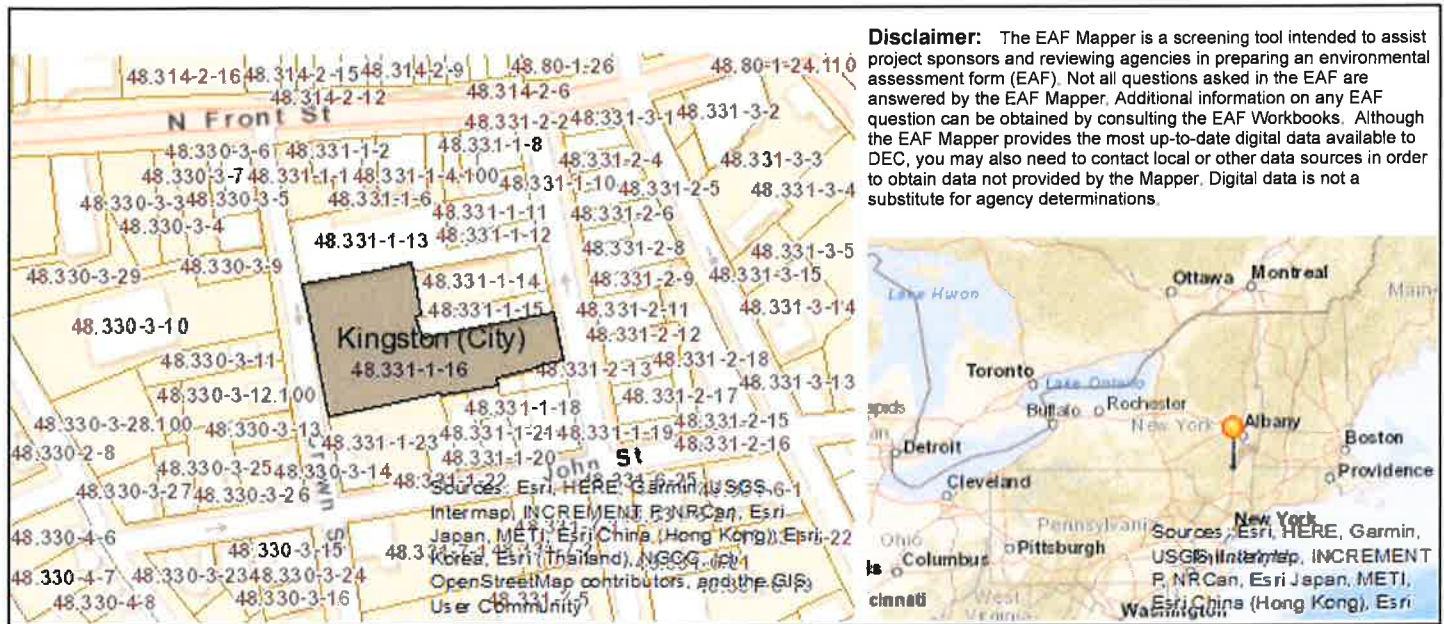
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 311 Wall Street Fence Replacement			
Project Location (describe, and attach a location map): 311 Wall Street, Kingston, NY. SBL 48.331-1-16			
Brief Description of Proposed Action: The rear of the property at 311 Wall Street contains a parking lot that has a temporary chain link fence installed along its western border as well as a portion of its southern border. The proposed project would replace the existing temporary fence with a permanent aluminum fence. The project will not result in any change in the use of the property or the lot. The new fence will allow the owner to continue to secure and partially screen the parking lot on the property as required by the Zoning Law.			
Name of Applicant or Sponsor: 311 Wall Street, LLC		Telephone: 845-516-43423 E-Mail: vpolidoro@rodenhausenchale.com	
Address: 55 Chestnut Street			
City/PO: Rhinebeck		State: NY	Zip Code: 12572
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Requires Notice of Preservation from Kingston Landmarks Commission		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		~0.89 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?		~0.89 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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 services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A. See Addendum to EAF. _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A. See Addendum to EAF. _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A. See Addendum to EAF. _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? See Addendum to EAF.	NO ☐	YES ☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat See Addendum to EAF.	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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
	☐	☒
See Addendum to EAF.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rodenhausen Chale & Polidoro LLP</u> Date: <u>7/9/20</u>		
Signature: <u></u> Title: <u>7/19/2020</u>		

PRINT FORM



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

Addendum to Short Environmental Assessment Form for 311 Wall Street Fence Replacement

Q.9. The project does not propose any development that will be subject to state energy code requirements.

Q.10. The project only proposes the replacement of a fence which will not necessitate connection to a water supply.

Q.11. The project only proposes the replacement of a fence which will not necessitate connection to a wastewater treatment facility.

Q.12.a. The project site is located within the historic Stockade District. The Stockade District and the properties within will not be affected by the project as it only proposes the replacement of a fence – a minor exterior change which will improve the aesthetics of the site and better complement the historic character of the area.

Q.12.b. The project site is located within an area designated as archeologically sensitive. The archeological integrity of the project site will not be affected by the project as only minor ground disturbance is proposed and the area has already been developed with a parking lot.

Q.15. The NYS Environmental Assessment Form Mapper indicated the project site is near habitats associated with the Northern Long-eared Bat. The project will not affect the Northern Long-eared Bat as the site has already been developed and the project will only replace a temporary chain link fence with a permanent aluminum fence.

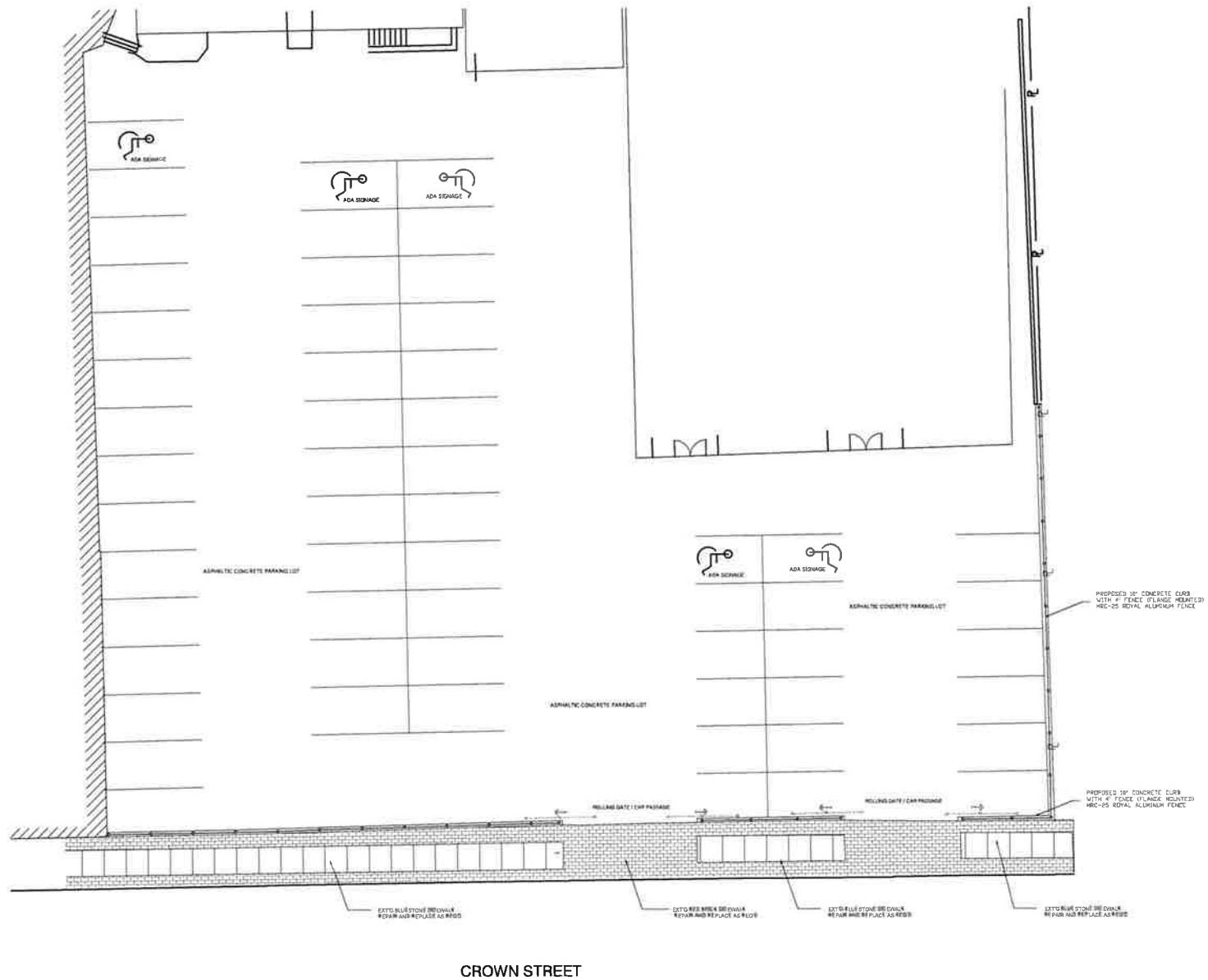
Q.13.a. The NYS Environmental Assessment Form Mapper indicated the project site is near property that has been the subject of remediation. The applicant believes the Mapper was triggered by 61 Crown Street, which was the site of a release of oil in February 1994. The spill was contained and remediated to the satisfaction of NYSDEC and the matter was closed in March of 1994. The project will not affect any remediated area.

Exhibit 4

Exhibit 5

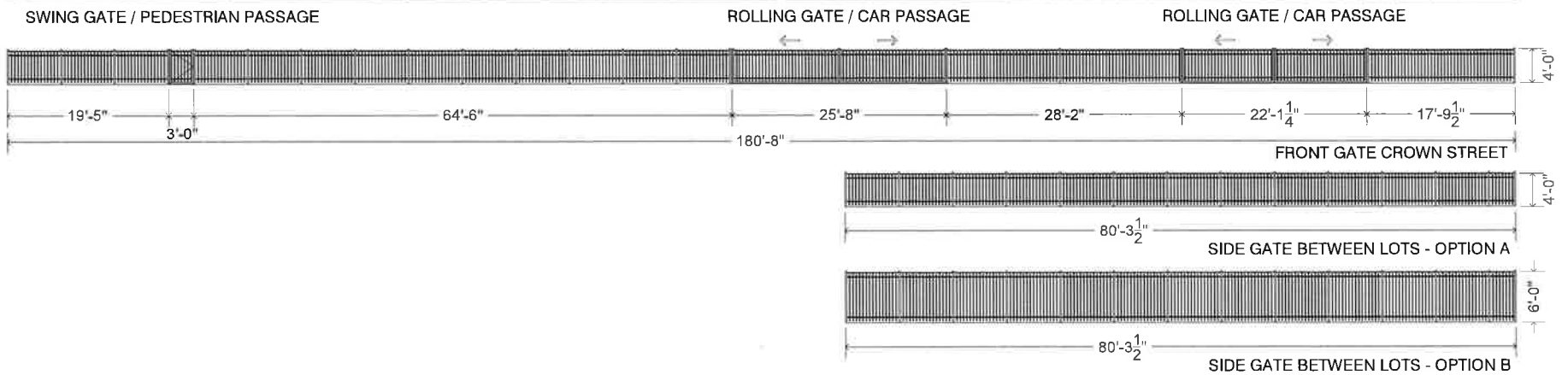
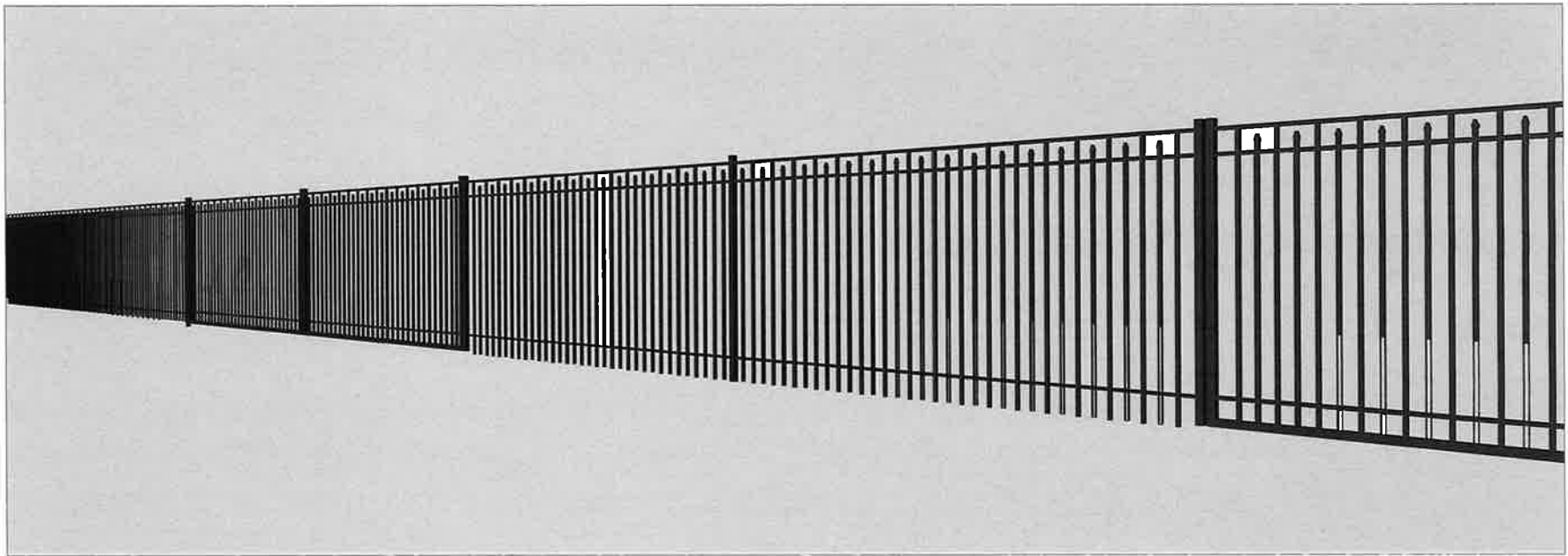


311 WALL ST - PARKING LOT FENCE - ROYAL ALUMINUM & STEEL INC. (MRC-25) - FOR PRICING ONLY - VERIFY ALL DIMENSIONS IN FIELD



