City of Kingston Planning Board
Meeting Agenda
Monday, October 19, 2020
6:00 PM
VIRTUAL:
You can also 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,,369084781#

United States: +1 (646) 749-3129
- One-touch: tel:+16467493129,,369084781#

Access Code: 369-084-781

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

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

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

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

GENERAL NOTES:

1. Read instructions for Meeting Protocol/Turn Meeting over to Chairman
2. Introduction of all Board Members and Staff Present

REGULAR BUSINESS -

NOTE: There will be no open public speaking. All comments must be in writing and received by 2PM on Friday, October 16, 2020. Comments may be emailed to Suzanne Cahill, Planning Director at scahill@kingston-ny.gov, mailed or placed in the drop box outside of City Hall. Written comments specific to any of the public hearings are strongly encouraged and will be read at the beginning of said hearing discussion. However, public is invited to speak via audio connection at the time the hearing is called.

Item #1: Adoption of the September 21, 2020 Planning Board Meeting Transcript and Decisions.
Sept 2020 - Decisions.pdf
Sept 2020 Transcript.pdf

PUBLIC HEARINGS

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

Item #4: #335 Wall Street (34 N. Front Street) SPECIAL PERMIT RENEWAL to operate a 2 room hotel. SBL 48.331-1-8. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. Giardi Associates; applicant/owner.
335 Wall Street (40 N Front St) SP Renewal PBM 042020.pdf

Item #5: #115 Abeel Street SPECIAL PERMIT RENEWAL for a mixed use building in the RT zone. SBL 56.43-2-29.120. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 9. Stefan Bohdanowycz; applicant/owner.
115 Abeel.pdf

Item #6: #36 Broadway (20-42 Broadway) SPECIAL PERMIT to establish a café. SBL 56.43-8-61.100. SEQR Determination. Zone RLC, HA. Ward 8. Half Moon Rondout Café/applicant; 30 Realty Corp/owner.
36 Broadway.pdf

Item #7: #294 Wall Street SPECIAL PERMIT RENEWAL for residential on the upper floors.; SBL 48.331-6-24.100. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. BRK Group Inc.; applicant/owner.
294,294,298 Wall.pdf

Item #8: #301 Broadway SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 56.34-8-4. SEQR Determination. Zone C-2. Ward 9. Speedway LLC; applicant/owner.
301 Broadway.pdf
Comment - 301 Broadway Speedway.pdf

Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3. SEQR Determination. Zone RT. Ward 9. Christine Semones/applicant; Jeffrey Semones/owner.
38 McEntee.pdf
Comment - 38 McEntee.pdf
Comment - McEntee & Oneil Items.pdf

Item #10: #52-68 Wurts Street SUBDIVISION of the Lands of Crossfield Management LLC. SBL 56.43-4-1. SEQR Determination. Zone R-T, Rondout Historic District, HA, Coastal Consistency. Ward 8. Crossfield Management LLC; applicant/owner.
52-68 Wurts Street App.pdf
PIAZZA, MIKE (WURTS AND SPRING ST) 3 LOT SUB 9-9-2020.pdf
Comment - WurtS Street Subdivision.pdf

Item #11: #272 Wall Street SPECIAL PERMIT to install a wireless telecommunication site and associated site improvements. SBL 48.331-6-7. SEQR Determination. Zone C-2, Stockade Historic District, HA. Ward 2. Airosmith, Inc. d/b/a Airosmith Development; Reformed Dutch Church/owner.

Antenna - KingstonWest_Zoning_Application_FullSubmission_PBHLPCHAC_2020-09-23-min.pdf

Item #12: #609 Broadway SPECIAL PERMIT RENEWAL to renovate an existing building with ground floor commercial and 8 residential units above. SBL 56.109-3-17. SEQR Determination. Zone C-2, MUOD, BOD. Ward 4. JMS 609 Broadway; applicant/owner.
609 Broadway-SUP renewal-092920-signed.pdf

OLD BUSINESS

Item #13: #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 #14: #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 Street Site Plan.pdf
9.21.20 PBM 21 O'Neil St.pdf
Comment - McEntee & Oneil Items.pdf

Item #15: #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-Parking Reserve Area-092120.pdf
127 Greenkill Drawings.pdf
Response to County Comments-101920.pdf
UCPB Comments 2020.pdf

NEW BUSINESS

Item #16: #2-16 Montrepose Avenue SITE PLAN to make changes to drainage. SBL 56.42-4-7. SEQR Determination. Zone RRR, Coastal Zone, HAC. Ward 9. Andrew Wright/applicant; Bluestone Realty/owner.
2-16 Montrepose.pdf
Comment - Montrepose (3).pdf
Comment - Montrepose (4).pdf
Comment - Montrepose (2).pdf
Comment - Montrepose.pdf

Item #17: #139 Cornell Street SITE PLAN to construct a vehicle pull off in the public right-of-way. SBL 48.334-5-13. SEQR Determination. Zone M-2 & R-2. UC NYS ARC; applicant/owner.
ApplicationPB.pdf
CCAC-Photo Key-082420.pdf
Project_Narrative_Form.pdf
6-15-20 UGARC PECORA CENTER DROP-OFF CORNELL STREET.pdf
boardauthorize_(1).pdf

Item #18: #39 Broadway SITE PLAN to establish a café/market in an existing building. SBL 56.43-5-21. SEQR Determination. Zone RT. Ward 8. Anthony Sasso- Rosie General LLC/applicant; Charles Blaichman/owner.
200929_ROSIE_OVERALL-FLOORPLAN.pdf

39 Broadway Site Plan App.pdf

Item #19: #38 Main Street SITE PLAN AMENDMENT to add a temporary pergola to the outdoor dining area. SBL #48.331-6-8. SEQR Determination. Zone O-2, Heritage Area, Stockade Historic District. Ward 2. Hudson Valley Fair LLC; applicant /owner.
Site Plan Submission-38 Main St Pergola-092920.pdf
38 Main St-Keyed Photos-092920.pdf
243 Fair Deed.pdf

DISCUSSION:

Item #20: #144, #146-148, #150-156, #156-160 & #162-168 Abeel Street DISCUSSION on conceptual plan for a multifamily project. SBL 56.43-5-1 & 56.50-6-20, 19, 18, 16. Zone RT, Partially within the Rondout Historic District, HAC, Coastal Consistency. Ward 8. Hudson Valley Development LLC & C&B Developers LLC/owners.
memo to Sue Cahill-093020 - Abeel Street.pdf

REZONING RECOMMENDATION:

Item #21: RECOMMENDATION To Common Council on rezoning multiple parcels in the areas commonly referred to as Golden Hill and Lawton Park (Common Council Resolution #153 of 2020), FROM zones RRR and R-1 One-family Residence, O-2 Limited Office, M-1 Light Manufacturing and C-3 General Commercial TO R-6 Multiple Residence. SEQR Determination. Zones RRR, R-1, O-2, M-1 and C-3. Wards 3 and 5. Kingston Common Council Action, Multiple Owners.
Zoning Referral - Golden Hill Lawton Park.pdf

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #1: Adoption of the September 21, 2020 Planning Board Meeting Transcript and Decisions.

Suggested Action:

Attachments:
Sept 2020 - Decisions.pdf

Sept 2020 Transcript.pdf

CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES - DECISIONS
September 21, 2020 at 6P.M.EST
GoToMeeting.com

NOTES: (1) These meeting minutes are a summarization of the decisions that were made at the virtual meeting on GoToMeeting.com. (2) All public hearings were conducted prior to the Planning Board discussions with the applicant(s) and any comment received was read into the record and recorded as part of the meeting transcript. (3) In the absence of full Planning Board Members, or in the case of a necessary recusal, the Planning Board Alternates will participate in the vote in order of seniority. (4) The video recording and complete transcript are available on the City of Kingston website. (5) Kevin Roach voted in the absence of Robert Jacobsen.

A meeting of the City of Kingston Planning Board was held on September 21, 2020 on GoToMeeting.com. The meeting was called to order at 6:00 PM by Chairman Wayne D. Platte Jr.

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

BOARD MEMBERS/ALTERNATES ABSENT: Robert Jacobsen

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

GENERAL NOTES:
1. Introduction of all Board Members and Staff Present
2. READ Instructions for Meeting Protocol

REGULAR BUSINESS:

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

Decision: The Board voted unanimously to adopt the meeting minutes (transcript and decisions) from the July 20, 2020 Planning Board Meeting. (WP - motion, CP – 2nd, MG, MW, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the subdivision with the following conditions: locate utility pole guide wire and show relocation if necessary, install new separate utilities prior to maps being signed and filed, all recycling and refuse will be relocated to separate properties and located away from the street behind the building, written 10' easement with maintenance and utilities, easement will need to be shown on a revised map, written descriptions and revised maps showing locations of items discussed in the decision, 5 paper copies and 1 mylar, signed by the owner(s) submitted for signature. (WP - motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the lot line deletion with the following conditions: Board Policy #6 – signature of owners, written description of the resultant parcel submitted, and a minimum of 5 paper copies and 1 mylar, signed by the owner(s) for signature of the Board Chairman. (WP - motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the Special Permit amendment to install 4' aluminum fencing to connect with existing fencing with all original conditions carried forward and a term that coincides with the use as a gas regulator. (WP - motion, MJW – 2nd, CP, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the Special Permit Renewal for a period of 3 years with all original conditions carried forward. (WP - motion, MG – 2nd , MW, CP, KR – yes)

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.

Note: W. Platte had technical issues. C. Polacco took over meeting as Vice-Chairman and V. Archer voted in his place.

Decision: The Board voted unanimously to table the application and request that the applicant be present to represent the application and allow time for the Building Department to conduct an inspection. (CP – motion, KR – 2nd, MW, MG, VA – yes)

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.

Decision: The Board voted unanimously to table the application, requiring the applicant to be present and obtain the Building Department inspections and any relevant Police Incident Reports. (WP – motion, KR – second, MW, CP, MG – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to renew the special permit for a period of 1 year, expiring on September 21, 2021, with all original conditions carried forward and staff obtaining confirmation of the status of phase II and an expected completion date. (WP – motion, KR – 2nd, MW, CP, MG – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a period of 1 year expiring on September 21, 2021 with all original conditions carried forward and the installation of a Knox Box for emergency entry by the Fire Department. (WP – motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a period of 1 year, expiring on September 21, 2021, as submitted with Board Policies #6 signed by owner, #19 – Noise Ordinance, #22 - Carbon Monoxide, 25 - Knox Box, 26 - Obtain Building Permit for Work; and the requirement that the accessory apartment meet the requirements listed in the zoning code section 405-9(B)(9):

(a) Purpose and intent. It is the specific purpose and intent to allow accessory apartments on properties with large one-family houses, except where enforceable deed covenants prohibit the same, to provide the opportunity and encouragement for the development of small, rental housing units designed, in particular, to meet the special housing needs of single persons and couples with limited income, both young and old, and of relatives of families presently living in the City. Furthermore, it is the purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings to provide economic support for present resident families of limited income and to protect and preserve property values.