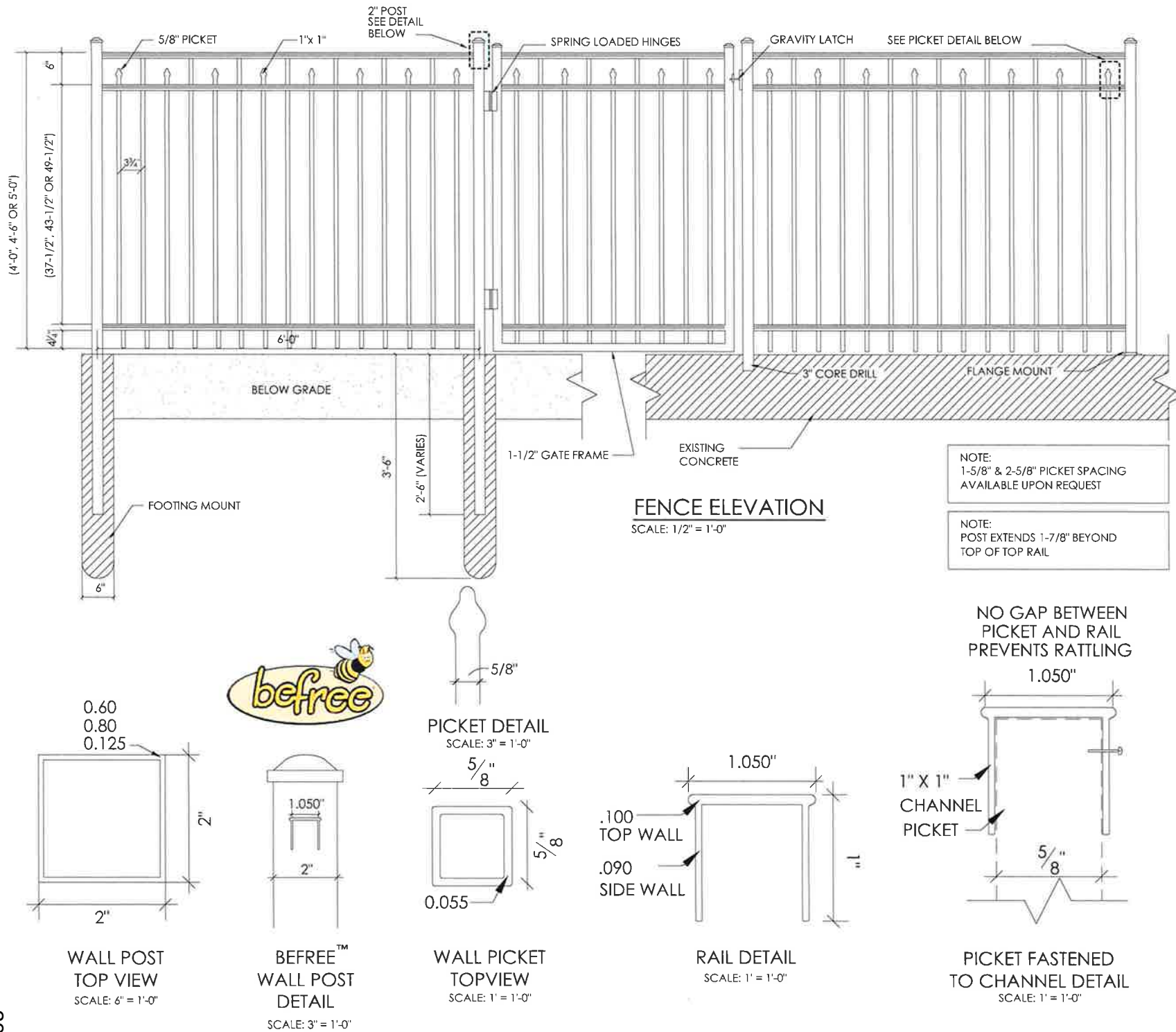
311 WALL ST - PARKING LOT FENCE - ROYAL ALUMINUM & STEEL INC. (MRC-25) - FOR PRICING ONLY - VERIFY ALL DIMENSIONS IN FIELD

SITE PLAN



311 WALL ST - PARKING LOT FENCE - ROYAL ALUMINUM & STEEL INC. (MRC-25) - FOR PRICING ONLY - VERIFY ALL DIMENSIONS IN FIELD

Exhibit 6



R-25 RESIDENTIAL FENCE ELEVATION



Royal Aluminum & Steel, Inc.

Manufacturers of Aluminum Fence & Rails

51401 Chesterfield Rd.

Chesterfield Twp., MI 48051

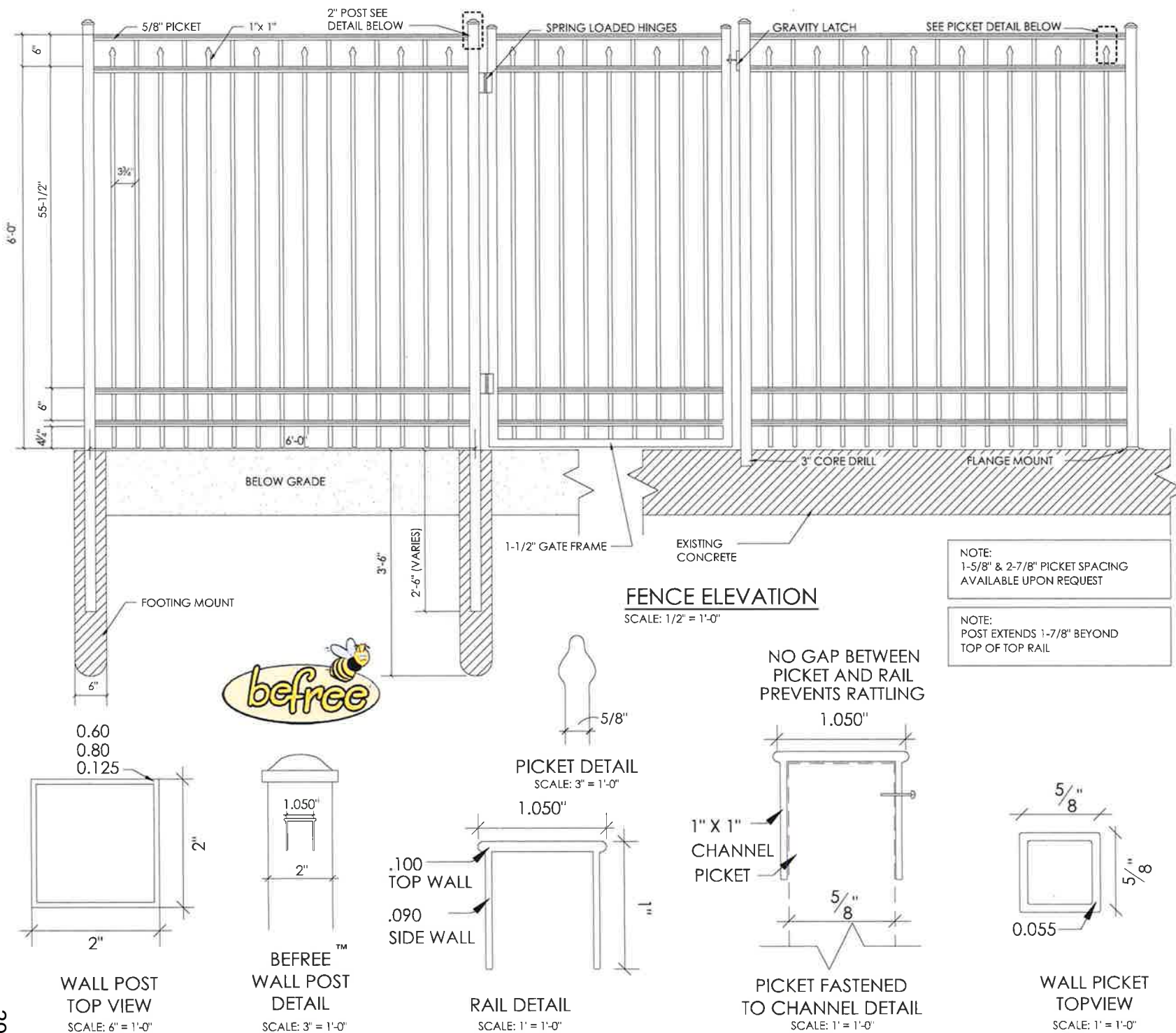
(586) 421-0057

Fax (586) 421-0081

Toll Free (800) 543-3231

www.royalfences.com

©2013 Royal Aluminum & Steel, Inc.
Befree, Royal & Castle are registered trademarks of Royal Aluminum & Steel, Inc.
Patent # 7,857,292 - Patent # 8,167,276 - Patent # USD 665,510 S and other patents pending.



Royal Aluminum & Steel, Inc.

Manufacturers of Aluminum Fence & Rails
51401 Chesterfield Rd.
Chesterfield Twp., MI 48051
(586) 421-0057
Fax (586) 421-0081
Toll Free (800) 543-3231
www.royalfences.com



R-25 RESIDENTIAL - 6'-0" ONLY
FENCE ELEVATION

©2013 Royal Aluminum & Steel, Inc.
Befree, Royal & Castle are registered trademarks of Royal Aluminum & Steel, Inc.
Patent # 7,857,292 - Patent # 8,167,276 - Patent # USD 665,510 S and other patents pending.

Exhibit 7



60 2018 00002145

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

Volm-6265 Pg-261

Instrument Number: 2018- 00002145

As
D01 - Deed

Recorded On: February 12, 2018

Parties: 311 PARTNERS LLC

To

311 WALL STREET LLC

Billable Pages: 5

Recorded By: INTEGRITY LAND SERVICES

Num Of Pages: 5

Comment:

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

D01 - Deed	65.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	320.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	9,000.00	2,250,000.00	3361	Basic	0.00
KINGSTON CITY				Local	0.00 Special Additional 0.00
				Additional	0.00 Transfer 9,000.00
Tax Charge:	9,000.00				

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

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

File Information:**Record and Return To:**

Document Number: 2018- 00002145

EISENBERG&BAUM LLP

Receipt Number: 1622366

LORENZO DELILLO ESQ

Recorded Date/Time: February 12, 2018 09:56:19A

24 UNION SQUARE EAST 4TH FLOOR

Book-Vol/Pg: Bk-D VI-6265 Pg-261

NEW YORK NY 10003

Cashier / Station: k ktsc / Cashier Workstation 7



Nina Postupack Ulster County Clerk

5
tn: 08

Bargain and Sale Deed

THIS INDENTURE,

Made the 6th day of February, 2018

Between

311 Partners LLC, a New York Limited Liability Company, with offices at 153 Todd Road, Katonah, NY 10536

Party(ies) of the first part, and

311 Wall Street, LLC, a New York Limited Liability Company, with offices at 177 Christopher Street, New York, NY

Party(ies) of the second part.

WITNESSETH that the party(ies) of the first part, in consideration of TEN AND 00/100 Dollars (\$10.00) lawful money of the United States, paid by the party(ies) of the second part, does(do) hereby grant and release unto the party(ies) of the second part, his/her/their heirs or successors and assigns of the party(ies) of the second part forever,

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

SEE ANNEXED SCHEDULE A

Being the same premises conveyed by William M. McCarthy, as Trustee of the Bankruptcy Estate of Michael A. Spada, Jr. to 311 Partners LLC by deed dated 7/24/2015 and recorded 9/4/2015 in the Ulster County Clerk's Office in Instrument No. 2015-11546.

Together with the appurtenances and all the estate and rights of the party(ies) of the first part in and to said premises.

To have and to hold the premises herein granted unto the party(ies) of the second part, his/her/their heirs and assigns forever.

And the party(ies) of the first part covenants that he/she/they has/have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

✓ Integrity Land Services

CHECKED	_____
ENTERED	_____
MARK/OFF	_____

Handwritten initials "AC" and a circled "14" are present next to the lines.

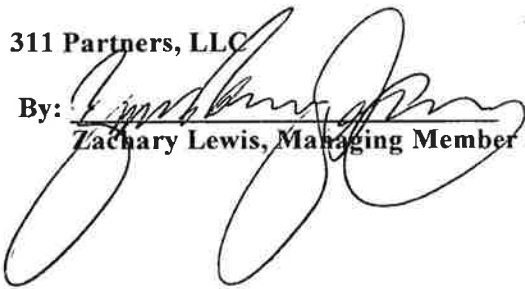
And that, in Compliance with Sec. 13 of the Lien Law, the grantor(s) will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party(ies) of the first part has hereunto set his/her/their hand and seal the day and year first above written.

In Presence of:

311 Partners, LLC

By:


Zachary Lewis, Managing Member

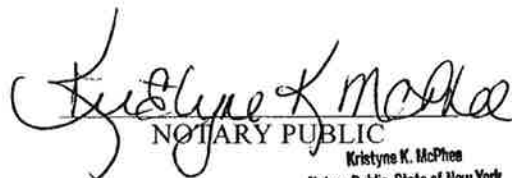
Acknowledgement

STATE OF NEW YORK)

COUNTY OF Dutchess)

: SS.:

On the 29th day of December in the year 2017, before me, the undersigned, personally appeared **Zachary Lewis**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

Kristyne K. McPhee
Notary Public, State of New York
Dutchess County 01MC6201983
Commission Expires March 9, 2021

RECORD & RETURN TO:

**Lorenzo DeLillo, Esq.
Eisenberg & Baum LLP
24 Union Square East, 4th Floor
New York, NY 10003**

**Integrity Land Services LLC
as Agent for
Stewart Title Insurance Company**

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-U-18064

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

Beginning at a point on the westerly bounds of Wall Street at the intersection of the northeast corner of the building situate on the lands, now or formerly, Lizardfish LLC (Deed Liber 4971, Page 63) and the southeast corner of the building situate on herein described parcel; thence running westerly along the northerly bounds of Lizardfish LLC and the two building faces, South 79°00'22" West 38.39 feet to a point being a building corner; thence leaving said building on herein described parcel and running westerly and southerly, generally along the building on the Lizardfish LLC parcel, South 11°31'13" East 3.92 feet, South 78°28'47" West 55.60 feet and South 18°49'48" East 10.65 feet to a point on the northerly bounds of lands, now or formerly, 307 Wall Street Inc (Deed Liber 5777, Page 275); thence running westerly along the northerly bounds of 307 Wall Street Inc, South 78°52'02" West 79.55 feet to a point on the easterly bounds of lands, now or formerly, Celente (Deed Liber 5332, Page 295); thence running northerly along the easterly bounds of Celente, North 14°41'48" West 4.00 feet to the southeast corner of a concrete wall being the northeast corner of Celente; thence running westerly along the northerly bounds of Celente and the southerly face of said concrete wall, in part, South 78°05'12" West 150.97 feet to a point on the easterly bounds of Crown Street; thence running northerly along the easterly bounds of Crown Street, North 10°18'04" West 180.16 feet to the southwest corner of a building at the southwest corners of lands, now or formerly, 323 Wall Street LLC (Deed Liber 6002, Page 240); thence running westerly along the southerly bounds of 323 Wall Street LLC and generally along the south face of said building, North 79°28'28" East 149.12 feet to a point on a western face of said building; thence running southerly along said western building face, in part, South 10°55'42" East 9.75 feet to a point on the northerly bounds of lands, now or formerly, Ulster-Greene Counties Chapter NYSARC, Inc (Deed Liber 5948, Page 324); thence running westerly along the northerly bounds of the Ulster-Greene Counties Chapter NYSARC, Inc, South 79°28'28" West 1.32 feet to a point being the northwest corner of Ulster-Greene Counties Chapter NYSARC, Inc.; thence running southerly along the westerly bounds of Ulster-Greene Counties Chapter NYSARC, Inc, South 09°40'21" East 61.09 feet to a point on the northerly bounds of lands, now or formerly, 317 Wall Street LLC (Deed Liber 5954, Page 16); thence running westerly along the northerly bounds 317 Wall Street LLC, South 78°26'55" West 7.26 feet to a point being the northwest corner of 317 Wall Street LLC; thence running southerly along the westerly bounds of 317 Wall Street LLC, South 12°32'53" East 30.00 feet to a point on the northerly face of the building on herein described parcel, said point being 0.3 feet westerly of the southwest corner of the building situate on the 317 Wall Street LLC parcel;

**Integrity Land Services LLC
as Agent for
Stewart Title Insurance Company**

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-U-18064

thence running easterly along the northerly face of the building on herein described parcel and the southerly face the building belonging to 317 Wall Street LLC, North 78°37'23" East 179.00 feet to a point being the common building corners on the westerly bounds of aforementioned Wall Street; thence running southerly along the westerly bounds of Wall Street, South 11°25'08" East 65.66 feet to the point or place of beginning.

For Conveyancing Purposes Only, Not for Policy: Containing 0.896 acres of land.

Exhibit 8

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

John Tuey, Comptroller



Steven T. Noble, Mayor

DATE: April 28, 2020

PROPERTY OWNER: 311 Wall Street LLC

PROPERTY ADDRESS: 311 Wall Street

SBL# 48.331-1-16

To Whom It May Concern:

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

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

A handwritten signature in cursive script, reading "John Tuey", is written over a horizontal line. Below the line, the text "City of Kingston Comptroller" is printed.

John Tuey

SEAL:

Exhibit 9



Commercial Building Section

BLD and SECTION	1	1	BLD and SECTION		
NO. IDENT BLDGS		1	NO. IDENT BLDGS		
BOECKH MODEL NO.		0315	BOECKH MODEL NO.		
ACTUAL YR. BLT		1900	ACTUAL YR. BLT		
EFF. YR. BLT		0	EFF. YR. BLT		
CONST. QUAL		2.0	CONST. QUAL		
CONDITION		3	CONDITION		
BLDG. PERIM.		653	BLDG. PERIM.		
GROSS FLR AREA		35,407	GROSS FLR AREA		
NO. STORIES		2.0	NO. STORIES		
STORY HEIGHT		12	STORY HEIGHT		
WALL A PCT		100	WALL A PCT		
WALL B PCT		0	WALL B PCT		
WALL C PCT		0	WALL C PCT		
AIR COND. PCT			AIR COND. PCT		
SPRINKLER PCT			SPRINKLER PCT		
ALARM PCT			ALARM PCT		
NO. ELEVATORS			NO. ELEVATORS		
BSMT. TYPE			BSMT. TYPE		
BSMT PERIM			BSMT PERIM		
BSMT.SQ FT.			BSMT.SQ FT.		
FUNCT OBS.			FUNCT OBS.		
PHYSICAL DEP.			PHYSICAL DEP.		
DEPREC ADJ.		0	DEPREC ADJ.		

COMMERCIAL RENTABLE SECTION

USED AS	SQ.FT.	UNIT	#UNITS	TOTAL RENT	TYP
F05	17704		0	0	
F05	17703		0	0	
J03	0	06	60	0	

APARTMENT SECTION

TOTAL	USED AS CODE	RENTABLE SQ.FT.	#APARTMENTS	TOTAL RENT	TYP
	SQUARE FEET	#APARTMENTS	ANN RENT/UNIT	TYP	
EFF 1 BED					
EFF 2 BED					
EFF 3 BED					

TYPE CODES
1=ACTUAL
2=ECONOMIC
3=ACTUAL and ECONOMIC

IMPROVEMENT SECTION

Structure Code	MC	Dim1	Dim2	SQFT (MISC)	Quantity	Constr. Grade	Overall COND.	Actual Yr. Built	Effective Yr. Built	PCT. GOOD	FUNC OBS
LP4	2	17225.00	2.00	0.00	1.00	D	2	1960	0	0	0
LD2	3	0.00	0.00	48.00	1.00	C	3	1960	0	0	0
CP9	3	0.00	0.00	540.00	1.00	C	3	1973	0	0	0
							3				

UNIT CODES

02-APTS
03-ROOMS
04-SEATS
05-BEDS
06-STALLS
07-LANES
08-COURTS
09-SLIPS
10-BAYS
11-GALLONS
12-PADS
13-RUNS
14-HOLES
15-PLOTS
16-BARRELS
17-ACRES

MEAS. CODE:

1=Quantity
2=Dimensions
3=Square Feet
4=Dollars

CONST. GRADE

A=Excellent
B=Good
C=Average
D=Economy
E=Minimum

CONDITION

1=Poor
2=Fair
3=Normal
4=Good
5=Excellent

I and E SUMMARY SECTION

USER DATA CODE 1=USE DATA 2=DO NOT USE

DOLLAR/PERCENT CODE 1=PERCENT 2=DOLLARS

POTENTIAL GROSS INCOME

VACANCY/CREDIT LOSS

ADDITIONAL INCOME

EFF GROSS INCOME

TOTAL EXPENSES

NET OPERAT INCOME

RENT RESTRICTED

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE OFFICE OF REAL PROPERTY TAX SERVICES PROPERTY RECORD CARD - (ADDITIONAL COMMERCIAL USE)				Site Info. SWIS/SBL 510800 04833100010160000000 Card No. 2											
SWIS 510800 TAX MAP No. 48.331-1-16 OWNER 311 Wall Street LLC LOCATION 311 Wall St Kingston 12401 PROP CLASS 481 SCHOOL DIST 510800 SALE PRICE SALE DATE \$2,250,000 2/6/2018				Site No. 1 Property Class 481 510800 Route No. Nbhd Code: 8001 Val Dist: 1 Sewer Type: 1=None 2=Private 3=Comm/Public 3 Water Supply: 1=None 2=Private 3=Comm/Public 3 Utilities: 1=No Public 2=Gas 3=Electric 4=Gas and Electric 4 Site Desirability: 1=Inferior 2=Typical 3=Superior Nbhd Type: 1=Rural 2=Suburban 3=Urban 4=Commercial Nbhd Rating: 1=Below Avg. 2=Average 3=Above Ave Road Type: 1=None 2=Unimproved 3=Improved 4=Right-of-Way DC Entry Type: 1=Inter Inspec 2=Inter Refuse 3=Total Refuse 4=Est 5=No Entry Zoning Code: C-2											
				COMMERCIAL RENTABLE SECTION											
				UNIT CODES: 02=APTS 03=ROOMS 04=SEATS 05=BEDS 06=STALLS 07=LANES 08=COURTS 09=SLIPS 10=BAYS 11=GALLONS 12=PADS 13=RUNS 14=HOLES 15=PLOTS 16=BARRELS 17=ACRES											
TYPE CODES: 1=ACTUAL 2=ECONOMIC 3=ACTUAL and ECONOMIC				USED AS SQFT UNIT NBR UNITS TOTAL RENT TYPE											
				APARTMENT SQFT			NBR APARTMENTS			ANN RENT/UNIT					
				1 BED 2 BED 3 BED			1 BED 2 BED 3 BED			1 BED 2 BED 3 BED					
F05 17703 0 \$0 0 0 0 0 0 0 \$0 \$0 \$0															

Exhibit 10

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)

Exhibit 11

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

Item #19: #127 Greenkill Avenue SITE PLAN to establish a community center

SBL 56.109-2-32. SEQR Determination. Zone R-2, MUOD. Ward 4. 127 Greenkill Avenue LLC (c/o Scott Dutton) applicant/owner.

Suggested Action:

Attachments:

[9_21_20 PBM - 127 Greenkill Avenue.pdf](#)

[127 Greenkill Drawings.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) 127 Greenkill Avenue, Kingston

Property Tax Map ID # (SBL): 56-109-2-32

Name of applicant: 127 Greenkill Avenue, LLC C/O Dutton Architecture, PLLC

Applicant Phone #: () 845-339-2039 Fax #: () _____ E-Mail: Scott@Duttonarchitecture.com

Mailing address of applicant: 401 State Street/ Brooklyn, NY 11217

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

Project use and/or description of improvement:

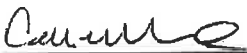
Business use...see narrative

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): 127 Greenkill Avenue, LLC C/O Dutton Architecture, PLLC

Phone #: () 845-339-2039 Fax #: () _____ E-Mail: Scott@Duttonarchitecture.com

Signature of Owner: 

**** 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

rev.10/02

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING



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

TO THE CITY PLANNING BOARD:

This will authorize Scott Dutton, R.A.

To represent me/us and make statements on my/our behalf at the Kingston City
Planning Board meeting of September 2020 et al in the matter of 127 Greenkill Avenue

127 Greenkill Avenue, LLC

print property owner's name

Scott Dutton

owner's signature

401 State Street/ Brooklyn, NY 11217

owner's mailing address

845-339-2039

owner's phone number

8/24/20

date

Scott Dutton

representative's signature & date

33 Canfield Street, Kingston, NY 12401

representative's address

914-388-2461

representative's phone #

ADDITIONAL NOTIFICATIONS

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

Please print name, address and phone number:

1. **Scott Dutton, R.A.**

Dutton Architecture, PLLC

33 Canfield Street

Kingston, NY 12401

2. **Cassandra Metzger**

The Ashtin Group, Inc.

260 Madison Avenue, 12th Floor

New York • NY • 10016

3. _____

4. _____

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

Thank you.

This indenture made on November 6, 2019

HN 64176

BETWEEN:

ANGELA H. BAKER, residing at 53 Pine Street, West Hurley New York 12491,
as Administrator, DBN of the Last Will and Testament of **CHARLES F. DUBOIS**,
who died on the 22nd day of July, two-thousand and thirteen, and all of the heirs of
Charles F. Dubois:

Jacqueline Patricia DuBois Schwartz by Gary Lee Schwartz, Administrator, residing at
1026 Columbia St., Kingston, NY 12401

Pamela Anne Smith, residing at 1015 Morton Blvd., #3, Kingston, NY 12401

Nancy Allen, residing at P.O. Box 84, Lake Katrine, NY 12449

Patricia Vedder, residing at P.O. Box 2156, Kingston, NY 12401

Ada Zehnick, residing at 174 Hill Road, Kingston, NY 12401

Richard DeCicco, residing at 207 North Front St., E. Kingston, NY 12401

David DeCicco, residing at 161 E. Chester Street, Kingston, NY 12401

Brenda DeCicco, residing at 70 Sheehan Court, Kingston, NY 12401

Cecelia Michaels by Williams Michaels, residing at 7606 W. Peoria Avenue, Apt. 1010,
Peoria, AZ 85345 and Jennifer Michaels, residing at 28 Florence Street, Kingston, NY
12401, Voluntary Administrators

Donald F. Smith, Administrator of the Estate of Shirley Anne DuBois Smith, residing at
1015 Morton Blvd., #3, Kingston, NY 12401

Party of the first part, and

127 GREENKILL KC LLC, , residing at P. O. Box 3971, Kingston,
New York 12401

Parties of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary were
issued by the Surrogate's Court, Ulster County, New York on June 18, 2018 and by
virtue of the power and authority given in and by said Last Will and Testament, and/or
by Article 11 of the Estates, Powers and Trusts Law, and in consideration of One
Hundred and Sixty Thousand Dollars (\$160,0000.00) Lawful money of the United
States, paid by the party of the second part, does hereby grant and release unto the party
of the second part, the distributees or successors and assigns of the party of the second
part forever,

ALL that certain plot, piece, or parcel of land with the buildings and improvements
thereon erected situate, lying and being 127 Greenkill Avenue, in the City of Kingston,
County of Ulster and State of New York, more particularly described with SBL 056.109-
02-32 recorded in Liber 3128 of Deeds at Page 0176 being known and designated as see

"Schedule A" annexed hereto

TOGETHER with the appurtenances and all the estate which the said decedent had at the time of the decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

IN PRESENCE OF:

The Estate of Charles F. DuBois
by Angela A. Baker
The Estate of Charles F. DuBois by Angela H. Baker, as Administrator, DBN and Angela Harriet DuBois Baker, Trustee of the Angela Baker Living Trust
As Administrator DBN of the Estate of Charles F. DuBois!
Angela Baker Trust

STATE OF NEW YORK)
)SS:
COUNTY OF ULSTER)

On October 30, 2019 before me, the undersigned personally appeared **Angela H. Baker, Administrator, DBN of the Estate of Charles F. DuBois and Angela Harriet DuBois Baker, Trustee of the Angela Baker Living Trust**, personally known to me or proved to me on the

Margaret DuBois, common owner in the Title, died October 20, 1981 leaving five (5) children:

Marjorie DeCicco who has died leaving the following children surviving: Ada Zehnick, Nancy Allen, Patricia Vedder, Richard DeCicco, David DeCicco, Brenda DeCicco all of whom have signed this Deed. Cecelia Michaels, child of Marjorie DeCicco, survived her mother but has since died leaving only two children, Jennifer Michaels-Georges and William Michaels who have signed Deed;

Jacqueline Patricia DuBois Schwartz died after her mother leaving no children and surviving spouse, Gary Lee Schwartz who has signed Deed;

Angela Harriet DuBois Baker has signed as Administrator, DBN and as Trustee of the Angela Baker Family Living Trust;

Charles DuBois is deceased and Angela Baker has signed as his Administrator;

Shirley Anne DuBois Smith died after Margaret DuBois, her mother, leaving her husband Donald F. Smith, Administrator and Pamela Anne Smith, her daughter, who have signed this Deed.

DESCRIPTION OF LANDS TO BE CONVEYED TO
127 GREENKILL AVENUE KC LLC
CITY OF KINGSTON, ULSTER COUNTY, NEW YORK

Beginning at a point on the Northerly side of Greenkill Avenue, said point being South 74° 37' 27" West, 71.72 feet from a recovered monument at the intersection of the Westerly side of Prospect Street with the Northerly side of Greenkill Avenue, and running:

- 1) thence from said point of beginning, along the Northerly side of Greenkill Avenue, South 74° 37' 27" West, 100.00 feet to a point at the Southeasterly corner of Kingston Boys Club, Inc. Liber 1144 – Page 1161;
- 2) thence along the Easterly line of lands of Kingston Boys Club, Inc., North 15° 22' 33" West, 145.00 feet to a recovered bar at the Southwesterly corner of lands of Sheila K. Jones, Liber 5654 – Page 73;
- 3) thence along the Southerly line of lands of Jones and lands of Ralph Cowan, Liber 4357 – Page 17, North 74° 37' 27" East, 100.00 feet to a point on the Westerly line of lands of Francine L. Hylton Trust, Liber 4112 – Page 87;
- 4) thence along the Westerly line of said Trust and lands of Peter O'Kennedy, Liber 6325 – Page 283 and Lands of Juan Antonio Loyola Munoz and Isabel Loyola, Liber 5129 – Page 322, South 15° 22' 33" East, 145.00 feet to the place of beginning.

CONTAINING: 0.333 Acres

All bearings are referred to Magnetic North, 2006.

November 5, 2019

CHRISTOPHER J. ZELL, P.L.S.
BRINNIER & LARIOS, P.C.

ADMINISTRATOR'S DEED

**ANGELA H. BAKER, Administrator, DBN of the Last Will
and Testament of Charles F. Dubois**

TO

127 GREENKILL KC LLC

SECTION: 056.109

BLOCK: 02

LOT: 32

COUNTY AND CITY: Ulster and Kingston

RETURN BY MAIL TO:

**Michael Moriello, Esq.
Attorney at Law
P.O. Box 4465
Kingston, NY 12402**

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

IN PRESENCE OF:

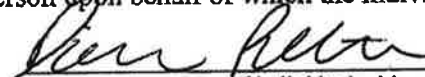

GARY LEE SCHWARTZ

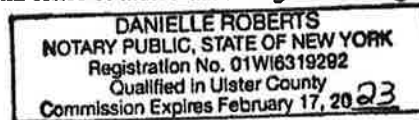
STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On October 23rd, 2019 before me, the undersigned personally appeared Gary Lee Schwartz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement



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

IN PRESENCE OF:

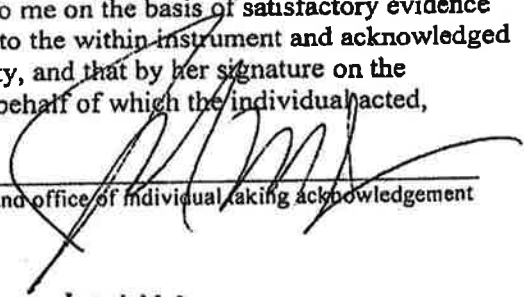

JENNIFER MICHAELS

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On ~~September~~ ^{OCTOBER} 22, 2019 before me, the undersigned personally appeared **Jennifer Michaels**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

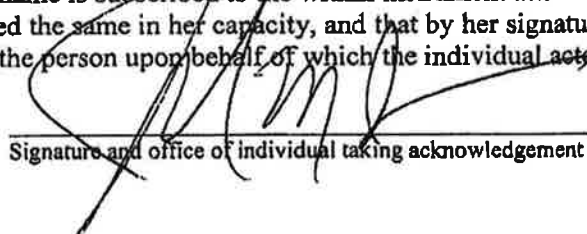
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the
day and year first above written.