(b) Owner occupancy required. The owner(s) of the one-family lot upon which the accessory apartment is located shall occupy at least one of the dwelling units on the premises. The special permit and any conditions shall apply to the property.

(c) Location and age. An accessory apartment may be located in the principal dwelling, provided that such principal dwelling existed prior to January 1, 1982, contains a minimum of 2,000 square feet of habitable space and conforms to the other requirements of this chapter, unless a variance therefor shall have been granted by the Zoning Board of Appeals.

(d) Apartment size. The minimum floor area for an accessory apartment shall be 300 square feet, but in no case shall it exceed 25% of the habitable area of the dwelling in which it is located or 600 square feet, whichever is less, unless, in the opinion of the Planning Board, a greater or lesser amount of floor area is warranted by the specific circumstances of the particular building.

(e) Number of accessory apartments and dwelling units per lot. There shall be no more than one accessory apartment nor a total of two dwelling units permitted per lot.

(f) Exterior appearance. The entry to such unit and its design shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a one-family residence.

(g) Water and sewer service. Prior to the issuance of a building permit for the establishment of an accessory apartment in a principal dwelling building, approval of the proposed method of water supply and sewage disposal shall be obtained from the Ulster County Department of Health and the City Water Department.

(h) Off-street parking.

[1] Off-street parking spaces shall be provided based upon the total number of bedrooms in both the principal dwelling unit and the accessory apartment according to the following schedule:

Number of Bedrooms	***Number of Required Spaces***
0 to 3	*3*
4 or more	*4*

[2] Off-street parking shall be so arranged that no additional curb cut is necessary.

(WP – motion, KR – 2nd, MW, CP, MG – yes)

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.

Decision: The Board voted unanimously to table the application requiring the applicant to be present at the meeting and to allow the Building Department to re-inspect to determine whether the previous violations were corrected. (WP – motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a period of 5 years, expiring on September 21, 2025, with all original conditions carried forward. (WP – Motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a period of 3 years, expiring on September 21, 2023, with all original conditions carried forward, open storage to revert back to parking if determined to be needed, and a satisfactory building inspection at the scheduled inspection on October 1st, as well as, Board Policies #6, 12, and 21. (WP – motion, KR – 2nd, MW, CP, MG – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a period of 5 years, expiring on September 21, 2025, with all original conditions carried forward. (WP – motion, MW – 2nd, CP, MG, KR – yes)

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.

Decision: The Board voted unanimously to table the application. The Planning Office will forward the project notes to the applicant. The applicant will be applying to the Zoning Board of Appeals to seek a variance from the parking requirement. (WP – motion, KR – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the site plan for installation of business identification signage for the Center for Creative Education with the following conditions: any window signage or view through signage would return to the Board for review, and Board Policy #6 signed by the owner. (WP – motion, KR – yes, CP, MG, KR – yes)

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.

Decision: The Board voted unanimously to approve the site plan for destination signage for the Kingston Uptown Business Association, with the condition that Board Policy #6 be signed, and that the applicant will contact the Building Department to amend the permit to be recognized as a permanent sign versus a temporary sign. (WP – motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board voted unanimously to approve the site plan for the addition of a permanent fence and repairs to the bluestone and brick sidewalk with the following conditions: submission of a revised plan to correct the fence height on the southern side of the property, obtaining a sidewalk permit from the Department of Public Works for the work with review as to whether street trees should be incorporated, and that the Planning Board will revisit the parking lot layout, landscaping, lighting, drainage, refuse, and signage requirements when a tenant and a use are proposed, as well as, Board Policy #6 signed on the plans. (WP – motion, KR – 2nd, CP, MW, MG – yes)

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.

Decision: The Board voted unanimously to table the application and refer it to the Ulster County Planning Board for review. (WP – motion, CP – 2nd, MW, MG, KR – yes)

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.

Decision: The Board acted as follows:

1. Noted that a partial release of the bond, in the amount of $576,285.00, was authorized by the Planning Board on May 18, 2020, and
2. Required that the project owner, Rural Ulster Preservation Company (RUPCO), will be providing a Certified As-built Plan Set of the Energy Square Development Project to the Planning Department for the record, and
3. Noted that the balance of all work has been completed to the satisfaction of the City of Kingston and a Certificate of Occupancy was issued by the Building Safety Division.
4. Authorized the release of $202, 518.00, which represents the balance remaining on the site bond.

(WP, CP, MW, MG, KR – yes)

CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
September 21, 2020 at 6P.M.EST
GoToMeeting.com

BOARD MEMBERS/ALTERNATES PRESENT: Wayne D. Platte, Jr., Chairman, Charles Polacco, MaryJo Wiltshire, Matt Gillis, Kevin M. Roach, Vincente Archer, Katie Bawarski.

BOARD MEMBERS/ALTERNATES ABSENT: Robert Jacobsen

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

GENERAL NOTES:
- READ Instructions for Meeting Protocol/Turn Meeting over to Chairman Platte
- Introduction of all Board Members and Staff Present

[speaker unknown]:

00:00 - 00:03

This conference will now be recorded.

- Suzanne Cahill

  00:05 - 00:06

  Good evening, everybody.

- Suzanne Cahill

  00:07 - 00:15

  Today, thank you for joining the City of Kingston Planning board and our monthly meeting today is September 21st, 2020.

- Suzanne Cahill

  00:15 - 00:17

  My name is Suzanne Cahill.

- Suzanne Cahill

00:17 - 00:21

I'm the Planning Director for the City of Kingston organizer for our virtual meeting.

- Suzanne Cahill

00:22 - 00:28

Before we begin our meeting, we would like to go over a few meeting guidelines to help us navigate the system.

- Suzanne Cahill

00:28 - 00:28

As.

- Suzanne Cahill

00:28 - 00:30

Efficiently and respectfully as possible.

- Suzanne Cahill

00:31 - 00:37

We ask that members of the public and the press remain muted and off campus of the meeting.

- Suzanne Cahill

00:38 - 00:42

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

- Suzanne Cahill

00:43 - 00:47

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

- Suzanne Cahill

00:47 - 00:54

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

- Suzanne Cahill

00:54 - 00:58

If a board member or staff wishes to eat, they will raise their hand.

- Suzanne Cahill

  00:59 - 01:04

  Chairperson will call on him before they speak by stating their name clearly for our audio listeners.

- Suzanne Cahill

  01:05 - 01:11

  The board member will then unmute themselves, state their name, and speak clearly, muting after pin it.

- Suzanne Cahill

  01:12 - 01:13

  All of our meetings are recorded.

- Suzanne Cahill

  01:13 - 01:38

  Both video and written transcriptions will be made available to the public on the city's website at a later date in lieu of public speaking during the month the meeting we requested all comments to be received two PM on Friday, September 18th, 2020 comments have been e-mailed to Suzanne Cahill Planning Director at scahill@kingston-ny.gov

- Suzanne Cahill

  01:39 - 01:42

  Or were placed in the Dropbox outside of City Hall.

- Suzanne Cahill

  01:43 - 01:44

  Written comments?

- Suzanne Cahill

  01:46 - 02:06

  Would, would be mentioned during that particular right, There were no hearing, or no public comment received, meaning, If you have any audio issues, send a text message to the following number, (845) 443-0416.

- Suzanne Cahill

  02:06 - 02:12

  I won't repeat number again, but be aware that calls will not be answered during the meeting.

- Suzanne Cahill

  02:13 - 02:18

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

- Suzanne Cahill

  02:19 - 02:31

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

- Suzanne Cahill

  02:32 - 02:40

  For this meeting will be found on the City of Kingston website at www.kingston-ny.gov

- Suzanne Cahill

  02:41 - 02:47

  Once on the homepage, scroll to the bottom under meetings, and where you see Planning Board meeting posted.

- Suzanne Cahill

  02:47 - 02:49

  Click on the agenda packet.

- Suzanne Cahill

  02:49 - 02:55

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

- Suzanne Cahill

  02:55 - 02:59

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

- Wayne Platte

03:01 - 03:02

Thank you, Suzanne.

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

- Wayne Platte

03:04 - 03:09

Meeting we're going to call the meeting to order of the September 21, 2022 and a board minutes meeting.

- Wayne Platte

03:09 - 03:10

Excuse me.

- Wayne Platte

03:12 - 03:14

Introduce board members.

- Wayne Platte

03:14 - 03:16

I'm Wayne D. Platte, the Chairman.

- Wayne Platte

03:16 - 03:19

We also have Charles Polacco, Vice Chairman.

- Wayne Platte

03:21 - 03:22

Mary Jo Wilshire.

- Wayne Platte

03:23 - 03:25

Matt Gillis.

- Wayne Platte

03:27 - 03:35

Oh, Vince Archer and Katie Bawarski, we also have Suzanne Cahill, who is the Planning Director.

- Wayne Platte

  03:36 - 03:37

  Kyla Dedea...

- Wayne Platte

  03:37 - 03:43

  Is the Assistant Planner, Alderman Don Tallerman, who is the Common Council Liaison to the Planning Board.

- Wayne Platte

  03:44 - 03:47

  And we also have Assistant Corporation Counsel, Daniel Gartenstein.

- Wayne Platte

  03:48 - 03:51

  Kevin, you're going to be a voting member tonight.

- Wayne Platte

  03:51 - 03:53

  Ok, Robert is absent, you're very good.

- Wayne Platte

  03:55 - 04:06

  Ok, item number one is adoption of the July 20th 2020 Planning Board Meeting Transcript and Decisions. Has everyone received a copy of that.

- Wayne Platte

  04:07 - 04:08

  Does anybody have any questions on it?

- Wayne Platte

  04:10 - 04:13

  Deletions or Anything?

- Wayne Platte

  04:18 - 04:20
  At this time, this is Wayne Platte

- Wayne Platte

  04:20 - 04:25
  I will make a motion to adopt the July 20th, 2020 minutes.

- Wayne Platte

  04:26 - 04:27
  Do I have a second.

- Kevin

  04:28 - 04:31
  Kevin Roach second approach.

- Wayne Platte

  04:31 - 04:36
  Has a second All in favor Wayne Platte is a yes Charles Polacco.

- Charles J Polacco Jr

  04:37 - 04:38
  Is a yes.

- Wayne Platte

  04:39 - 04:39
  Mary Jo.

- Wayne Platte

  04:39 - 04:40
  Wiltshire.

- Mary Jo Wiltshire

  04:41 - 04:41

Yes.

- Wayne Platte

  04:42 - 04:43
  Matt Gillis.

- Matt Gillis

  04:43 - 04:44
  Yes.

- Wayne Platte

  04:45 - 04:46
  Kevin Roach?

- Kevin

  04:46 - 04:47
  Yes.

- Wayne Platte

  04:48 - 04:50
  Ok, that is adopted.

  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.

- Wayne Platte

  04:52 - 04:58
  Ok, moving on to item number two, we're now in public hearings.

- Wayne Platte

  04:58 - 05:01
  This is 152 saint James.

- Wayne Platte

05:02 - 05:05
It's a subdivision of the lands of Saint James LLC.

- Wayne Platte

05:06 - 05:12
Section Block and lot is 56.91 dash 1 dash 27.

- Wayne Platte

05:12 - 05:13
SEQRA determination.

- Wayne Platte

05:14 - 05:16
Zone R6.

- Wayne Platte

05:16 - 05:24
Saint James Street, LLC, is the applicant owner, And so we have nobody on speaking about this.

- Wayne Platte

05:24 - 05:26
She said, you know, no speakers.

- Suzanne Cahill

05:27 - 05:32
I do not see B.

- Suzanne Cahill

05:38 - 05:40
Mister Lanzerone, are you on as a caller?

- Wayne Platte

05:44 - 05:44
Yeah.
[speaker unknown]:

05:48 - 05:48
Yeah.

- Kyla DeDea

05:56 - 06:00
Can you just enter two so I can share.

- Wayne Platte

06:00 - 06:00
Them?

- Kyla DeDea

06:02 - 06:02
Sorry.

- Don Tallerman

06:03 - 06:03
Suzanne.

- Suzanne Cahill

06:04 - 06:05
Yes.

- Don Tallerman

06:05 - 06:07
I can now reach out to them.

- Don Tallerman

06:07 - 06:10
Heather information, if you'd like.

- Suzanne Cahill

06:13 - 06:14
Ok?

- Suzanne Cahill

  06:17 - 06:18

  Hang on!

- Wayne Platte

  06:32 - 06:33

  Do we need them here for this?
  [speaker unknown]:
  06:40 - 06:41

  Sure.
  [speaker unknown]:
  06:48 - 06:48

  Sure.

- Suzanne Cahill

  06:54 - 07:04

  Called Ald. Tallerman, I have their phone number as 687-7065, OK.
  [speaker unknown]:
  07:06 - 07:07

  Yeah.

- Don Tallerman

  07:12 - 07:15

  Suzanne, maybe we can come back to them or not.

- Don Tallerman

  07:15 - 07:17

  I don't know whatever you think.

- Suzanne Cahill

  07:18 - 07:19

  Ok.

- Wayne Platte

  07:24 - 07:28

  We probably should have them here, right Sue, because this thing is going to be.

- Wayne Platte

  07:29 - 07:30
  Yeah.

- Wayne Platte

  07:31 - 07:35
  You want to wait, and then go back to this one, guys.

- Kevin

  07:41 - 07:41
  Kevin.

- Wayne Platte

  07:41 - 07:42
  Roach, I say yes.

- Wayne Platte

  07:43 - 07:44
  Number three then.

- Wayne Platte

  07:46 - 07:47
  All right, we'll go back to this one.

  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.

- Wayne Platte

  07:49 - 07:58
  Item number 3 is 121 and 123 Westchester Street, and 51-57 Jervis Street.

- Wayne Platte

  07:59 - 08:03
  Lot line deletion of the lands of Rebecca Blackwell Hafner.

- Wayne Platte

  08:03 - 08:17
  Section Block and Lots 56.34 dash 17 dash 21, 56.34 dash 7 dash 22, and 56.34 dash 17 dash 19.

- Wayne Platte

  08:17 - 08:21
  Secret Determination Zone are 1 word 9.

- Wayne Platte

  08:21 - 08:24
  Rebecca Blackwell Hafner is the applicant owner.

- Wayne Platte

  08:26 - 08:27
  All right.

- Wayne Platte

  08:28 - 08:29
  Is Rebecca here?

- Wayne Platte

  08:33 - 08:33
  Rep.

- Suzanne Cahill

  08:43 - 08:44
  I don't know if they're on a call.

- Suzanne Cahill

  08:46 - 08:48
  Is Rebecca on a phone call?

- Wayne Platte

  08:53 - 08:53

Yeah.
[speaker unknown]:
09:00 - 09:00

Yeah.
[speaker unknown]:
09:02 - 09:03

Let me do anything.

- Suzanne Cahill

09:05 - 09:06

I don't see anybody, Wayne.

- Wayne Platte

09:08 - 09:09

All right, there we go.

- Wayne Platte

09:09 - 09:10

They need to be here for this one.

- Suzanne Cahill

09:11 - 09:12

I don't believe so.

- Wayne Platte

09:14 - 09:14

All right.

- Wayne Platte

09:16 - 09:19

The application is to combine three parcels into one.

- Wayne Platte

09:21 - 09:22

Kyla, do we need to throw this out there?

- Wayne Platte

  09:23 - 09:24
  I don't, I don't.

- Wayne Platte

  09:24 - 09:24
  I don't.

- Wayne Platte

  09:26 - 09:27
  I don't think I have anything for this.

- Wayne Platte

  09:30 - 09:31
  Of course, you don't.

- Wayne Platte

  09:37 - 09:39
  Alright, so, um.

- Wayne Platte

  09:42 - 09:44
  The resulting parcels will be.

- Wayne Platte

  09:47 - 09:52
  There'll be, zone, there'll be, uh, legal, legal sizes, correct.

- Wayne Platte

  09:52 - 09:53
  So we're good with that.

- Suzanne Cahill

  09:54 - 09:57

They're deleting the lines and combining.

- Suzanne Cahill

  09:57 - 10:01
  The three parcels into one larger parcel.

- Suzanne Cahill

  10:03 - 10:06
  Larger parcel will absolutely meet the zoning.

- Suzanne Cahill

  10:06 - 10:07
  It will exceed zoning point.

- Wayne Platte

  10:10 - 10:12
  Anybody have any questions on this?

- Wayne Platte

  10:15 - 10:18
  Yeah, No, OK.

- Wayne Platte

  10:19 - 10:25
  So, a determination of Environmental Significance will need to be discussed.

- Wayne Platte

  10:26 - 10:31
  The Type two action under SEQR, so no further review of the Board is required.

- Wayne Platte

  10:32 - 10:40
  So, at this time, I will make a motion that we approve item number three, with Board Policy six, to be signed.

- Wayne Platte

10:41 - 10:43
That is an emotion, This is Wayne Platte, that's a motion.

- Wayne Platte

10:44 - 10:45
Sorry.

- Suzanne Cahill

10:45 - 10:49
Wayne, would you amend that please, to include the written descriptions?

- Wayne Platte

10:50 - 10:53
Oh, yes, Board Policy six will need to be signed in.

- Wayne Platte

10:53 - 10:55
The applicant will submit written descriptions as.

- Wayne Platte

10:58 - 11:01
And 5, 5 copies in a Mylar.

- Wayne Platte

11:01 - 11:03
So yes, I'll amend that motion.

- Wayne Platte

11:03 - 11:04
Got a second on the.

- Charles J Polacco Jr

11:07 - 11:07
Phone.

- Wayne Platte

  11:11 - 11:12
  You gave it to, So I.

- Suzanne Cahill

  11:14 - 11:15
  Heard Kevin Roach first.

- Suzanne Cahill

  11:15 - 11:16
  That's.

- Charles J Polacco Jr

  11:17 - 11:17
  Fine.

- Wayne Platte

  11:20 - 11:25
  All in favor, Wayne Platte is a yes, Charles Pollaco.

- Charles J Polacco Jr

  11:26 - 11:26
  Is it yes.

- Wayne Platte

  11:34 - 11:34
  Mary Jo.

- Mary Jo Wiltshire

  11:35 - 11:35
  Yes.

- Wayne Platte

  11:36 - 11:37

Right, Matt Gillis.

- Matt Gillis

  11:38 - 11:38
  Yes.

- Wayne Platte

  11:39 - 11:40
  Kevin Roach.

- Kevin

  11:41 - 11:43
  Yes, that.

- Wayne Platte

  11:43 - 11:43
  Is adopted.

- Suzanne Cahill

  11:45 - 11:45
  Mmm hmm.

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.

- Wayne Platte

  11:48 - 11:51
  Moving on to item number four.

- Wayne Platte

  11:53 - 11:56
  Item 4, 251 Washington Avenue.

- Wayne Platte

  11:58 - 12:02

It's a special permit Amendment to install additional fencing on the site.

- Wayne Platte

  12:03 - 12:09
  Section block and lot 56.9, dash X dash 20.

- Wayne Platte

  12:13 - 12:14
  Are 1 Ward 3.

- Wayne Platte

  12:15 - 12:17
  Central Hudson Gas and Electric is the applicant owner.

- Wayne Platte

  12:18 - 12:21
  This is the one on the corner of Janet Street.

- Wayne Platte

  12:21 - 12:21
  So.

- Suzanne Cahill

  12:22 - 12:30
  Yes, Janet and Washington it's the Central Hudson substation, Luke, I believe you're on.

- Luke Mangels

  12:31 - 12:32
  Yes, I'm here.

- Wayne Platte

  12:37 - 12:37
  Welcome.

- Wayne Platte

12:44 - 12:45

All right.

- Wayne Platte

12:45 - 12:49

Do you want to tell us why the additional fencing is needed?

- Luke Mangels

12:50 - 13:05

So, it's basically, it's the, the original install, but it up to the neighbors fence, and the neighbors friends, as, uh, became, has become compromised, and a portion of it is, on the ground.

- Luke Mangels

13:05 - 13:07

In essence, this fence.

- Wayne Platte

13:07 - 13:08

Adjusts to.

- Luke Mangels

13:08 - 13:20

Be, to match the existent fencing and to be able to put that barrier backup, because we've had some complaints about some, some homeless individuals staying on the property.

- Luke Mangels

13:20 - 13:21

So, we're trying to make sure it's secure.

- Wayne Platte

13:23 - 13:24

Best.

- Wayne Platte

13:25 - 13:27

Anybody from the Board have any questions?

- Mary Jo Wiltshire

  13:30 - 13:30
  Huh.

- Wayne Platte

  13:32 - 13:33
  Oh, OK.

- Wayne Platte

  13:38 - 13:43
  It is also a Type II action, so no further review of the board is required.

- Wayne Platte

  13:45 - 13:54
  So at this time, I will make a motion that we approve, item number four, board policy six that we needed beside anything else on that show.