IN PRESENCE OF:


JENNIFER MICHAELS-GEORGES

STATE OF NEW YORK)
)SS:
COUNTY OF ULSTER)

On October 22, 2019 before me, the undersigned personally appeared **Jennifer Michaels-Georges**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

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

IN PRESENCE OF:



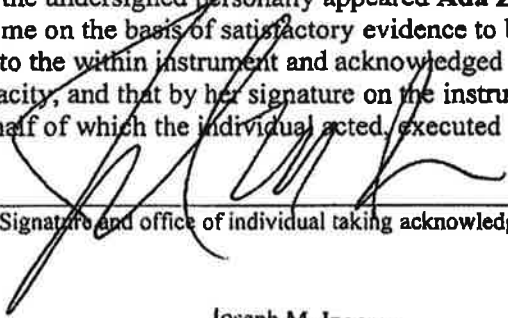
ADA ZEHNICK

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

October
On ~~September~~ 16, 2019 before me, the undersigned personally appeared Ada Zehnick,
personally known to me or proved to me on the basis of satisfactory evidence to be the
individual whose name is subscribed to the within instrument and acknowledged to me
that she executed the same in her capacity, and that by her signature on the instrument,
the individual, or the person upon behalf of which the individual acted, executed the
instrument.



Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

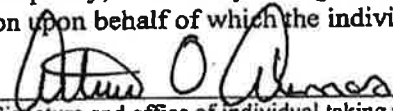
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

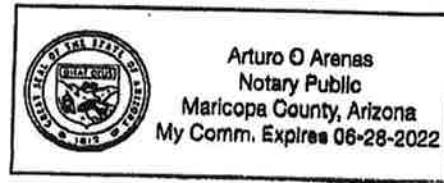
IN PRESENCE OF:


WILLIAM MICHAELS

ARIZONA
STATE OF ~~NEW YORK~~)
MARICOPA)SS:
COUNTY OF ~~ULSTER~~)

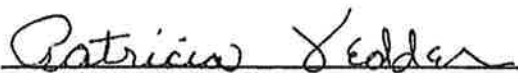
OCTOBER
On September 5, 2019 before me, the undersigned personally appeared **William Michaels**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement



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

IN PRESENCE OF:

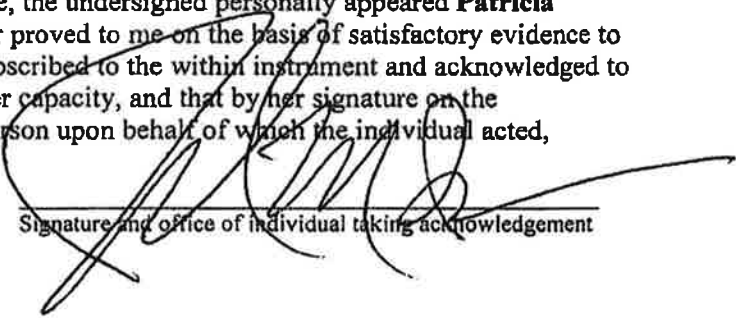

PATRICIA VEDDER

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

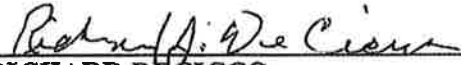
On ~~September~~ ^{October} 16, 2019 before me, the undersigned personally appeared **Patricia Vedder**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526452
Comm. Expires May 31, 2022

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

IN PRESENCE OF:

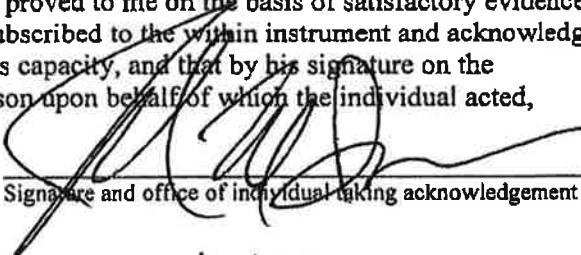

RICHARD DECICCO

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On ~~September~~ ^{October} 16, 2019 before me, the undersigned personally appeared **Richard DeCicco**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

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

IN PRESENCE OF:

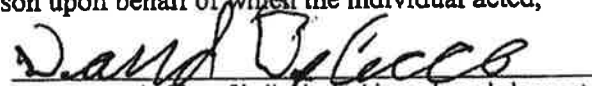

DAVID DECICCO

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On ~~September~~ ^{October} 16, 2019 before me, the undersigned personally appeared **David DeCicco**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

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

IN PRESENCE OF:

Pamela Anne Smith
PAMELA ANNE SMITH

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On ~~September~~ ^{October} 16, 2019 before me, the undersigned personally appeared **Pamela Anne Smith**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

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

IN PRESENCE OF:

Brenda DeCicco
BRENDA DECICCO

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On ~~September~~ ^{October} 16, 2019 before me, the undersigned personally appeared **Brenda DeCicco**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

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

IN PRESENCE OF:

Nancy Allen
NANCY ALLEN

STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

On ~~September~~ ^{October} 16, 2019 before me, the undersigned personally appeared Nancy Allen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

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

IN PRESENCE OF:

Donald F. Smith
DONALD F. SMITH

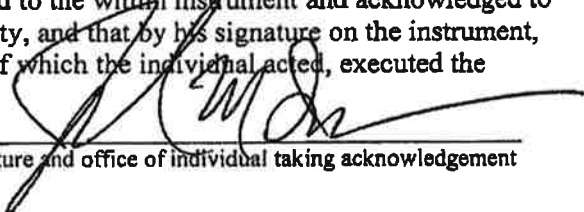
STATE OF NEW YORK)

)SS:

COUNTY OF ULSTER)

October 23

On ~~September~~, 2019 before me, the undersigned personally appeared **Donald F. Smith**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking acknowledgement

Joseph M. Ingarra
Notary Public, New York
Qualified in Ulster Co.
Reg. No. 02IN4526457
Comm. Expires May 31, 2022

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

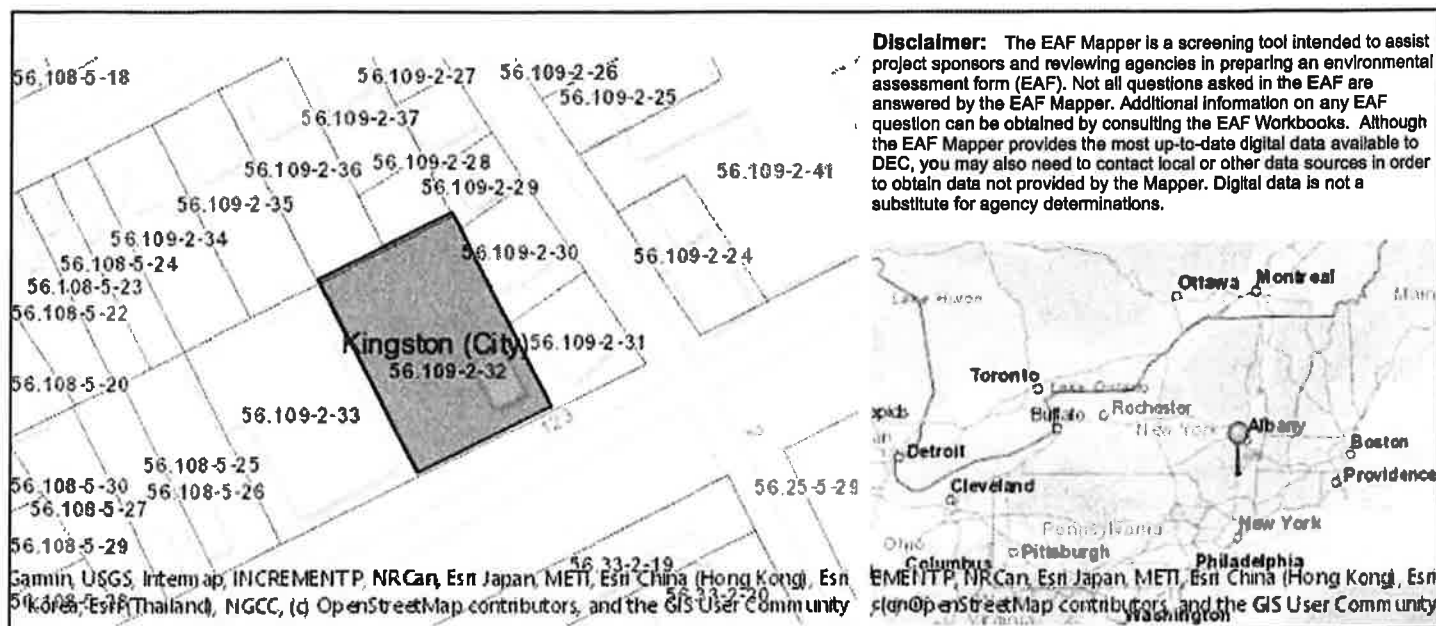
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information							
127 Greenkill Avenue, LLC							
Name of Action or Project: 127 Greenkill Avenue, LLC							
Project Location (describe, and attach a location map): 127 Greenkill Avenue Kingston, NY							
Brief Description of Proposed Action: Business use in collaboration with the Kingston Boys and Girls Club supported by the NOVO Foundation							
Name of Applicant or Sponsor: 127 Greenkill Avenue, LLC		Telephone: 845-339-2039 C/o Architect					
		E-Mail: Scott@dutton architecture.com					
Address: 401 State Street							
City/PO: Brooklyn		State: NY	Zip Code: 11217				
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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ZBA			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action? _____ 0.33 acres b. Total acreage to be physically disturbed? _____ 0.33 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.33 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☒	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>127 Greenkill Avenue LLC C/O Dutton Architecture, pllc</u> Date: <u>8/24/20</u> Signature: <u></u> Title: <u>Scott Dutton, R.A.</u>		



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

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

8/24/20
Date

127 Greenkill Avenue, LLC c/o Dutton Architecture, PLLC
Applicant Name (Please Print)

PLANNING

Noise Permit - Single Day Event		\$35
Noise Permit - Up to 7 day Event		\$50
Noise Permit - Up to 6 months		\$100
Noise Permit - Up to 1 year		\$200
Site Plan Base Fee		\$200
Plus Additional SF Fee as per below:		
Structure Up to 2,000 square Feet		\$0 plus \$.10 per sq ft
Structure over 2,000 to 5,000 square feet		\$100 plus \$.20 per sq ft
Structure over 5,000 up to 20,000 square feet		\$250 plus \$.25 per sq ft
Structure over 20,000 up to 50,000		\$400 plus \$.30 per sq ft
Structure over 50,000 square feet		\$600 plus \$.35 per sq ft
Site Plan Extension/Renewal		10% of Original Application Fee
Special Use Permit Base Fee	3,444 sf @ \$.20= \$688.80 + \$100 base fee= \$788.80	\$200
Plus Additional SF Fee as per below:		
Structure Up to 2,000 square Feet		\$0 plus \$.10 per sq ft
Structure over 2,000 to 5,000 square feet		\$100 plus \$.20 per sq ft
Structure over 5,000 up to 20,000 square feet		\$250 plus \$.25 per sq ft
Structure over 20,000 up to 50,000		\$400 plus \$.30 per sq ft
Structure over 50,000 square feet		\$600 plus \$.35 per sq ft
Copies on CD		\$7.50
Copies		
8.5" x 11"		\$0.25
8.5" x 14"		\$0.35
11" x 14"		\$0.50
Large Map Copies		Cost, plus \$3 Service Fee
Mailing		At Cost
Special Use Permit Renewal		\$75
Rooming and Boarding House per Building (up to 4 rooms)		\$250
Additional cost per room in excess of 4 Rooms per Building		\$30
Subdivision (Non-Refundable)		
Subdivision/Lot Line/Revision/Lot line Deletion		\$150 plus \$50/resultant lot
Subdivision Regulations		\$15 plus mailing if needed
Zoning Ordinance		\$20 plus mailing if needed
Signage Base	\$50 fee plus \$2 per square foot of sign face	
Curb Cut (fee is not applicable if part of site plan or subdivision reviews)		\$25
Recreation Fee-In Lieu of Parkland		
Per Dwelling Unit		Maximum \$3,000/unit over 4
Heritage Area Commission		
Base Fee		\$20
Coastal Consistency Review as Required		\$50
Lighthouse		
Use Fee for Structure	\$110 Resident/\$150 Non-Resident	
Cleaning Fee		\$75



Property Description Report For: 127 Greenkill Ave, Municipality of
City of Kingston

<i>No Photo Available</i>		Status:	Active
		Roll Section:	Taxable
		Swis:	510800
		Tax Map ID #:	56.109-2-32
		Property Class:	210 - 1 Family Res
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	R-2 - 2-Family Res
		Neighborhood Code:	08300 - Midtwn
		School District:	Kingston
		Total Assessment:	2020 - \$146,000 2019 - \$146,000
Total Acreage/Size:	100 x 145		
Land Assessment:	2020 - \$28,000 2019 - \$28,000		
Full Market Value:	2020 - \$162,222 2019 - \$146,000		
Equalization Rate:	----		
Deed Book:	6521	Property Desc:	
Grid East:	626013	Deed Page:	279
		Grid North:	1127206

Area

Living Area:	2,223 sq. ft.	First Story Area:	864 sq. ft.
Second Story Area:	759 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	600 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	1 - 1
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	126.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1876		

Owners

Owner Information Not Available

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
11/13/2019	\$160,000	210 - 1 Family Res	Building Only	Angela Baker, as	Yes	Yes	No	6521/279
2/7/2012	\$10	210 - 1 Family Res	Land & Building	DuBols, Charles F	No	No	No	5256/296
2/14/2001	\$1	210 - 1 Family Res	Land & Building	Dubois, Edward/marguerite	No	No	No	3128/176

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	104.00 sq ft	Average	Normal	1876
Porch-covered	126.00 sq ft	Average	Normal	1876
Porch-covered	32.00 sq ft	Average	Normal	1876

Special Districts for 2020

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

Special Districts for 2019

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

PROJECT NARRATIVE FORM

Property Address: 127 Greenkill Avenue, Kingston

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...

127 Greenkill Ave - Community House Project

The recent purchase of the house at 127 Greenkill Avenue is the first pilot property of a community house project, with the purpose of creating place-based neighborhood support in a home environment. The location of the Greenkill house in particular is prime for this purpose, given its proximity to the Metro Building across the street, as well as the proximity of the Boys and Girls Club next door. The space has been re-imagined in order to meet the programmatic needs of The Boys and Girls Club. This collaboration has informed our decisions on what the space should be and why that is essential in our community, at this moment in time.

The property is and will continue to be owned by NoVo Foundation and will be managed by The Boys and Girls Club. We will also continue to pay property taxes.

While 127 Greenkill would be open to all youth members of the Boys and Girls Club, programs are being developed specifically for ages 17 - 24. This group would have resources at their disposal for various advancement programs. There will be flexible meeting space for guest speakers, technology to work on job applications, even apprenticeships with local business owners can be cultivated within these walls. Hours of operation will be consistent with activities of the adjacent Boys and Girls Club....normal business hours with occasional evening and weekend sessions to be able to provide training and support at hours that allow for access to programs at flexible times.

refuse generation is expected to be limited and comparable to typical business office use.

Municipal pick up with totes is envisioned.

There would be one full time staff envisioned at this time in collaboration with the Boys and Girls Club.

Prepared By (Please Print): Scott Dutton, R.A

Date: 8/24/20

Rev.10/02



**NOVO FOUNDATION
127 GREENKILL AVE
KINGSTON, NY 12401**

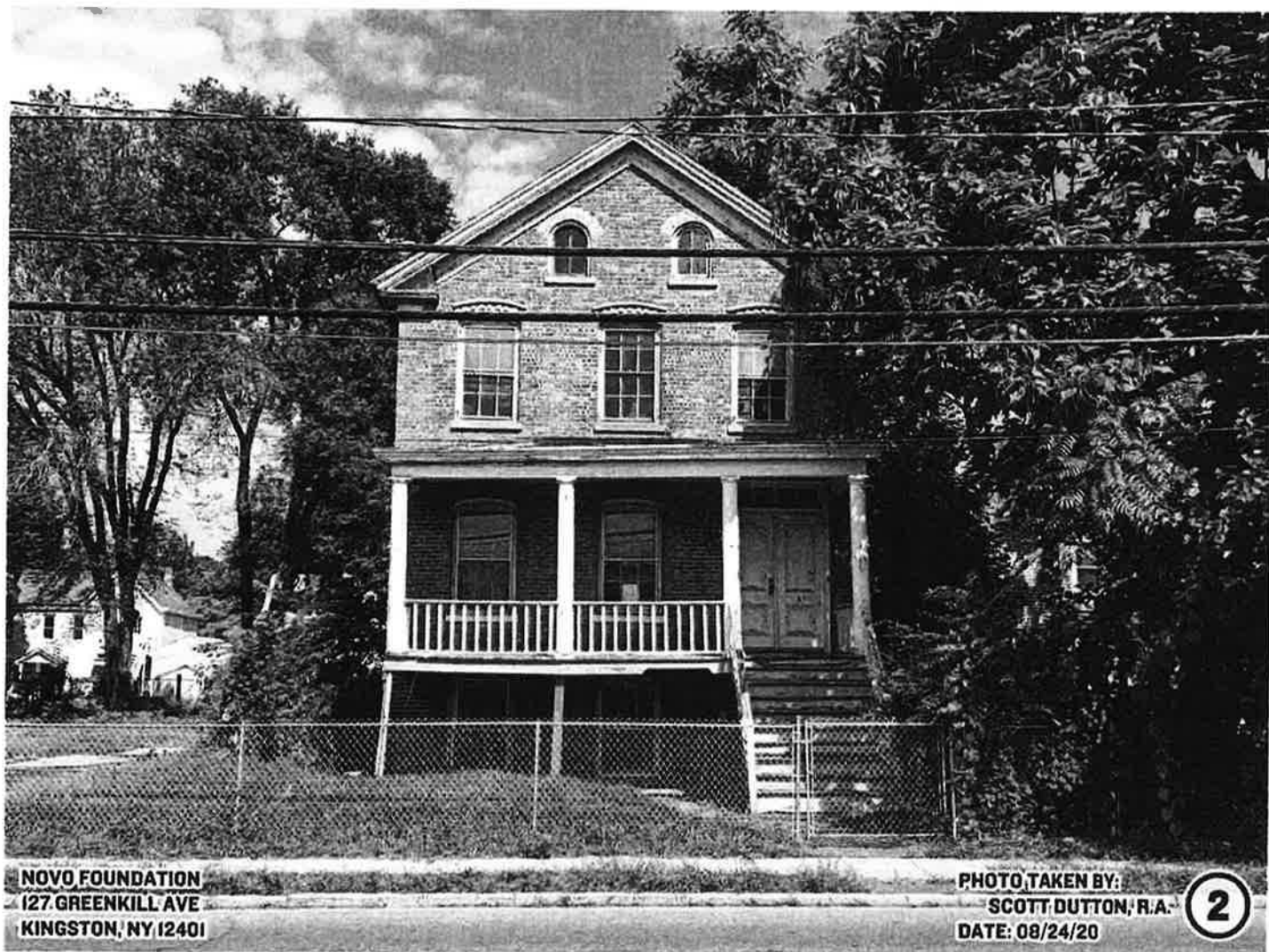




NOVO FOUNDATION
127 GREENKILL AVE
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 08/24/20

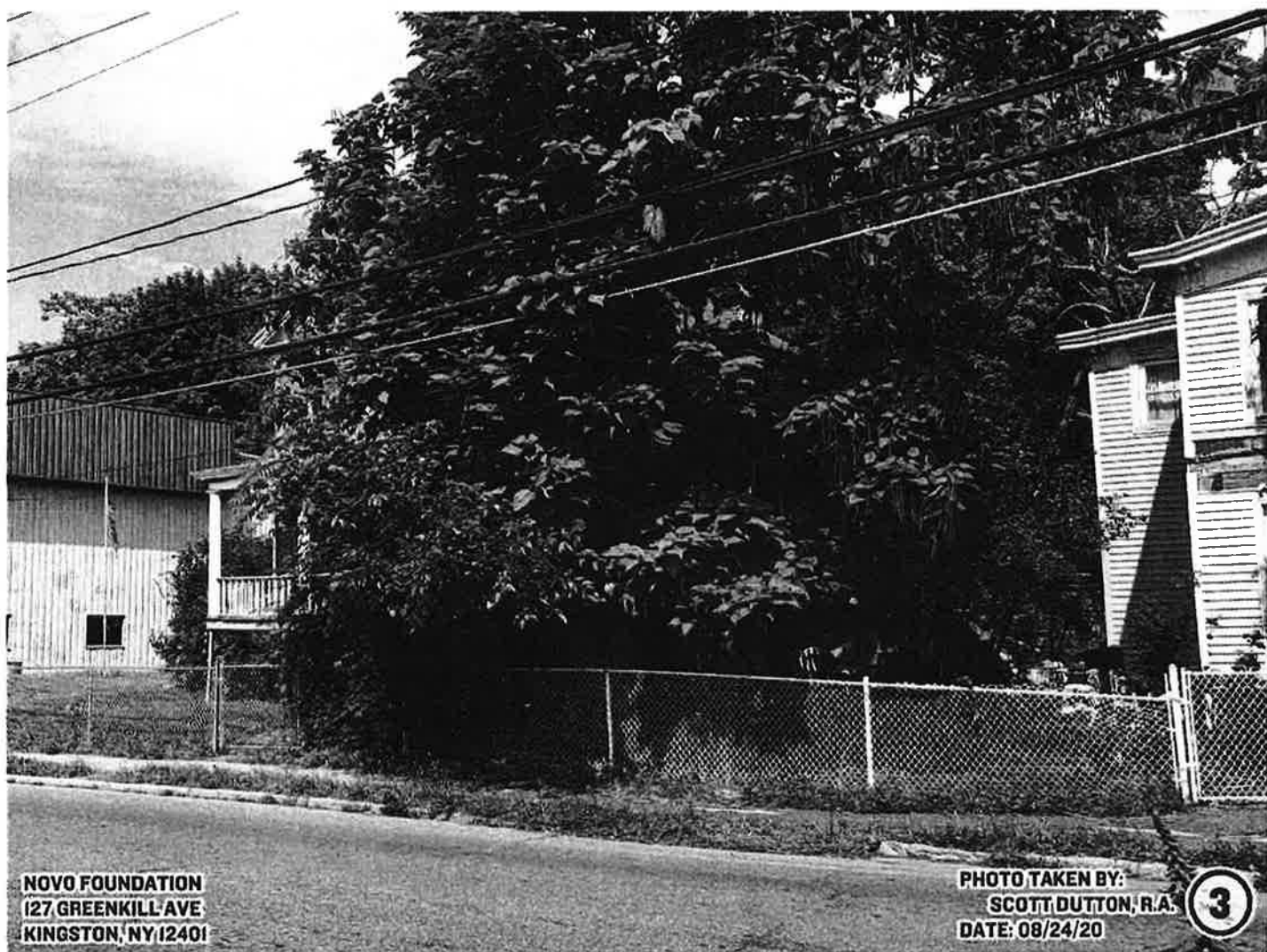




NOVO FOUNDATION
127 GREENKILL AVE
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 08/24/20

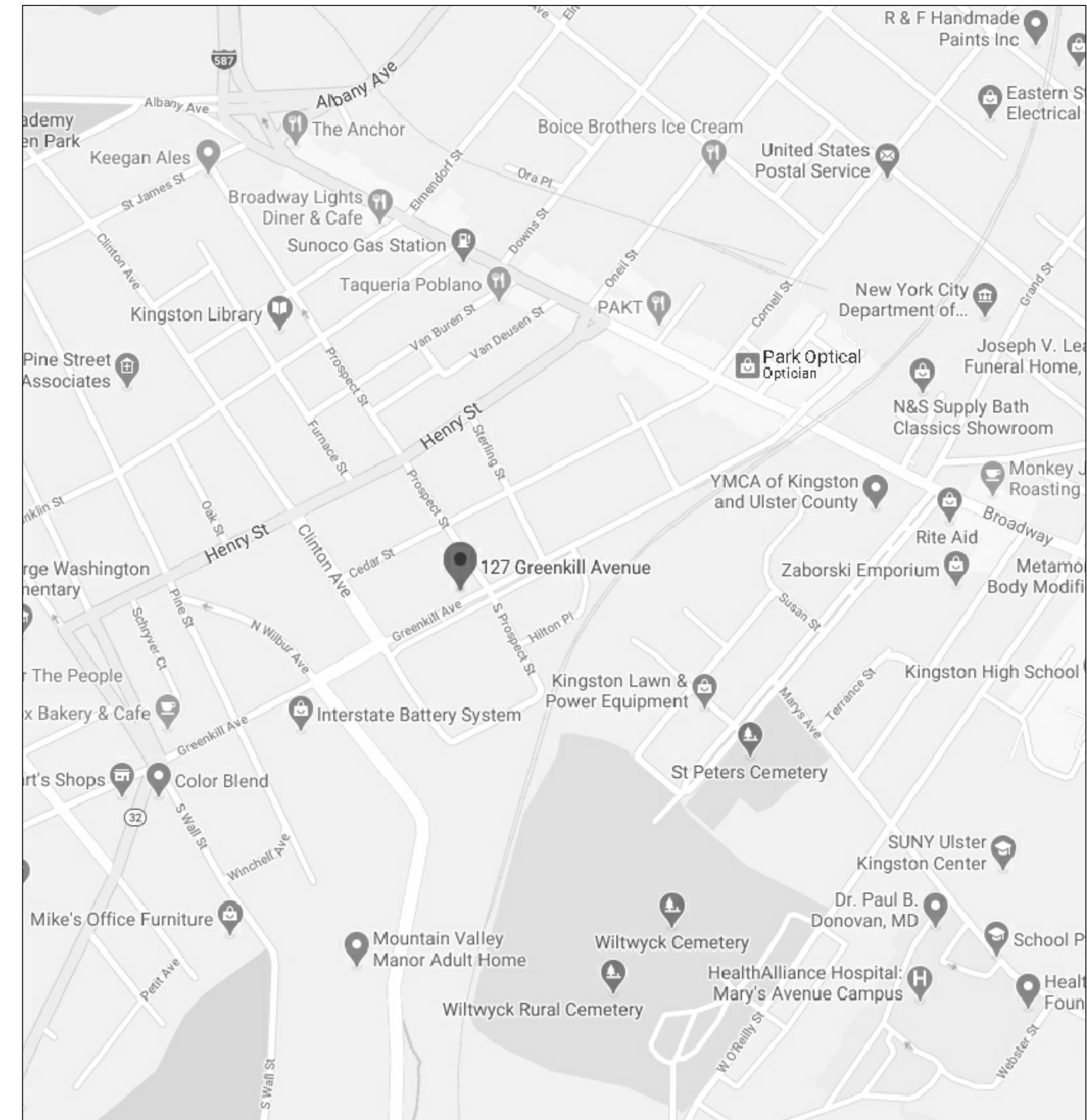
2



NOVO FOUNDATION
127 GREENKILL AVE
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 08/24/20

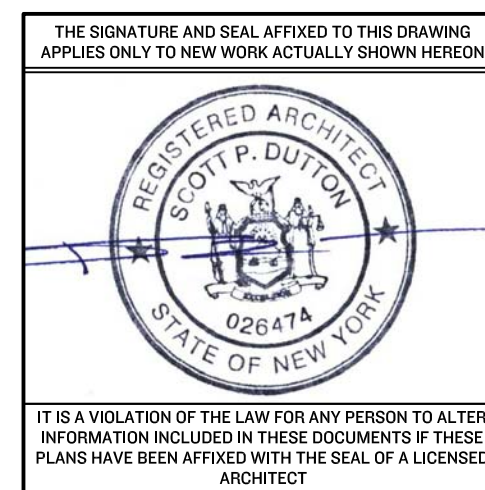
3



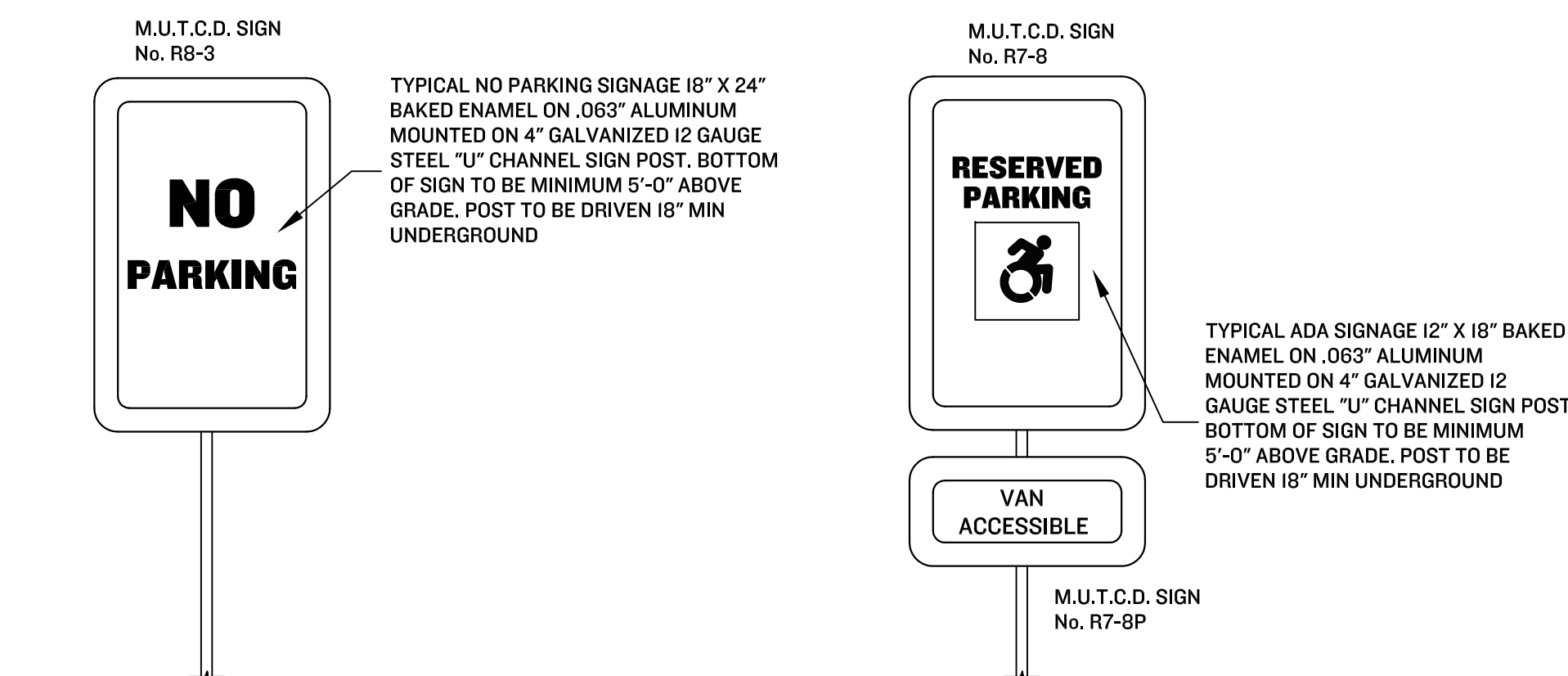
SCALE: NTS

[illegible]