- Suzanne Cahill

  13:55 - 13:58
  Now, just as submitted, OK.

- Wayne Platte

  13:59 - 14:00
  Ok.

- Wayne Platte

  14:00 - 14:02
  That is a motion, Do I have a second on that?

- Wayne Platte

  14:02 - 14:05
  This is where you plan to have a second, OK.

- Wayne Platte

14:08 - 14:08
There we go.

- Kevin

14:09 - 14:10
Second.

- Wayne Platte

14:16 - 14:17
Barrels Polanco.

- Charles J Polacco Jr

14:18 - 14:21
Yes, Mary.

- Wayne Platte

14:21 - 14:22
Jo Shire.

- Mary Jo Wiltshire

14:22 - 14:23
Yes.

- Wayne Platte

14:24 - 14:25
Matt Gillis

- Matt Gillis

14:25 - 14:26
Yes.

- Wayne Platte

14:27 - 14:28
Kevin?

- Kevin

  14:29 - 14:30
  Yes.

- Wayne Platte

  14:32 - 14:33
  Motion is adopted.

- Luke Mangels

  14:36 - 14:37
  Thanks everybody.

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.

- Wayne Platte

  14:43 - 14:48
  Ok, number 5 is 100 Lucas Avenue.

- Wayne Platte

  14:48 - 14:56
  Special permit renewal for a Radio Communication antenna, Section Block and loudest 56.89.

- Wayne Platte

  14:56 - 14:58
  Dash 2 dash 25.

- Wayne Platte

  14:59 - 15:00
  Seek, excuse me.

- Wayne Platte

  15:00 - 15:04
  At zero point two hundred acre determination.

- Wayne Platte

  15:06 - 15:08
  One seventh day, if an.

- Wayne Platte

  15:10 - 15:10
  Owner.

- Rastr

  15:14 - 15:15
  Here.

- Wayne Platte

  15:17 - 15:17
  Ok.

- Wayne Platte

  15:23 - 15:24
  That's, I'm sorry.

- Rastr

  15:25 - 15:26
  My name is Michael Lawrence.

- Rastr

  15:28 - 15:28
  Good.

- Suzanne Cahill

  15:30 - 15:31
  Point.

- Wayne Platte

  15:33 - 15:33

Michael.

- Rastr

  15:34 - 15:34
  Yes, sir.

- Wayne Platte

  15:36 - 15:37
  Welcome, How are you tonight?

- Rastr

  15:38 - 15:39
  We're good on yourself.

- Wayne Platte

  15:40 - 15:41
  Good, thank you.

- Rastr

  15:42 - 15:42
  Thank you, sir.

- Wayne Platte

  15:43 - 15:48
  Are any changes to what has been here already?

- Rastr

  15:48 - 15:49
  No, sir.

- Wayne Platte

  15:51 - 15:56
  Ok, so do you have anything that's popping out on your end?

- Suzanne Cahill

15:57 - 15:57
No, we do not.

- Suzanne Cahill

15:59 - 16:01
You just do need to discuss a term.

- Wayne Platte

16:03 - 16:06
What was the previous term here Looking through?

- Suzanne Cahill

16:10 - 16:12
I believe it was one year, right, Kyla?

- Rastr

16:14 - 16:15
Yes, ma'am, one year?

- Wayne Platte

16:17 - 16:17
Ok.

- Wayne Platte

16:20 - 16:21
So do you have a recommendation?

- Suzanne Cahill

16:25 - 16:25
I would.

- Suzanne Cahill

16:25 - 16:27
If I would go to three.

- Wayne Platte

  16:29 - 16:30
  Is the board good with that?

- Charles J Polacco Jr

  16:31 - 16:32
  I'm good with that.

- Matt Gillis

  16:33 - 16:34
  I'm good with it.

- Matt Gillis

  16:34 - 16:35
  There's been no complaints or anything.

- Suzanne Cahill

  16:36 - 16:36
  Now.

- Wayne Platte

  16:37 - 16:38
  I know, OK.

- Kevin

  16:39 - 16:39
  Good.

- Kevin

  16:39 - 16:40
  I'm good with it.

- Kevin

  16:41 - 16:41

Kevin Roche.

- Wayne Platte

  16:41 - 16:42
  Right?

- Wayne Platte

  16:43 - 16:44
  Got it.

- Wayne Platte

  16:48 - 16:54
  All right, so under ..., if anybody has any questions or the applicant.

- Wayne Platte

  16:56 - 17:01
  Ok, this is way, but again, this is under secrets or Type two action.

- Wayne Platte

  17:02 - 17:04
  So no further review of the board is required.

- Wayne Platte

  17:05 - 17:14
  At this time, I'll make a motion that we approve item number 5 for 3 years, with all previous conditions carried forward.

- Wayne Platte

  17:14 - 17:16
  Do I have a second on that?

- Matt Gillis

  17:18 - 17:20
  Second, Matt.

- Wayne Platte

17:21 - 17:23
Second by Matt, give us.

- Wayne Platte

17:23 - 17:28
All in favor, Wayne plot as a yes, Charles Mulatto?

- Charles J Polacco Jr

17:28 - 17:29
Yes.

- Wayne Platte

17:30 - 17:31
Mary Jo?

- Mary Jo Wiltshire

17:32 - 17:32
Yes.

- Wayne Platte

17:34 - 17:35
Jealous.

- Matt Gillis

17:35 - 17:35
Yes.

- Wayne Platte

17:37 - 17:37
Roche.

- Kevin

17:38 - 17:39
Yes, sir.

- Wayne Platte

  17:42 - 17:44
  Michael, thank you so much for attending tonight.

- Rastr

  17:45 - 17:46
  Thank you very much.

- Rastr

  17:46 - 17:46
  Have a great day.

- Rastr

  17:47 - 17:48
  Thank you.

- Wayne Platte

  17:48 - 17:49
  Thank you.

- Suzanne Cahill

  17:50 - 17:50
  All right.

- Rastr

  17:51 - 17:52
  Denied.

- Wayne Platte

  17:53 - 17:54
  Right?

- Wayne Platte

  17:56 - 17:56

Right.

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.

- Wayne Platte

  17:57 - 18:07

  Item number 6, 702, Broadway as a special permit renewal for six residential units, use in the C two mixed use overlay district.

- Wayne Platte

  18:08 - 18:12

  Section block a lot is going to go on there.

- Wayne Platte

  18:12 - 18:13

  I'm going to go on the show.

- Wayne Platte

  18:15 - 18:16

  Where are we here?

- Wayne Platte

  18:17 - 18:18

  56.25.

- Wayne Platte

  18:19 - 18:20

  Can you still hear me?

- Suzanne Cahill

  18:21 - 18:22

  Yes.

- Wayne Platte

18:23 - 18:24
Alright.

- Wayne Platte

18:24 - 18:25
Dash one.

- Wayne Platte

18:27 - 18:37
Nine point one hundred secret determination, zoned C two, mixed use overlay, district, heritage area, or two.

- Wayne Platte

18:37 - 18:39
Mohammed al shares, the applicant Morning.

- Wayne Platte

18:39 - 18:43
Tree Corp is the older, OK.

- Wayne Platte

18:47 - 18:48
What do we have here for?

- Wayne Platte

18:48 - 18:48
I?

- Suzanne Cahill

18:53 - 18:55
Don't know if the applicant is here.

- Suzanne Cahill

18:55 - 19:03
Mister asked me, Are you there, As a caller, if you are, would you unmute yourself, please?

- Suzanne Cahill

  19:13 - 19:16
  I don't see anybody, Wayne.

- Suzanne Cahill

  19:44 - 19:51
  For everybody, I believe Wayne is having an issue with his audio, so I'm going to give him a minute.

- Rich Lanzarone

  19:53 - 19:54
  Suzanne, which Rich lands around.

- Rich Lanzarone

  19:54 - 19:57
  I'm sorry, I was having some connection problems.

- Suzanne Cahill

  19:57 - 19:59
  Oh, OK, Rich, Alright.

- Suzanne Cahill

  20:00 - 20:01
  We'll get back to you.

- Suzanne Cahill

  20:01 - 20:03
  We're just finishing up one or OK, thank you.

- Rich Lanzarone

  20:03 - 20:04
  No problem.

- Rich Lanzarone

  20:04 - 20:04

Thank you.

- Suzanne Cahill

  20:08 - 20:09
  Wayne.

- Suzanne Cahill

  20:17 - 20:18
  Wayne?
  [speaker unknown]:
  20:29 - 20:29
  Yeah.

- Suzanne Cahill

  20:30 - 20:35
  Kyla, do you want to try calling Wayne separately or texting him?

- Suzanne Cahill

  20:35 - 20:45
  And Chuck, I'm going to ask you to complete the move forward on this 702 Broadway as Vice Chair, if you would, please.

- Charles J Polacco Jr

  20:50 - 20:50
  For Oil?

- Charles J Polacco Jr

  20:53 - 20:55
  Well, which item number was a suburb?

- Suzanne Cahill

  20:56 - 20:57
  Number six.

- Charles J Polacco Jr

  20:58 - 20:58

Membership.

- Charles J Polacco Jr

  21:06 - 21:09
  I have to go back onto the computer, do not have a permit.

- Charles J Polacco Jr

  21:13 - 21:19
  Ok, this special grant renewal for such residential units, use them as C two.

- Charles J Polacco Jr

  21:20 - 21:30
  Sure, Sure, we have, any paperwork on those that come back, that those complaints are, or problems.

- Suzanne Cahill

  21:34 - 21:36
  I do not believe we have anything.

- Charles J Polacco Jr

  21:37 - 21:38
  Ok.

- Suzanne Cahill

  21:38 - 21:51
  The question here with this one is, the status of the actual work on the, on the units themselves being completed.

- Charles J Polacco Jr

  21:56 - 21:57
  Ok, Hajj.

- Charles J Polacco Jr

  21:58 - 22:00
  What do we have on with this?

- Suzanne Cahill

  22:03 - 22:06
  I don't see anybody on here.

- Charles J Polacco Jr

  22:16 - 22:16
  Ok.

- Mary Jo Wiltshire

  22:18 - 22:19
  So this is Mary Jo.

- Mary Jo Wiltshire

  22:19 - 22:30
  I think that we should table this until this applicant is present, since we need to ask questions about the status of the, the plan.

- Suzanne Cahill

  22:30 - 22:30
  Ok.

- Mary Jo Wiltshire

  22:31 - 22:32
  That's why.

- Charles J Polacco Jr

  22:32 - 22:32
  It's just variant.

- Charles J Polacco Jr

  22:34 - 22:36
  Well, how's the other board members feel?

- Matt Gillis

  22:38 - 22:39

This is Matt.

- Matt Gillis

  22:39 - 22:40
  I'm fine with tabling.

- Kevin

  22:41 - 22:41
  This is Kevin.

- Kevin

  22:41 - 22:43
  I agree tabling.

- Charles J Polacco Jr

  22:44 - 22:44
  Ok.

- Charles J Polacco Jr

  22:47 - 22:51
  I made a motion to table lists, do I have a second.

- Kevin

  22:53 - 22:55
  This is Kevin a second.

- Charles J Polacco Jr

  22:56 - 22:58
  Hey, Kevin Schaaf, seconds it.

- Charles J Polacco Jr

  23:01 - 23:03
  Married, Charles Baltimore.

- Charles J Polacco Jr

23:03 - 23:06
Yes, Mary Jo?

- Mary Jo Wiltshire

23:06 - 23:07
Yes.

- Charles J Polacco Jr

23:09 - 23:10
Back galas.

- Matt Gillis

23:10 - 23:11
Yes.

- Charles J Polacco Jr

23:12 - 23:13
Kevin Roche.

- Kevin

23:13 - 23:14
Yes.

- Charles J Polacco Jr

23:14 - 23:17
And then you're on.

- Matt Gillis

23:17 - 23:18
The.

- Charles J Polacco Jr

23:18 - 23:18
Wane.

- Vince

  23:21 - 23:21
  Yes.

- Charles J Polacco Jr

  23:23 - 23:24
  Ok, thank you.

- Charles J Polacco Jr

  23:25 - 23:27
  Ok, that Word table, that the?

  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.

- Suzanne Cahill

  23:29 - 23:39
  Ok, Chuck, we're going to go back now to number item number 2, 152 saint James Street.

- Suzanne Cahill

  23:39 - 23:41
  Mister Lands around is with us now.

- Charles J Polacco Jr

  23:44 - 23:46
  I'm trying to slide back to this.

- Kyla DeDea

  23:50 - 23:57
  I just, I've been going back and forth with Wayne, he's, you can't hear, so he's gonna log out and try to come back in.

- Charles J Polacco Jr

  23:58 - 23:58
  Ok.

- Kyla DeDea

  23:59 - 24:00
  Might take them a little bit.

- Charles J Polacco Jr

  24:08 - 24:11
  Chose one file to say and change straight subdivision.

- Charles J Polacco Jr

  24:13 - 24:25
  Same chain charade LLC, SPL five search point 9 1 dash 1 dash 2 7 shaker determinations on our 6 word 3.

- Charles J Polacco Jr

  24:26 - 24:30
  Saint James Street LLC Appel Owner.

- Charles J Polacco Jr

  24:32 - 24:36
  The application is a subdivide one lot with two structures.

- Charles J Polacco Jr

  24:36 - 24:38
  And the two loss with one structure.

- Charles J Polacco Jr

  24:40 - 24:42
  To be located on H Lot.

- Charles J Polacco Jr

  24:42 - 24:46
  The structures, our existing Waldo Family residence.

- Charles J Polacco Jr

  24:47 - 24:51

Ok, did everybody get a chance to show the Subdivision Map?

- Charles J Polacco Jr

  24:59 - 25:01
  Does anybody have anything?

- Suzanne Cahill

  25:02 - 25:04
  You want to put that up on the screen, please?

- Charles J Polacco Jr

  25:14 - 25:14
  Justice.

- Charles J Polacco Jr

  25:17 - 25:19
  Straight for subdivision.

- Charles J Polacco Jr

  25:19 - 25:25
  Does anybody have any, anything on it, the, and then the discussion?

- Suzanne Cahill

  25:28 - 25:31
  Staff, we did have some questions.

- Charles J Polacco Jr

  25:31 - 25:31
  Ok.

- Suzanne Cahill

  25:32 - 25:45
  This, if you look at the photograph that's provided in your staff notes, right, I'll ask you to, when I did a site visit cast this property.

- Suzanne Cahill

25:45 - 25:56

It appears that the storage of all of the refuse and recycling bins are all along the side of that building.

- Suzanne Cahill

25:58 - 26:03

There's also some utility connections, and then you have a guidewire and the pole.

- Suzanne Cahill

26:04 - 26:10

I'm curious as to how it appears that those might be interfering.

- Suzanne Cahill

26:12 - 26:21

The way the auto grow photograph shows in the way the plan shows, the Guidewire goes a lot further back on the property.

- Charles J Polacco Jr

26:24 - 26:27

Ok, do we have on the line for this.

- Suzanne Cahill

26:28 - 26:28

Yeah.

- Suzanne Cahill

26:28 - 26:29

Hi.

- Rich Lanzarone

26:29 - 26:30

This is Richlands your own home.

- Charles J Polacco Jr

26:31 - 26:33

Ok, Good, newish Way an average.

- Rich Lanzarone

  26:36 - 26:38
  If we could look at the picture, let me try to pull the picture.

- Rich Lanzarone

  26:42 - 26:43
  Cool.

- Rich Lanzarone

  26:45 - 26:47
  Let me just give me a second to pull up the picture, and then.
  [speaker unknown]:
  26:55 - 26:55
  Mmm hmm.

- Kyla DeDea

  26:59 - 27:01
  Just so you know, Wayne's back.

- Suzanne Cahill

  27:02 - 27:02
  Ok.

- Suzanne Cahill

  27:03 - 27:03
  He.

- Kyla DeDea

  27:03 - 27:03
  Can hear now.

- Charles J Polacco Jr

  27:06 - 27:07

You want to take those over one?

- Rich Lanzarone

  27:10 - 27:13
  Yeah, so so Susan, what the issue is?

- Rich Lanzarone

  27:14 - 27:22
  So this guidewire and utility is Is there a structural thing?

- Rich Lanzarone

  27:22 - 27:24
  I'm trying to pull up the picture myself.

- Rich Lanzarone

  27:24 - 27:26
  Let me grab my phone.

- Suzanne Cahill

  27:26 - 27:27
  Picture.

- Suzanne Cahill

  27:27 - 27:30
  The picture that was provided as part of your application.

- Suzanne Cahill

  27:33 - 27:40
  Shows the guidewire basically going deeper back onto the property, it's actually covered with Vines.

- Suzanne Cahill

  27:41 - 27:41
  There.

- Suzanne Cahill

27:41 - 27:44
You can see it in the photograph that you provided.

- Suzanne Cahill

27:44 - 27:47
But the one on the plan shows it going.

- Suzanne Cahill

27:48 - 27:50
It's just the connection to the house.

- Suzanne Cahill

27:51 - 27:53
So, that guy wires not shown.

- Suzanne Cahill

27:53 - 28:06
And then the other thing I saw when I went to the property is the there were several recycle and refuse fins alongside of that entire building there.

- Suzanne Cahill

28:06 - 28:11
So there, I believe situated right on the walkway.

- Suzanne Cahill

28:11 - 28:13
Perhaps we.

- Rich Lanzarone

28:15 - 28:15
Would, yes.

- Rich Lanzarone

28:15 - 28:19
So we have another or actually to place those things.

- Rich Lanzarone

  28:21 - 28:24

  Um, no further back on the property.

- Rich Lanzarone

  28:24 - 28:26

  So they're out of the work with, that's not a problem.

- Rich Lanzarone

  28:26 - 28:28

  You know, we can, we can make sure.

- Rich Lanzarone

  28:29 - 28:48

  You know, we would actually maybe because I if I'm looking, if I you see the stairs on the back of the front building, there's a little notch area there we would we would, you know, put pavers or something right there behind that store those bins there.

- Rich Lanzarone

  28:49 - 28:50

  So they would be out of that walkway.

- Rich Lanzarone

  28:51 - 28:52

  Going forward.

- Rich Lanzarone

  28:52 - 28:54

  Yes, we have no problem doing that.

- Suzanne Cahill

  28:54 - 29:02

  And the so the bins for the rare property that it would be stored on that backlight separately, right?

- Rich Lanzarone

29:02 - 29:03
Yes.

- Rich Lanzarone

29:03 - 29:03
Correct.

- Suzanne Cahill

29:04 - 29:06
Now, I believe, they're just asking right up in front.

- Rich Lanzarone

29:07 - 29:15
From what I know, there are exactly right through, exact right now, 1 to 1 account with both the city and Welsh.

- Rich Lanzarone

29:18 - 29:20
Now, if you can move to.

- Rich Lanzarone

29:22 - 29:24
See if I can pull up the picture.

- Rich Lanzarone

29:25 - 29:26
Um.

- Rich Lanzarone

29:31 - 29:32
Yes.

- Rich Lanzarone

29:39 - 29:39
No.

- Rich Lanzarone

  29:43 - 29:44
  Closure.

- Rich Lanzarone

  29:48 - 29:48
  True.

- Rich Lanzarone

  29:50 - 29:50
  Parent.

- Rich Lanzarone

  30:12 - 30:19
  Ok, The application, Look at the picture, so we can do, we can talk about this Guideline.

- Rich Lanzarone

  30:31 - 30:32
  Ok.

- Rich Lanzarone

  30:37 - 30:40
  Anther picture mm.

- Rich Lanzarone

  30:48 - 30:58
  So, I mean, I see a connection to the house on the side of our house, utility connection, that comes down to, you know, centimeters.

- Rich Lanzarone

  30:58 - 31:00
  So why are we talking about?

- Suzanne Cahill

  31:02 - 31:04

Now, that's the connection to the house.

- Suzanne Cahill

  31:04 - 31:07
  If you look at the photograph that you provided.

- Rich Lanzarone

  31:12 - 31:12
  See.

- Suzanne Cahill

  31:12 - 31:13
  You can see?

- Suzanne Cahill

  31:13 - 31:23
  It's hard to see because it's covered with the It's covered with the vines going up it, See it there on the screen.

- Suzanne Cahill

  31:23 - 31:24
  Now.

- Rich Lanzarone

  31:24 - 31:25
  Ok, let me see.

- Rich Lanzarone

  31:28 - 31:29
  This right here, Right?

- Rich Lanzarone

  31:29 - 31:29
  Oh, yeah.

- Suzanne Cahill

31:29 - 31:29
Yeah.

- Rich Lanzarone

31:30 - 31:37
So um, she, I don't know what that I don't know you took this picture when you were there.

- Rich Lanzarone

31:37 - 31:37
I'm not sure who.

- Suzanne Cahill

31:38 - 31:40
That was in your application.

- Rich Lanzarone

31:42 - 31:43
Oh, this picture, OK.

- Kyla DeDea

31:44 - 31:47
This I'm actually pulling up on Google Maps right now.

- Kyla DeDea

31:47 - 31:50
So this C, now, this is old.