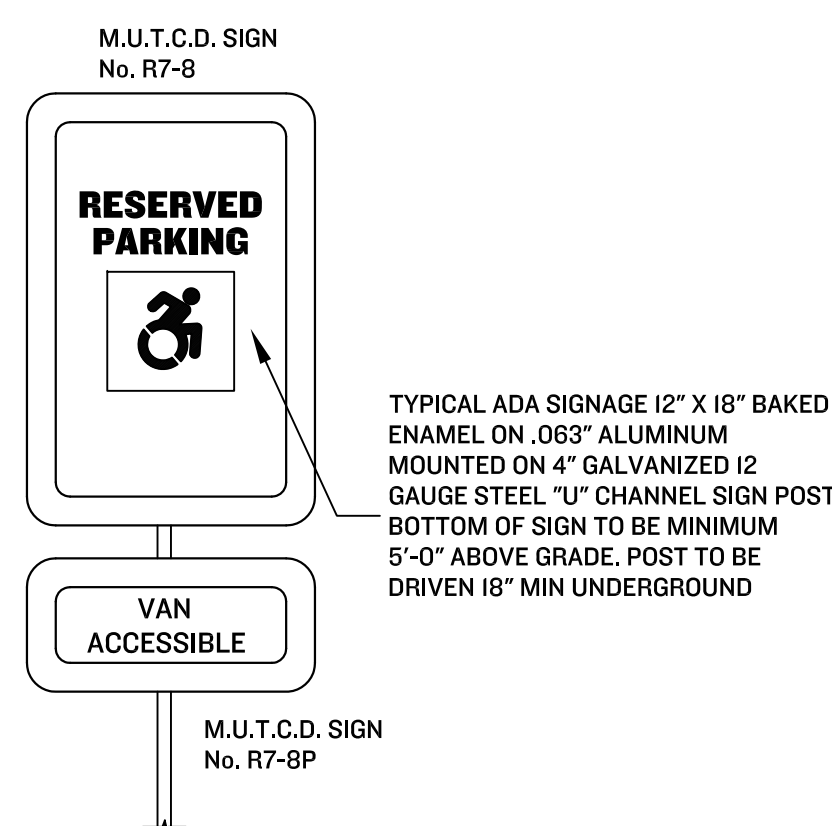
**NOVO FOUNDATION
KINGSTON COMMUNITY CENTER
127 GREENKILL AVENUE
KINGSTON, NY**



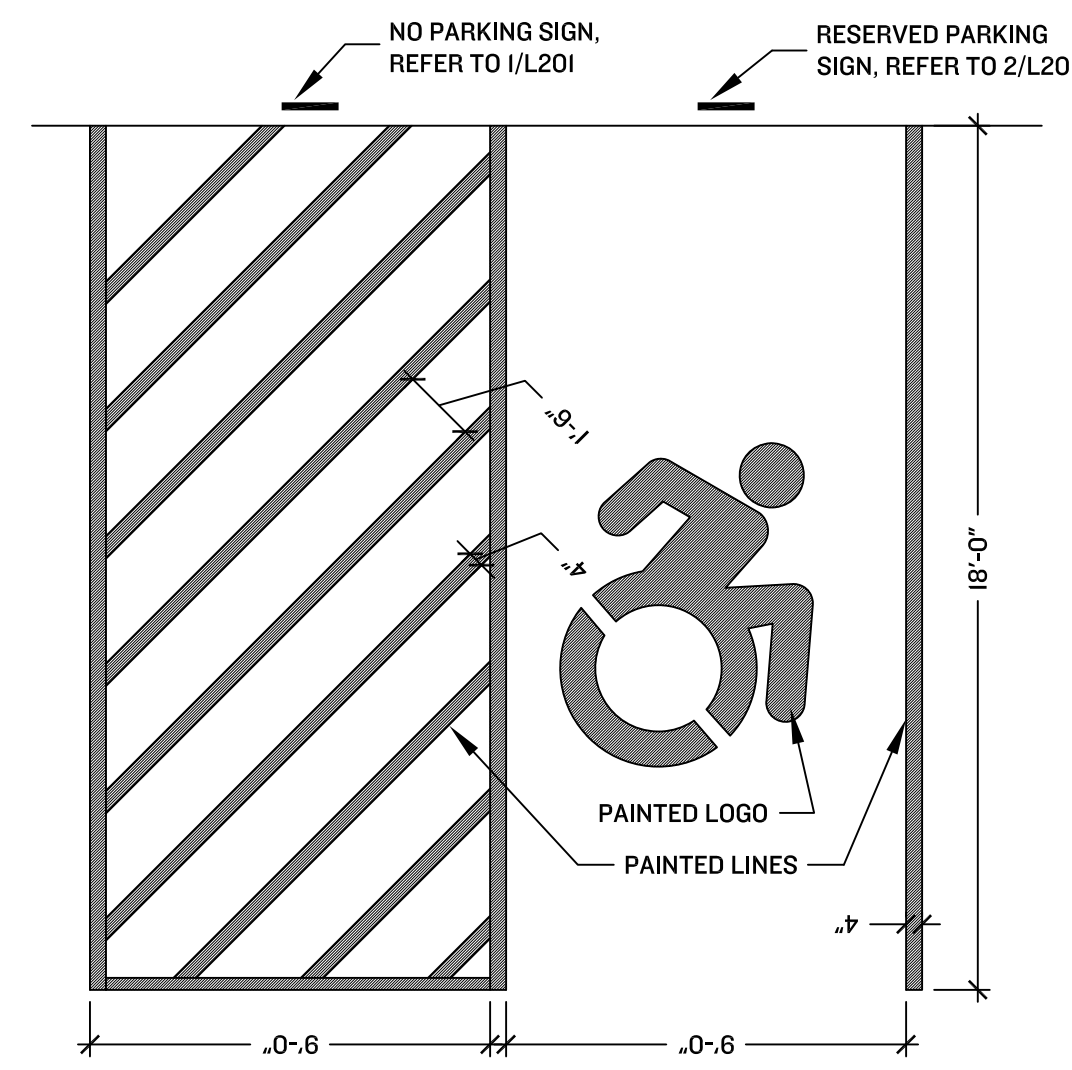
C101



SCALE: N.T.S

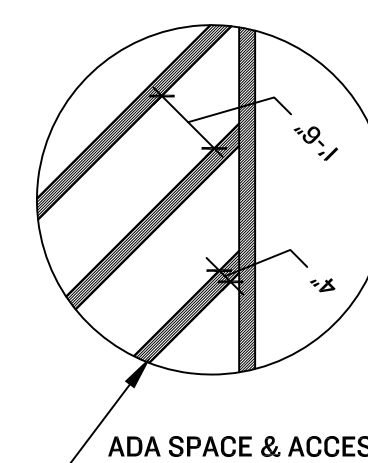


SCALE: N.T.S



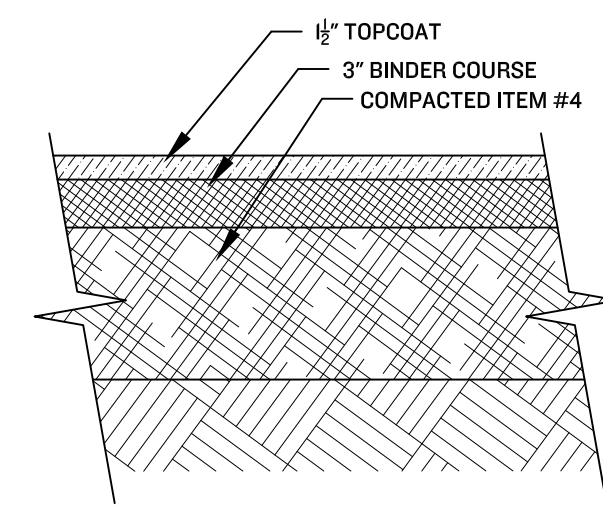
NOTE: ALL PAVEMENT MARKINGS TO COMPLY WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE ICC/ANSI A117.1 - 1998 "ACCESSIBLE AND USABLE BUILDING & FACILITIES"

SCALE: N.T.S.



ADA SPACE & ACCESS AISLE: BLUE
GENERAL SPACES: WHITE
DRIVE LANES / OTHER NO PARKING AREAS: YELLOW

4 SCALE: N.T.S



SCALE: N.T.S

LOT & BUILDING INFO: CITY OF KINGSTON			
ZONE		O-2, LIMITED OFFICE	
LOT REQUIREMENTS			
	REQUIRED	ACTUAL	
MIN. LOT AREA	--- (NON-RESIDENTIAL)	0.33 ACRES	
MIN. LOT AREA PER DWELLING UNIT	--- (NON-RESIDENTIAL)	---	
MINIMUM DEPTH (FEET)	--- (NON-RESIDENTIAL)	145'	
MINIMUM WIDTH (FEET)	--- (NON-RESIDENTIAL)	100'	
MIN. YARD REQUIREMENTS			
FRONT YARD (FEET)	10		
SIDE YARD (FEET)	20		
REAR YARD (FEET)	20		
	REQUIRED	ACTUAL	
MAX BUILDING HEIGHT (FEET)	---	32 FT	
LOT COVERAGE (%)	40	X	
MIN. USABLE OPEN SPACE (SF PER DWELLING UNIT)	---	---	
FLOOR TO AREA RATIO	2.0	0.58	
MAX LENGTH OF BUILDING	---	---	
MIN. DISTANCE BTWN BLDGS	---	---	
PARKING CALCULATIONS			
USE	AREA	CALCULATION	TOTAL REQ'D PARKING
COMMUNITY CENTER	3,444 GSF	1 PER 300 GSF	11.48 (12)
		TOTAL PARKING REQ'D = 12	
		TOTAL HANDICAPPED PARKING REQ'D = 1	
		TOTAL PARKING PROVIDED = 3	
NOTES: PARKING IS LOCATED WITHIN 400 FT OF MUNICIPAL PARKING DIRECTLY ACROSS THE STREET			





DUTTON
ARCHITECTURE
PLLC

33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM

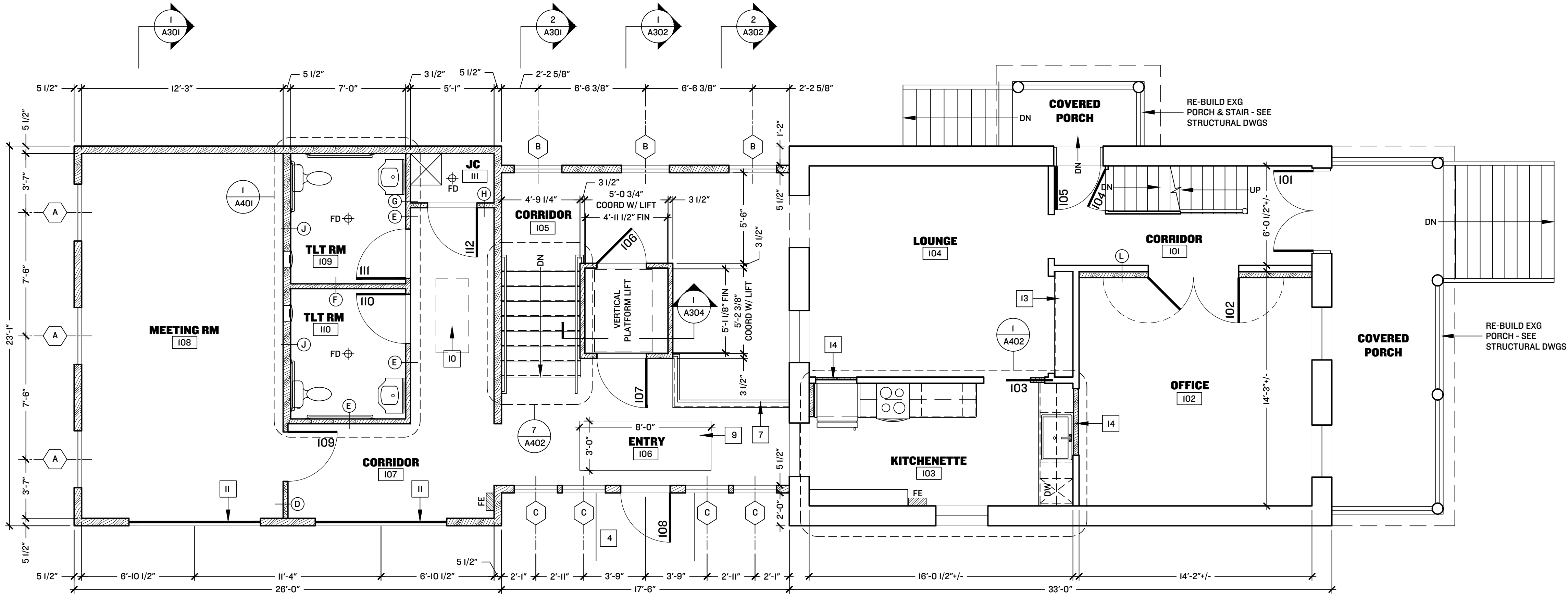
PROJECT #20-001	ISSUE DATE: XX/XX/XX	DRAWN BY: TS/SD	REVIEWED BY: SD
REV #	DATE	DESCRIPTION	

**NOVO FOUNDATION
KINGSTON COMMUNITY CENTER
127 GREENKILL AVENUE
KINGSTON, NY**

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREIN

**DRAFT
NOT FOR
CONSTRUCTION
7/24/20**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT



2 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND

	EXISTING WALLS/PARTITIONS
	NEW WOOD FRAMED WALLS/PARTITIONS
	NEW CONC WALLS/FOUNDATIONS
	FLOOR DRAIN - SEE PLUMBING DRAWINGS
	SEMI-RECESSED FIRE EXTINGUISHER CABINET - TOP OF CAB TO BE MAX 48" AFF