- Rich Lanzarone

31:51 - 31:51
Yeah.

- Rich Lanzarone

31:51 - 31:53
I don't think those mines are there anymore.

- Rich Lanzarone

  31:54 - 31:54
  Think, we.

- Suzanne Cahill

  31:55 - 31:58
  Don't really have the wire, I think, is.

- Rich Lanzarone

  31:58 - 32:00
  Maybe wires areas, wires.

- Rich Lanzarone

  32:00 - 32:02
  So, what is the issue with the wire?

- Suzanne Cahill

  32:04 - 32:05
  Well, will it interfere, will?

- Suzanne Cahill

  32:06 - 32:10
  It's not located, so it's hard to tell how it sits in that easement.

- Suzanne Cahill

  32:10 - 32:15
  If that isn't, it's going to be used for your access in your utilities.

- Rich Lanzarone

  32:16 - 32:18
  I believe it's outside the Easement.

- Rich Lanzarone

  32:18 - 32:19

Addition.

- Rich Lanzarone

  32:21 - 32:22
  I can have a relocated.

- Rich Lanzarone

  32:35 - 32:37
  Yeah, I mean, I have no problem.

- Rich Lanzarone

  32:37 - 32:38
  Getting you relocated.

- Suzanne Cahill

  32:40 - 32:41
  Ok, I'll.

- Rich Lanzarone

  32:41 - 32:43
  Just call utility, and it's.

- Suzanne Cahill

  32:43 - 32:44
  Got.

- Rich Lanzarone

  32:44 - 32:44
  To.

- Suzanne Cahill

  32:44 - 32:52
  Be located, or I will have to locate it first, and then it might possibly need to be relocated for you to run your utilities.

- Suzanne Cahill

32:52 - 32:57
Because utilities are connected right now, right, they're not separated.

- Rich Lanzarone

32:57 - 32:58
Not separated.

- Rich Lanzarone

32:58 - 33:01
Our intention is to separate them, yes, OK.

- Suzanne Cahill

33:01 - 33:05
So, the location of your proposed utilities will need to be shown.

- Rich Lanzarone

33:07 - 33:07
Yes.

- Rich Lanzarone

33:10 - 33:10
Yeah.

- Rich Lanzarone

33:10 - 33:13
I mean, we intend to locate them within that easement.

- Suzanne Cahill

33:14 - 33:15
Right.

- Suzanne Cahill

33:15 - 33:17
You, do you feel comfortable?

- Suzanne Cahill

  33:17 - 33:32

  That five feet is is wide enough easement for you too, install and maintain utilities without having to go on to the neighboring properties.

- Rich Lanzarone

  33:33 - 33:35

  Well, I think, I think it is.

- Rich Lanzarone

  33:35 - 33:39

  I mean, right now I own the neighboring properties are certainly not an issue.

- Rich Lanzarone

  33:39 - 33:40

  I understand.

- Suzanne Cahill

  33:40 - 33:41

  That, but my future.

- Rich Lanzarone

  33:43 - 33:43

  Fusion.

- Rich Lanzarone

  33:43 - 33:44

  Yes.

- Rich Lanzarone

  33:44 - 33:45

  So soon?

- Rich Lanzarone

  33:47 - 33:49

Yeah, so I mean, it's going to be too small pipes too.

- Rich Lanzarone

  33:51 - 34:00
  Three quarter inch copper pipe or the water, you know, a 4 to 6 inch pipe for the waste learned.

- Rich Lanzarone

  34:01 - 34:03
  So it's not, we're not talking about large utilities.

- Rich Lanzarone

  34:06 - 34:12
  If we had to say dig it up, I mean, a small machine could fit within the five foot easement.

- Kyla DeDea

  34:15 - 34:17
  They're now, I just have a.

- Rich Lanzarone

  34:17 - 34:18
  Question: are.

- Kyla DeDea

  34:18 - 34:23
  The utilities are already there, or you're saying you're running new utilities?

- Rich Lanzarone

  34:24 - 34:34
  Yeah, right now that building has its own electric connection Buzzy, Water, and Sewer Line.

- Rich Lanzarone

  34:34 - 34:43
  Our run through the front building, they connect to actually right near the street, near the sidewalk.

- Rich Lanzarone

34:44 - 34:49

So, we would disconnect them there and connect them directly out to the street.

- Rich Lanzarone

34:52 - 34:59

We've already spoken to public works and the water department abound the location of how you know exactly how we would accomplish that.

- Kyla DeDea

35:03 - 35:04

Mmm hmm.

- Rich Lanzarone

35:05 - 35:07

And we understand that that would be a condition of approval.

- Mary Jo Wiltshire

35:10 - 35:13

So, it has this board ruled on this.

- Rich Lanzarone

35:15 - 35:20

Yes, the zoning board approved, the vet requested variances.

- Suzanne Cahill

35:21 - 35:22

Yes.

- Suzanne Cahill

35:27 - 35:30

Rich, wouldn't how difficult would it be?

- Suzanne Cahill

35:30 - 35:33

I would like to see that easement widened a little bit.

- Suzanne Cahill

  35:35 - 35:45

  It wouldn't necessarily mean bria relocating the property line, just widen for purposes of future maintenance.

- Matt Gillis

  35:48 - 35:48

  This is met.

- Matt Gillis

  35:49 - 35:55

  Now, is all access to the rear or proposed rear parcel just through this five foot easement.

- Suzanne Cahill

  35:55 - 35:56

  Yes.

- Matt Gillis

  35:57 - 36:00

  There's no way to get vehicles or fire trucks or anything vector.

- Suzanne Cahill

  36:00 - 36:01

  No.

- Matt Gillis

  36:03 - 36:03

  Gotcha.

- Rich Lanzarone

  36:06 - 36:09

  But it's, I mean, but it's an existing condition.

- Rich Lanzarone

  36:09 - 36:14

I mean, there's really nothing, nothing really changes, physically.

- Suzanne Cahill

  36:16 - 36:27

  Right, I'm just trying to look at future, down the road, just eat, just for purposes of maintenance, send me the fire, check if there's a fire back in fire.

- Suzanne Cahill

  36:27 - 36:28

  Trucks can go there.

- Wayne Platte

  36:29 - 36:29

  On.

- Suzanne Cahill

  36:30 - 36:31

  The adjacent property.

- Suzanne Cahill

  36:31 - 36:31

  But.

- Suzanne Cahill

  36:33 - 36:40

  Say something to that, but I think for maintenance purposes, the Eastern, it should be at least 10 feet.

- Wayne Platte

  36:40 - 36:41

  He's gone.

- Rich Lanzarone

  36:42 - 36:43

  So.

- Wayne Platte

  36:45 - 36:45
  The.

- Rich Lanzarone

  36:46 - 36:53
  Suggestion that we were given, that the, The, just the adjacent property maintenance easement.

- Rich Lanzarone

  36:54 - 36:54
  Barbara:.

- Suzanne Cahill

  36:55 - 36:56
  Yes?

- Rich Lanzarone

  36:58 - 37:04
  Ok, Yeah, that's OK, so it's I think that's due.

- Suzanne Cahill

  37:06 - 37:06
  Ok.

- Rich Lanzarone

  37:06 - 37:09
  I have, I'd have to double check, but I think that's too.

- Suzanne Cahill

  37:11 - 37:11
  Ok.

- Wayne Platte

  37:18 - 37:20

So, so what width are you recommending there.

- Suzanne Cahill

  37:21 - 37:24
  10 foot instead of five.

- Rich Lanzarone

  37:27 - 37:29
  Well, if I flip the egress, works.

- Rich Lanzarone

  37:30 - 37:30
  So, the reason why that.

- Suzanne Cahill

  37:31 - 37:36
  Would be Part five foot would just be yeah, walking back and for Ingress and egress.

- Suzanne Cahill

  37:36 - 37:42
  But, they, that, five combined with the additional five on, the adjacent parcel would create 10 foot.

- Suzanne Cahill

  37:42 - 37:48
  And, that would allow you to have your maintenance of, your lines, you, Water and sewer.

- Rich Lanzarone

  37:50 - 37:51
  Yeah, OK.

- Rich Lanzarone

  37:52 - 37:57
  Yes, I mean, because right now, it's set right on the property line and we're trying not to move the property line.

- Rich Lanzarone

  37:57 - 37:57
  Right.

- Rich Lanzarone

  37:59 - 38:07
  So, so there's other five feet would be basically the only purpose of reserve purpose of maintaining maintenance of the utility.

- Wayne Platte

  38:08 - 38:09
  Ok.

- Rich Lanzarone

  38:09 - 38:10
  I agree.

- Wayne Platte

  38:10 - 38:11
  I.

- Rich Lanzarone

  38:11 - 38:12
  Don't think that's going to be a problem.

- Suzanne Cahill

  38:15 - 38:17
  Those were my questions.

- Wayne Platte

  38:17 - 38:17
  Ok.

- Wayne Platte

  38:21 - 38:23

Chuckie, let me take this.

- Rich Lanzarone

  38:25 - 38:27
  Which is this?

- Charles J Polacco Jr

  38:28 - 38:28
  Yes.

- Charles J Polacco Jr

  38:28 - 38:29
  Why God.

- Wayne Platte

  38:30 - 38:33
  Does anybody else on the Board have any questions?

- Wayne Platte

  38:37 - 38:38
  Ok.

- Wayne Platte

  38:41 - 38:45
  Get my notes here Under Seeker.

- Wayne Platte

  38:45 - 38:47
  This is a type two action.

- Kyla DeDea

  38:47 - 38:48
  So.

- Wayne Platte

38:48 - 38:54

No further review of the Board is required, they've already had zoning Board of appeals approval, correct, so that I hear that correctly.

- Suzanne Cahill

38:55 - 38:55

Yes.

- Wayne Platte

38:58 - 38:59

All right.

- Wayne Platte

39:01 - 39:07

Other than board policy six and the 10 foot easement, is there anything else that you're that you want on there?

- Suzanne Cahill

39:08 - 39:21

I would include that we locate the guidewire and then if that needs to be relocated, work with the utility company to appropriately have it redirected.

- Suzanne Cahill

39:22 - 39:27

We need written descriptions of the resultant parcells five paper copies in one Mylar.

- Suzanne Cahill

39:28 - 39:33

All the refuse storage will be behind the front building not visible from the street.

- Suzanne Cahill

39:33 - 39:42

We will need the written easement along with the maintenance easement and the location of the proposed utilities.

- Wayne Platte

39:43 - 39:44
Ok, well, Can.

- Kyla DeDea

39:45 - 39:46
I add something?

- Kyla DeDea

39:46 - 40:04
So, the utilities, in the past, when we've had issues like this, where the utilities are part of the other phone, last time we had that as a condition that that be installed before the maps are signed, Is that how we're going to handle this one?

- Kyla DeDea

40:06 - 40:09
I think we did that with Main Street.

- Suzanne Cahill

40:10 - 40:13
That's a good point, Yes, I think that should take place.

- Wayne Platte

40:16 - 40:17
Everybody good with including that?

- Charles J Polacco Jr

40:19 - 40:19
Oh good.

- Mary Jo Wiltshire

40:20 - 40:21
I'm good.

- Wayne Platte

40:21 - 40:21

Ok.

- Wayne Platte

  40:22 - 40:24
  All right, so all of the items it soon.

- Wayne Platte

  40:25 - 40:39
  Engine, we're going to have board policy six on there as well, And, so I'm going to make a motion that we approve item number two with all of those items that were just listed.

- Wayne Platte

  40:41 - 40:42
  Everybody go with that?

- Kevin

  40:43 - 40:43
  Yes?

- Wayne Platte

  40:44 - 40:46
  We have a second on us there.

- Wayne Platte

  40:47 - 40:48
  Yeah.

- Wayne Platte

  40:50 - 40:50
  Chuck.

- Suzanne Cahill

  40:51 - 40:52
  Yes, check.

- Wayne Platte

40:53 - 40:59
By Charles Polanco all in favor Wayne Platte as a yes Charles Polacco.

- Wayne Platte

41:01 - 41:02
Mary Jo Wiltshire.

- Mary Jo Wiltshire

41:02 - 41:03
Yes.

- Wayne Platte

41:04 - 41:04
Gillis.

- Matt Gillis

41:05 - 41:05
Yes.

- Wayne Platte

41:06 - 41:07
Roche.

- Kevin

41:07 - 41:08
Yes sir.

- Wayne Platte

41:09 - 41:09
Thank you.

- Wayne Platte

41:10 - 41:12
That has adopted rich good seeing you again.

- Wayne Platte

  41:17 - 41:17
  Have a good evening.

- Wayne Platte

  41:19 - 41:20
  Thank.

- Rich Lanzarone

  41:24 - 41:26
  You very much, Hey.

- Wayne Platte

  41:26 - 41:26
  Rich.

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.

- Suzanne Cahill

  41:27 - 41:31
  Tonight Rich, item number seven, Wayne.

- Wayne Platte

  41:31 - 41:32
  All right?

- Wayne Platte

  41:37 - 41:44
  Actually I had to leave the meeting, so before I had to go down and get the boys were added a call, I had to get out and get their their takeout order, So thanks.

- Wayne Platte

  41:44 - 41:44
  Thanks, Chuck.

- Wayne Platte

  41:44 - 41:46
  For taking that.

- Wayne Platte

  41:47 - 41:51
  Item number 7 is 356 Broadway.

- Wayne Platte

  41:53 - 41:57
  And it's a special permit new renewal to operate a rooming house.

- Wayne Platte

  41:58 - 42:01
  Section block a lot is 56.43 dash 8.

- Wayne Platte

  42:01 - 42:03
  They are 61.1.

- Wayne Platte

  42:06 - 42:15
  SEQR Determination Zone C two, mixed use overlay District, Heritage Area, Ward nine, TPG Group, LLC, as the applicant owner?

- Wayne Platte

  42:20 - 42:23
  That we have, or we have representing here.
  [speaker unknown]:
  42:25 - 42:26
  Ok.

- Suzanne Cahill

  42:29 - 42:33
  I don't know if anyone is here.

- Wayne Platte

  42:34 - 42:34
  Ok?

- Suzanne Cahill

  42:35 - 42:40
  Are there any are there any parodies online for 356 Broadway?

- Frank Longhitano

  42:43 - 42:45
  You have a different number for us, it's just ....

- Frank Longhitano

  42:45 - 42:47
  Susan, can you hear me?

- Suzanne Cahill

  42:47 - 42:48
  Yes.

- Frank Longhitano

  42:49 - 42:50
  This is not for 30.

- Frank Longhitano

  42:50 - 42:51
  Broadway, is it?

- Suzanne Cahill

  42:51 - 42:53
  Now this is 3 56 Broadway.

- Suzanne Cahill

  42:53 - 42:54

Correct, OK.

- Frank Longhitano

  42:55 - 42:57
  Thank you, I'll hold on, thanks, OK.

- Frank Longhitano

  42:58 - 42:58
  Sorry.

- Wayne Platte

  43:03 - 43:08
  So, we have a inspection report from building safety on this This is Wayne ....

- Suzanne Cahill

  43:11 - 43:14
  I don't believe we do, Kiowa, right?

- Kyla DeDea

  43:15 - 43:16
  I don't thinks.

- Kyla DeDea

  43:16 - 43:19
  I don't know when the last one was.

- Wayne Platte

  43:20 - 43:44
  The reason I ask is because I know that during this, the virtual meetings that we've been having, if we do grant a renewal or anything that has a rooming or residential aspect to it, we usually had a condition attached to it where we would wait for building safety approval by the applicant shown here.

- Wayne Platte

  43:44 - 43:52

I don't know if you want to table this thing, or should we have enough information to go to move forward this now?

- Suzanne Cahill

  43:55 - 43:56

  Um.

- Wayne Platte

  43:59 - 44:06

  I mean, I went there today, just added to the commercial part of it, just to look about the, the, the NOx box.

- Wayne Platte

  44:06 - 44:11

  I didn't make it up there because we're talking about, is the upstairs portion of this, right?

- Suzanne Cahill

  44:11 - 44:12

  Correct.

- Suzanne Cahill

  44:14 - 44:24

  We have not received any complaints, and we have not received the police incident report, either.

- Suzanne Cahill

  44:25 - 44:31

  I would be leaning towards tabling it until we at least have those.

- Wayne Platte

  44:32 - 44:32

  I agree.

- Wayne Platte

  44:32 - 44:40

  And then, you know, this keeps us consistent with what we've done with other other properties through this virtual meeting.

- Wayne Platte

  44:42 - 44:43
  Aspect of it is everybody had agreement without you.

- Wayne Platte

  44:43 - 44:44
  I think we should table.

- Kevin

  44:46 - 44:48
  This is Kevin Roach, yes.

- Matt Gillis

  44:50 - 44:50
  Yes.

- Mary Jo Wiltshire

  44:51 - 44:52
  Mary Jo, I agree.

- Wayne Platte

  44:53 - 44:54
  Ok, cool.

- Wayne Platte

  44:54 - 44:58
  So at this time, I'll make a motion that we tabled item number seven.

- Wayne Platte

  44:59 - 45:00
  Do I have a second on that?

- Wayne Platte

  45:03 - 45:09

Roche second, All in favor way implied as a yes, Charles Belasco.

- Charles J Polacco Jr

  45:10 - 45:11
  Yes.

- Wayne Platte

  45:11 - 45:12
  Wiltshire.

- Mary Jo Wiltshire

  45:13 - 45:13
  Yes.

- Wayne Platte

  45:14 - 45:15
  Gillis.

- Matt Gillis

  45:15 - 45:15
  Yes.

- Wayne Platte

  45:16 - 45:17
  Roche.

- Kevin

  45:18 - 45:18
  Yes, sir.

- Wayne Platte

  45:20 - 45:23
  Adopted, item number seven is table.

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.

- Wayne Platte

  45:28 - 45:39

  Moving on to item number 8, 243 Early Avenue is a special permit renewal to operate a Community solar array.

- Wayne Platte

  45:39 - 45:42

  Section block a lot is 47.7.

- Wayne Platte

  45:42 - 45:48

  1, they are six secret determinations zoned C, 3 ward 1 Hudson soul.

- Wayne Platte

  45:49 - 45:50

  Is that solar?

- Wayne Platte

  45:50 - 45:52

  So solar is the applicant.

- Wayne Platte

  45:52 - 45:55

  Saint clair's Church of God Incorporated as the.

- Wayne Platte

  45:55 - 45:55

  Owner.

- john bridge

  45:58 - 45:59

  All right.

- Wayne Platte

  46:01 - 46:01
  Do we have anybody here?

- Wayne Platte

  46:06 - 46:07
  We probably don't even need anybody for this.

- Suzanne Cahill

  46:08 - 46:08
  Show.

- Suzanne Cahill

  46:09 - 46:13
  I'm John Bridge, are you here for this application?

- Wayne Platte

  46:14 - 46:14
  Yes.

- john bridge

  46:15 - 46:16
  Ok.

- Suzanne Cahill

  46:16 - 46:20
  We do have someone with a Swain John Bridge.

- Suzanne Cahill

  46:20 - 46:21
  Can you identify yourself?

- john bridge

  46:22 - 46:23

Yes, this is Mrs. Bridge.

- john bridge

  46:24 - 46:25
  Dorian gray.

- Wayne Platte

  46:25 - 46:26
  By.

- john bridge

  46:27 - 46:29
  I do.

- Kyla DeDea

  46:31 - 46:31
  Not.

- Suzanne Cahill

  46:31 - 46:32
  Know, I'm.

- Kyla DeDea

  46:32 - 46:32
  Sorry.

- Suzanne Cahill

  46:33 - 46:35
  You're 55 half ministry.

- john bridge

  46:35 - 46:36
  Yes, ma'am.

- Suzanne Cahill

46:38 - 46:40
We're doing 243 Hurly Avenue.

- Wayne Platte

46:42 - 46:44
We'll talk to you about a little bit.

- john bridge

46:44 - 46:45
Ok?

- Wayne Platte

46:46 - 46:47
All right.

- Wayne Platte

46:49 - 46:50
Ok.

- Suzanne Cahill

46:54 - 46:58
I see anybody here for this one.

- Wayne Platte

47:01 - 47:02
Do we need anybody for this?

- Wayne Platte

47:06 - 47:07
I don't believe we do.

- Wayne Platte

47:13 - 47:16
The only thing we do, everybody, do, we need the applicant here.

- Wayne Platte

  47:16 - 47:18

  Everybody, I think we can go ahead with this right now.

- Wayne Platte

  47:20 - 47:20

  Good, I would.

- Suzanne Cahill

  47:20 - 47:28

  Say, yes, but I liked the status of the phase two.

- Wayne Platte

  47:30 - 47:32

  The status of what, I'm sorry.

- Suzanne Cahill

  47:32 - 47:53

  Completion of phase two, if you look at your staff notes, there's a timeline that was provided as part of the application, And, it does say the estimated completion of phase two, The construction of phase two would be this month, September, So, I would like to firm the status of that.

- Wayne Platte

  47:54 - 47:55

  Do we know that they have?

- Wayne Platte

  47:56 - 47:57

  So, they did start.