GENERAL CONSTRUCTION NOTES

A. ALL DIMENSIONS TO NEW WORK ARE TO FACE OF FRAMING, UON

B. ALL DIMENSIONS TO EXISTING WORK ARE TO FACE OF FINISH UON.

C. MAINTAIN BUILDING SECURITY AND WEATHER TIGHTNESS AT WORK SITE DURING THE COURSE OF THE PROJECT.

D. OWNER SHALL BE RESPONSIBLE FOR ALL SECURITY SYSTEM, SMOKE AND FIRE PROTECTION, AND SIGNAGE WORK.

E. PREPARE ALL SUBSTRATES INDICATED TO RECEIVE NEW FLOORING.

F. SEE STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

KEYED CONSTRUCTION NOTES

1 FUR OUT EXG EXTERIOR MASONRY WALLS - SEE SECTIONS

2 VERTICAL PLATFORM LIFT - SEE NOTE AND SECTIONS

3 INFILL EXG MASONRY WINDOW OPENING W/ SALVAGED BRICK FROM SITE - SEE SECTION

4 RAISE GRADE TO NEW ENTRY FOR ACCESSIBLE ROUTE - SEE SITE PLAN

5 CMU PILASTER - PROVIDE FURRING STRIPS & 5/8" GWB - SEE STRUCTURAL DWGS

6 INFILL EXG MO TO CREATE NICHE FOR CUSTOM BOOKSHELF - SEE SECTION

7 CUSTOM STEEL GUARDRAIL MIN 42" AFF

8 RAISE GRADE TO NEW ENTRY FOR ACCESSIBLE ROUTE - SEE SITE PLAN

9 COIR INLAY - PROVIDE POUR STOP - SEE STRUCTURAL DWGS

10 ATTIC ACCESS LADDER ABOVE

11 CUSTOM FIXED CARRIAGE HOUSE DOOR - SEE SECTIONS & ENLARGED ELEVATIONS

12 ABANDON EXG MASONRY STAIRS IN PLACE

13 CUSTOM SHELVING

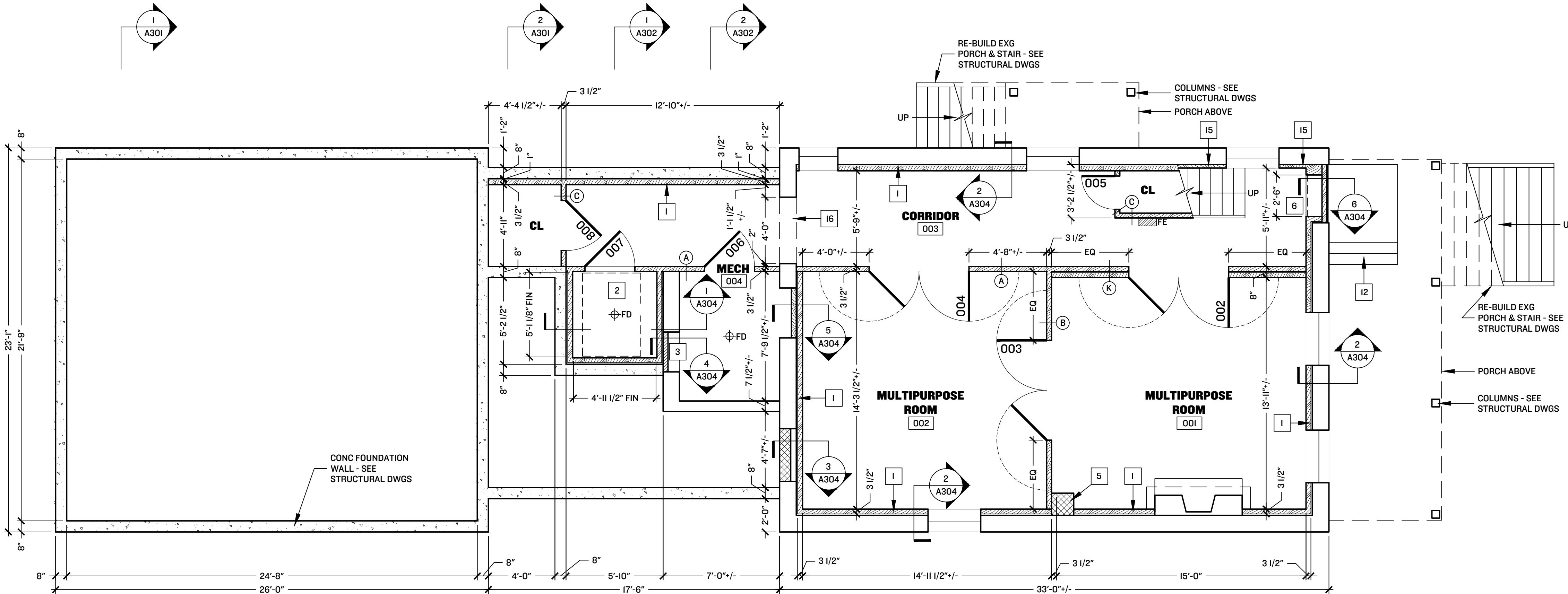
14 INFILL PARTITION W/ SPF 2x4 STUDS @ 16" - RIPPED AS REQ - PROVIDE 5/8" GWB EA SIDE & FILL CAVITY W/ ROCKWOOL AFB

15 PROVIDE PT FURRING STRIPS & 5/8" GWB TO MATCH DEPTH OF EXG FINISHES

16 EXG MASONRY WALL TO REMAIN EXPOSED AT THIS OPENING - REPOINT & CLEAN BRICK AS REQ

VERTICAL PLATFORM LIFT NOTE

PROVIDE (3) STOP VERTICAL PLATFORM LIFT MODEL #V1504 (TYPE-2) BY SAVARIA. GC TO PROVIDE SHOP DRAWINGS TO ARCHITECT & OWNER FOR REVIEW.



1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



A102

PROPOSED BASEMENT & 1ST
FLOOR PLANS



DUTTON
ARCHITECTURE
PLLC

33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM

CONSTRUCTION LEGEND

EXISTING WALLS/PARTITIONS

NEW WOOD FRAMED WALLS/PARTITIONS

NEW CONC WALLS/FOUNDATIONS

FD

FLOOR DRAIN - SEE PLUMBING DRAWINGS

FE

SEMI-RECESSED FIRE EXTINGUISHER CABINET
- TOP OF CAB TO BE MAX 48" AFF

GENERAL CONSTRUCTION NOTES

A. ALL DIMENSIONS TO NEW WORK ARE TO FACE OF FRAMING, UON

B. ALL DIMENSIONS TO EXISTING WORK ARE TO FACE OF FINISH UON.

C. MAINTAIN BUILDING SECURITY AND WEATHER TIGHTNESS AT WORK SITE DURING THE COURSE OF THE PROJECT.

D. OWNER SHALL BE RESPONSIBLE FOR ALL SECURITY SYSTEM, SMOKE AND FIRE PROTECTION, AND SIGNAGE WORK.

E. PREPARE ALL SUBSTRATES INDICATED TO RECEIVE NEW FLOORING.

F. SEE STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

KEYED CONSTRUCTION NOTES

1

FUR OUT EXG EXTERIOR MASONRY WALLS - SEE SECTIONS

2

VERTICAL PLATFORM LIFT - SEE NOTE AND SECTIONS

3

INFILL EXG MASONRY WINDOW OPENING W/ SALVAGED BRICK FROM SITE - SEE SECTION

4

RAISE GRADE TO NEW ENTRY FOR ACCESSIBLE ROUTE - SEE SITE PLAN

5

CMU PILASTER - PROVIDE FURRING STRIPS & 5/8" GWB - SEE STRUCTURAL DWGS

6

INFILL EXG MO TO CREATE NICHE FOR CUSTOM BOOKSHELF - SEE SECTION

7

CUSTOM STEEL GUARDRAIL MIN 42" AFF

8

RAISE GRADE TO NEW ENTRY FOR ACCESSIBLE ROUTE - SEE SITE PLAN

9

COIR INLAY - PROVIDE POUR STOP - SEE STRUCTURAL DWGS

10

ATTIC ACCESS LADDER ABOVE

11

CUSTOM FIXED CARRIAGE HOUSE DOOR - SEE SECTIONS & ENLARGED ELEVATIONS

12

ABANDON EXG MASONRY STAIRS IN PLACE

13

CUSTOM SHELIVING

14

INFILL PARTITION W/ SPF 2x4 STUDS @ 16" - RIPPED AS REQ - PROVIDE 5/8" GWB EA SIDE & FILL CAVITY W/ ROCKWOOL AFB

15

PROVIDE PT FURRING STRIPS & 5/8" GWB TO MATCH DEPTH OF EXG FINISHES

16

EXG MASONRY WALL TO REMAIN EXPOSED AT THIS OPENING - REPOINT & CLEAN BRICK AS REQ

VERTICAL PLATFORM LIFT NOTE

PROVIDE (3) STOP VERTICAL PLATFORM LIFT MODEL #V1504 (TYPE-2) BY SAVARIA. GC TO PROVIDE SHOP DRAWINGS TO ARCHITECT & OWNER FOR REVIEW.

PROJECT #20-001	ISSUE DATE: XX/XX/XX	DRAWN BY: TS/SD	REVIEWED BY: SD
REV #	DATE	DESCRIPTION	

NOVO FOUNDATION
KINGSTON COMMUNITY CENTER
127 GREENKILL AVENUE
KINGSTON, NY

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

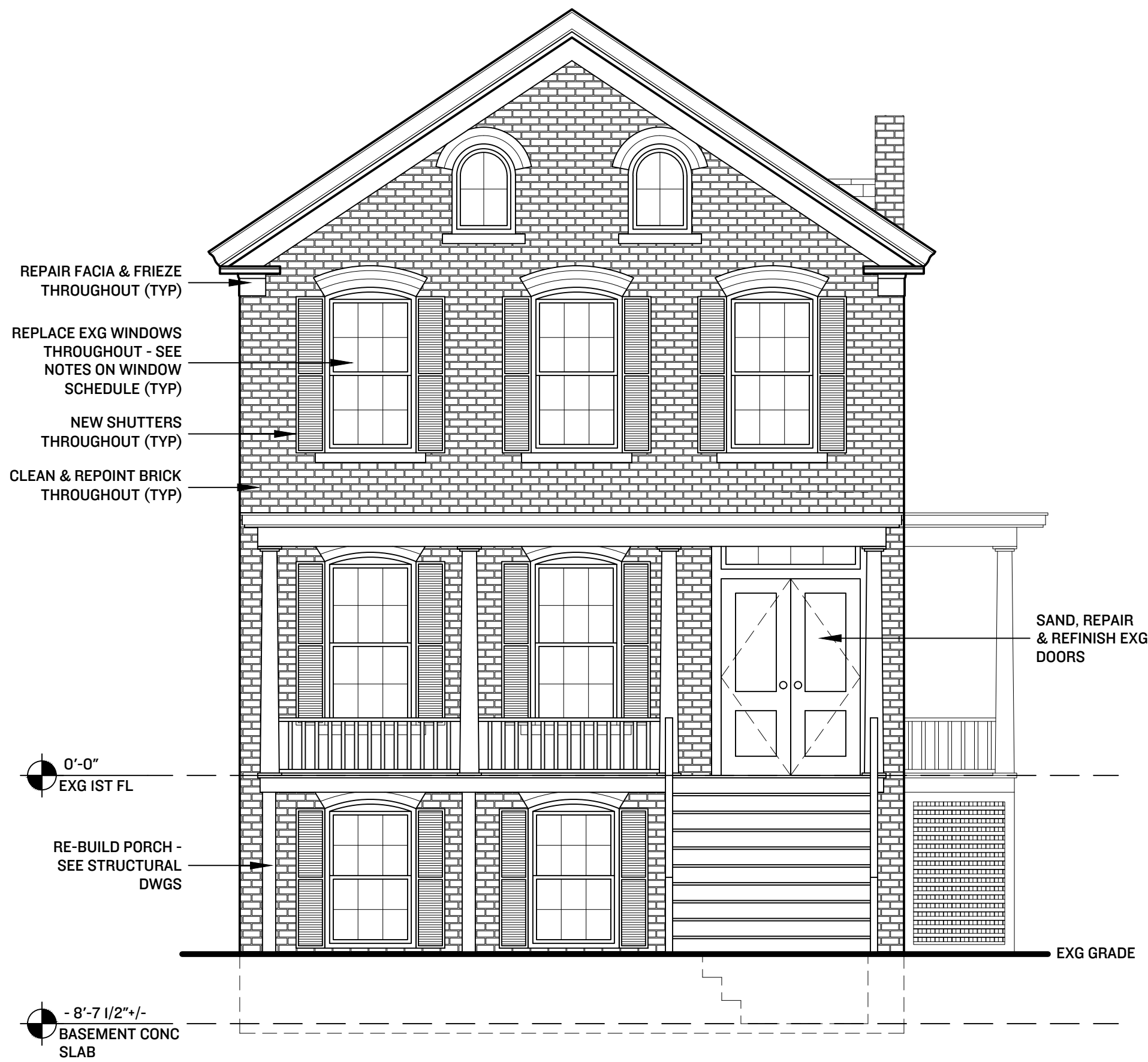
DRAFT
NOT FOR
CONSTRUCTION
7/24/20

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT

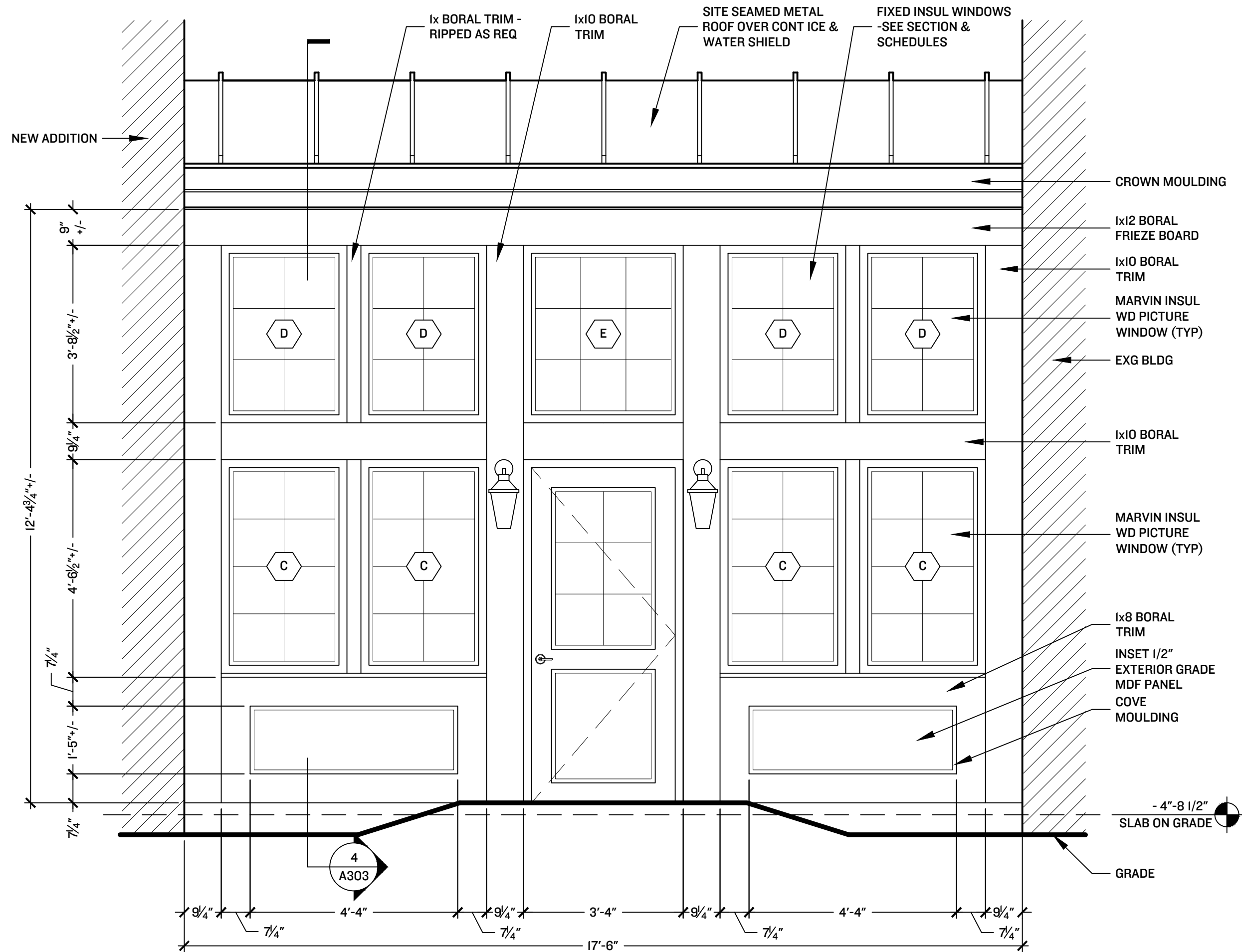
1 PROPOSED 2ND FLOOR PLAN & ADDITION ROOF PLAN
SCALE: 1/4" = 1'-0"

A103

PROPOSED 2ND FLOOR,
ADDITION ROOF &
ATTIC FLOOR PLANS



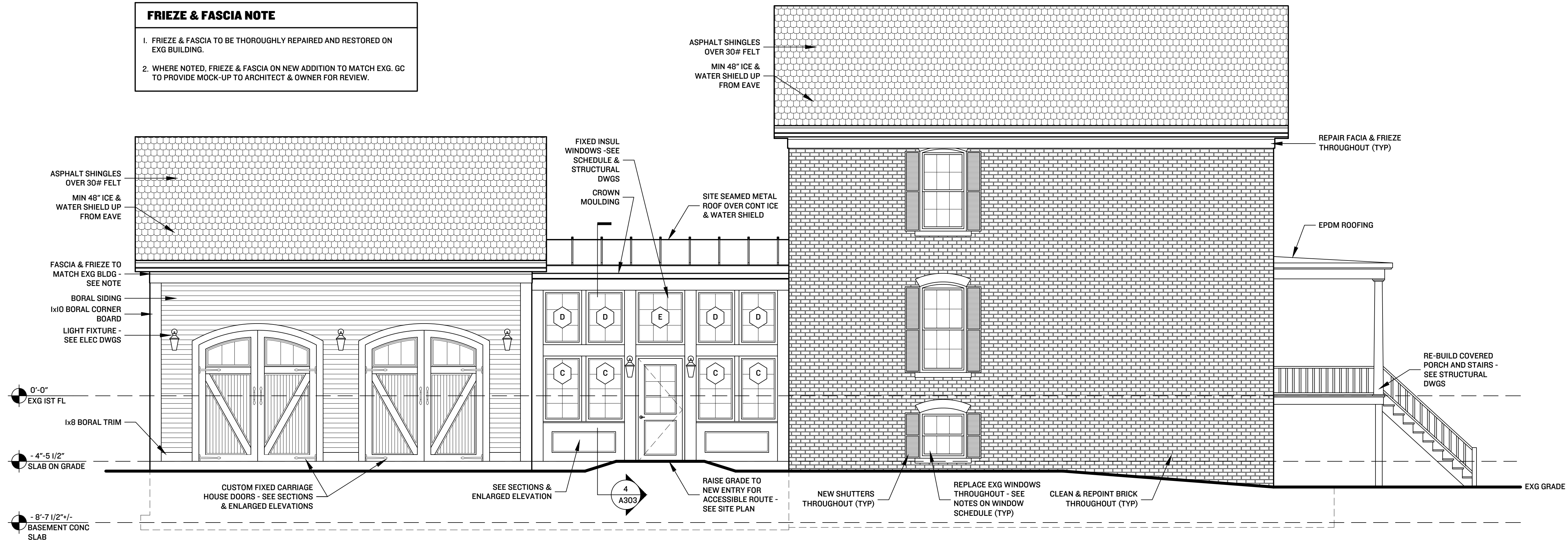
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 ENLARGED PARTIAL WEST ELEVATION
SCALE: 1/2"=1'-0"

FRIEZE & FASCIA NOTE

1. FRIEZE & FASCIA TO BE THOROUGHLY REPAIRED AND RESTORED ON EXG BUILDING.
2. WHERE NOTED, FRIEZE & FASCIA ON NEW ADDITION TO MATCH EXG. GC TO PROVIDE MOCK-UP TO ARCHITECT & OWNER FOR REVIEW.



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



DUTTON
ARCHITECTURE
PLLC

33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM

PROJECT #20-001	ISSUE DATE: XX/XX/XX	DRAWN BY: TS/SD	REVIEWED BY: SD
REV #	DATE	DESCRIPTION	

**NOVO FOUNDATION
KINGSTON COMMUNITY CENTER
127 GREENKILL AVENUE
KINGSTON, NY**

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

**DRAFT
NOT FOR
CONSTRUCTION
7/24/20**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT

A201

**PROPOSED EXTERIOR
ELEVATIONS**

[illegible]

**NOVO FOUNDATION
KINGSTON COMMUNITY CENTER
127 GREENKILL AVENUE
KINGSTON, NY**

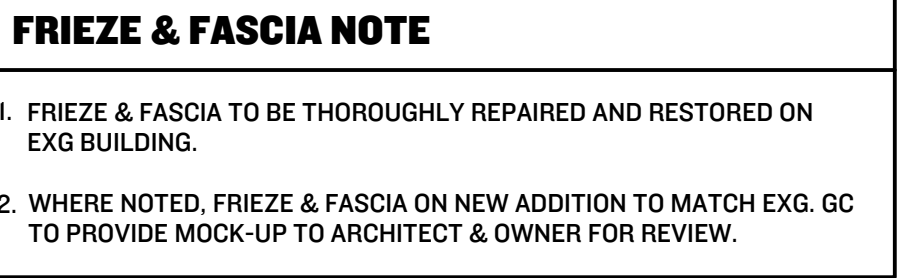
THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

**DRAFT
NOT FOR
CONSTRUCTION
7/24/20**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
OR REPRODUCE THIS DRAWING WITHOUT THE WRITTEN
INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT

A202

PROPOSED EXTERIOR ELEVATIONS



1 PROPOSED NORTH ELEVATION

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



**33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM**

[illegible]

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

**DRAFT
NOT FOR
CONSTRUCTION**

7/24/20

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT

A301

PROPOSED BUILDING SECTIONS





DUTTON
ARCHITECTURE
PLLC

**13 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM**

[illegible]

**NOVO FOUNDATION
KINGSTON COMMUNITY CENTER
127 GREENKILL AVENUE
KINGSTON, NY**

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING
APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

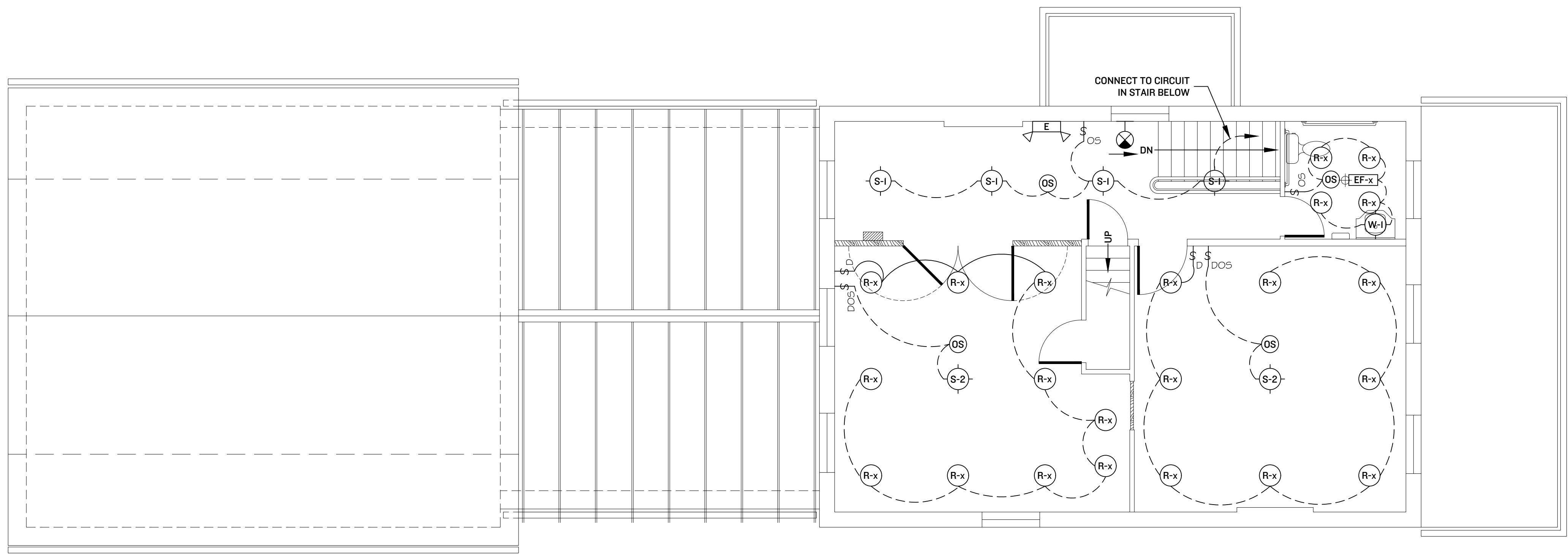
**DRAFT
NOT FOR
CONSTRUCTION
7/24/20**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO ALTER
INFORMATION INCLUDED IN THESE DOCUMENTS IF THESE
PLANS HAVE BEEN AFFIXED WITH THE SEAL OF A LICENSED
ARCHITECT



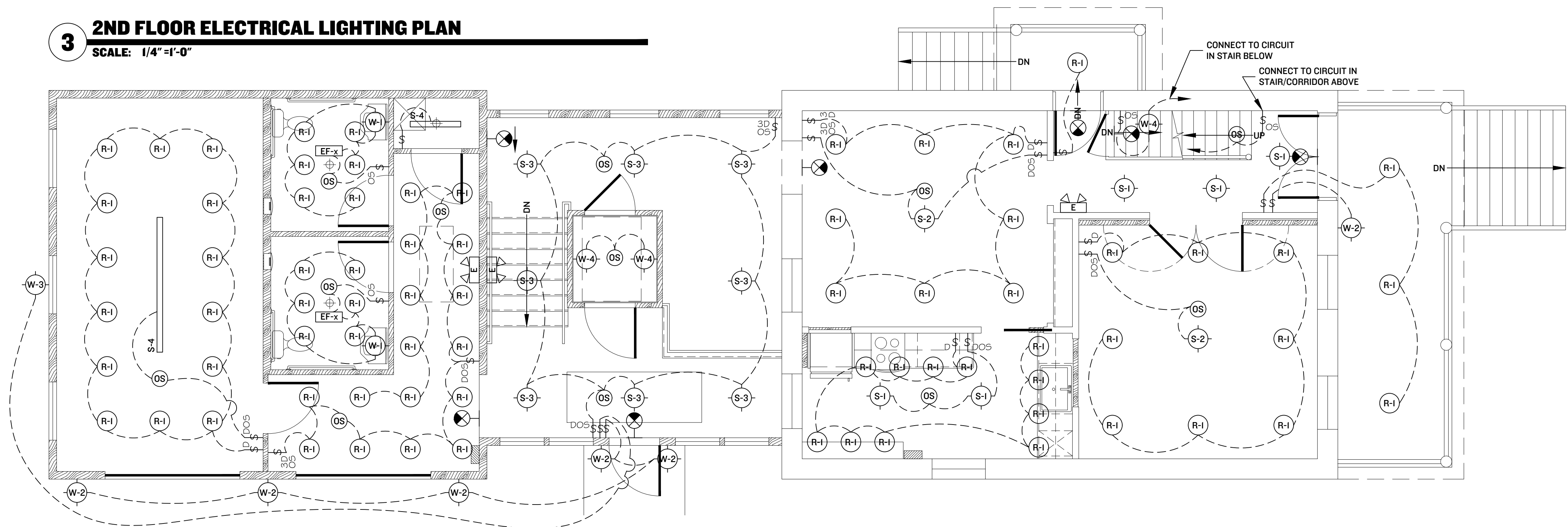
E102

ELECTRICAL LIGHTING PLANS



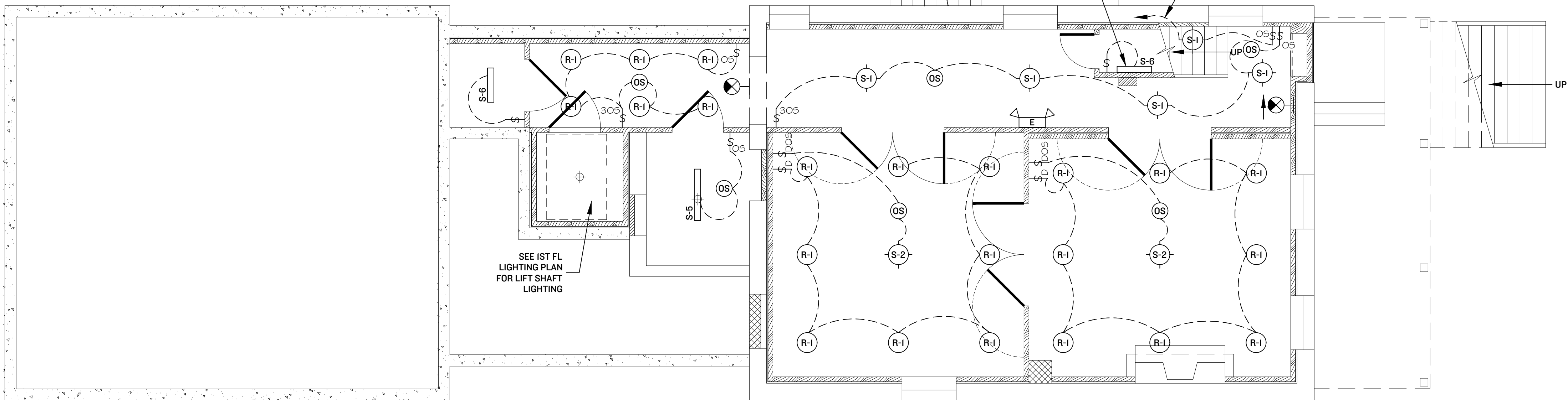
3 2ND FLOOR ELECTRICAL LIGHTING PLAN

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



2 1ST FLOOR ELECTRICAL LIGHTING PLAN

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



1 BASEMENT ELECTRICAL LIGHTING PLAN

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

Planning Board Agenda Item Report

Meeting Date: September 21, 2020

Submitted by: Kyla Haber

Submitting Department: Planning

Item Type: Proposed Resolution

Agenda Section:

Subject:

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

Suggested Action:

Attachments:

[9_21_20 PBM - 20 Cedar Request for Bond Release.pdf](#)



*Strengthening Homes,
Communities
and Lives*

RUPCO.org

August 20, 2020

Ms. Suzanne Cahill
Planning Director
City of Kingston
420 Broadway
Kingston, NY 12401

Re: Site Bond release, Energy Square 20 Cedar St.

Sue,

Please accept this letter formally requesting to be added to the September agenda of the City of Kingston's planning board meeting. We have completed all site work at Energy Square which was field verified with Kyla Haber on Monday 8-17. Requesting, on behalf of our construction manager the release of his site bond.

Thank you for your assistance.

Charles Snyder
Director of Real Estate and Construction
RUPCO