- Wayne Platte

  47:57 - 48:00

  They've confirmed they've started that construction in June of this year.

- Suzanne Cahill

48:03 - 48:05

The building permit has been issued.

- Wayne Platte

48:06 - 48:06

Ok.

- Suzanne Cahill

48:07 - 48:09

In February, that was issued.

- Wayne Platte

48:10 - 48:20

All right, the estimated completion of phase two, is that something we can leave at staff level and just maybe leave the setup at the end of one year?

- Wayne Platte

48:24 - 48:24

So.

- Suzanne Cahill

48:25 - 48:28

I'm comfortable with that, the board has to make that.

- Wayne Platte

48:28 - 48:34

Decision, but, if you felt OK with that, I mean, it's so, How does the rest of the board feel with that?

- Wayne Platte

48:35 - 48:36

Gotta go.

- Wayne Platte

48:36 - 48:36

Why don't you?

- Kevin

  48:39 - 48:41
  I'm fine with that Kevin Roach.

- Wayne Platte

  48:42 - 48:44
  That's good 80.

- Katie Bawarski

  48:45 - 48:46
  Yep.

- Katie Bawarski

  48:46 - 48:46
  Sounds good.

- Wayne Platte

  48:49 - 48:50
  That's you're good with that.

- Vince

  48:53 - 48:53
  Yep.

- Vince

  48:53 - 48:54
  Good with that.

- Wayne Platte

  48:55 - 48:56
  Mj.

- Mary Jo Wiltshire

48:57 - 48:57
I'm good.

- Wayne Platte

48:58 - 49:01
All right, OK.

- Wayne Platte

49:03 - 49:09
So, this is a Type two action under seeker, so no further review of the Board is required for that.

- Wayne Platte

49:10 - 49:15
This time, I'll make a motion that we approve item number nine for a period of one year.

- Wayne Platte

49:15 - 49:26
The renewal for a period of one year, And the applicant will bring in information on their estimated completion of Phase two, to be reviewed by staff.

- Suzanne Cahill

49:29 - 49:33
All original conditions, carried forward.

- Wayne Platte

49:33 - 49:36
That all original condition is carried forward as well.

- Wayne Platte

49:37 - 49:40
This is where you got a second on that.

- Kevin

49:45 - 49:45
Beckoned.

- Wayne Platte

  49:46 - 49:52
  Kevin Roach has a second all in favor Wayne Flat as a yes Charles ...

- Charles J Polacco Jr

  49:53 - 49:53
  Is a yes.

- Wayne Platte

  49:54 - 49:56
  Mary Jo Wiltshire.

- Mary Jo Wiltshire

  49:56 - 49:57
  Yes.

- Wayne Platte

  49:58 - 49:58
  Gillis.

- Matt Gillis

  49:59 - 49:59
  Yes.

- Wayne Platte

  50:00 - 50:01
  Evan Roche.

- Kevin

  50:01 - 50:02
  Yes.

- Wayne Platte

  50:02 - 50:05

Adopted, OK good.

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.

- Wayne Platte

  50:08 - 50:16

  All right, moving on to item number 9, 76, Stash ADH Spring Street it's a special permit renewal for 12 apartments.

- Wayne Platte

  50:17 - 50:27

  Section Block and Lattice 56.42 dash 10 dash 8 Secret determination Zone arty, Rada Historic District Heritage Area.

- Wayne Platte

  50:28 - 50:33

  Also in coastal zone Ward eight Lloyd Levy is the applicant Owner.

- Wayne Platte

  50:36 - 50:37

  Mister Levy here.

- Suzanne Cahill

  50:38 - 50:40

  Yes mister Lady thank you.

- Levi Family

  50:41 - 50:42

  Yes can you hear me?

- Wayne Platte

  50:43 - 50:43

  Yes.

- Wayne Platte

50:44 - 50:44
We.

- Suzanne Cahill

50:44 - 50:44
Can.

- Levi Family

50:45 - 50:47
Find how you gentlemen and ladies nice to see you again.

- Levi Family

50:49 - 50:54
Yes we're asking for a renewal for a special permit.

- Levi Family

50:55 - 51:01
For the 12 apartments, in fact, Lebanon, they have completed, and then we face pandemic.

- Levi Family

51:03 - 51:04
And everything slow down.

- Levi Family

51:04 - 51:14
So we were requesting permission to extend it, so that we can, we only have one department left to do, so that we can please complete that one.

- Levi Family

51:14 - 51:17
Charles Wesley, I think, you know, is our architect.

- Levi Family

51:17 - 51:22
And he asked me to too, attend to meeting today.

- Levi Family

  51:22 - 51:25
  On the applicant, my wife and I are the owners.

- Levi Family

  51:27 - 51:28
  So.

- Levi Family

  51:30 - 51:36
  That's our request, we've been before you before, so.

- Levi Family

  51:39 - 51:41
  I'm not sure if you have any questions of me.

- Wayne Platte

  51:42 - 51:45
  Other than you're just waiting for that last department to be built.

- Wayne Platte

  51:45 - 51:48
  Any other, any other changes to what's going on there.

- Wayne Platte

  51:48 - 51:49
  Everything's good.

- Levi Family

  51:49 - 52:02
  Know, everything actually at, you know, we, you know, we initially had not problems to have some discussions with landmarks, et cetera, those the bulb, and settled we have we have completed the.

- Levi Family

52:03 - 52:14

I believe we've completed all the outdoor work which is very important to the landmarks because we were going to try to attempt to restore the building as much to its original.

- Levi Family

  52:15 - 52:16

  Look on the outside.

- Levi Family

  52:16 - 52:25

  So, will, the poor kids have, in fact, been done an approved, and we're halfway through the very left department and we come to a halt.

- Levi Family

  52:25 - 52:36

  So we're requesting permission for an extension on or a special permit, so we can complete that, lists department, and then we're done, know we've, we've had no problems.

- Levi Family

  52:36 - 52:36

  No, no.

- Levi Family

  52:37 - 52:39

  No normal, little problem, but, nope.

- Levi Family

  52:39 - 52:40

  No major problems.

- Suzanne Cahill

  52:42 - 52:43

  Mmm hmm, All.

- Wayne Platte

  52:43 - 52:50

Right, so the term for was that it was actually a year that we've had on this last one here.

- Suzanne Cahill

  52:52 - 52:54
  I believe it was.

- Suzanne Cahill

  52:55 - 52:55
  I.

- Levi Family

  52:55 - 52:55
  Believe so.

- Levi Family

  52:59 - 52:59
  That's right.

- Wayne Platte

  53:01 - 53:02
  What's your recommendation.

- Suzanne Cahill

  53:02 - 53:10
  Here until the final certificate of occupancy is issued, and then I would suggest going longer after.

- Wayne Platte

  53:10 - 53:10
  That.

- Wayne Platte

  53:11 - 53:14
  That makes sense, everybody good with that, for that term.

- Levi Family

53:14 - 53:15
I'm sorry, I didn't.

- Levi Family

53:15 - 53:16
I actually didn't hear that.

- Levi Family

53:16 - 53:17
I apologize.

- Suzanne Cahill

53:19 - 53:22
I recommended that they stick with the one-year renewal.

- Suzanne Cahill

53:23 - 53:33
And then once that all the conditions and the work is all complete, you've received a certificate of occupancy, the term would be extended.

- Levi Family

53:33 - 53:35
That would be perfectly fine for me.

- Levi Family

53:36 - 53:37
Thank you.

- Levi Family

53:37 - 53:38
That would be perfectly fine, for me, yes.

- Levi Family

53:38 - 53:39
I appreciate it.

- Wayne Platte

  53:41 - 53:43
  Does anybody on the board have any questions for the applicant?

- Wayne Platte

  53:48 - 53:49
  So, you're good at everything else.

- Wayne Platte

  53:49 - 53:49
  Then.

- Suzanne Cahill

  53:51 - 53:53
  If just all the original conditions are carried forward.

- Levi Family

  53:54 - 53:54
  Yes.

- Wayne Platte

  53:55 - 54:01
  All right, Under seeker, this is a type two action, again, no further review of the board is required.

- Wayne Platte

  54:02 - 54:11
  So, at this time, I will make a motion that we approve item number nine for a period of one year with all our missions carried forward.

- Wayne Platte

  54:11 - 54:12
  This is Wayne Platt.

- Wayne Platte

54:12 - 54:13
Do I have a second on that?

- Charles J Polacco Jr

54:15 - 54:16
They'll pull off both.

- Wayne Platte

54:17 - 54:21
Polacco goes a second, all in favor Wayne Platte as a yes.

- Wayne Platte

54:21 - 54:22
Charles Polacco.

- Charles J Polacco Jr

54:23 - 54:23
Yes.

- Wayne Platte

54:24 - 54:25
Mary Jo Wiltshire.

- Mary Jo Wiltshire

54:26 - 54:27
Yes.

- Wayne Platte

54:28 - 54:29
Yes.

- Matt Gillis

54:29 - 54:29
Yes.

- Wayne Platte

  54:30 - 54:31
  Kevin Roche.

- Kevin

  54:31 - 54:32
  Yes.

- Wayne Platte

  54:33 - 54:34
  Ok, motion carried.

- Wayne Platte

  54:34 - 54:35
  Adopted.

- Wayne Platte

  54:36 - 54:38
  Mister mister Levy, thank you very much.

- Levi Family

  54:39 - 54:41
  And thank you very much in these difficult times.

- Levi Family

  54:41 - 54:43
  I really do appreciate it.

- Levi Family

  54:44 - 54:45
  Am I to sign off now?

- Levi Family

  54:45 - 54:45

Ms.

- Suzanne Cahill

  54:45 - 54:46
  Cahill.

- Suzanne Cahill

  54:47 - 54:47
  All done.

- Levi Family

  54:48 - 54:52
  Thank you very much And, well, thank you, anyone else to say, Thank you very much.

- Levi Family

  54:52 - 54:54
  Be, well, be safe and healthy.

- Levi Family

  54:54 - 54:55
  Bye, Bye, Bye.

- Kevin

  54:57 - 54:57
  Hi.

- Wayne Platte

  55:00 - 55:07
  Item number 10 is 55 Hoffman Street special permit to establish an accessory apartment.

- Wayne Platte

  55:07 - 55:12
  Section blocking a lot of 56.26 dash 10 dash 10.

- Wayne Platte

  55:12 - 55:16
  Secret Determination Zone are 1 word 5.

- Wayne Platte

  55:16 - 55:20
  Doreen Bridges, The Applicant Owner, OK, Ms. Ms. Bridge.

- Wayne Platte

  55:20 - 55:21
  Now, we can have you hear about that.

- john bridge

  55:22 - 55:22
  Yes, sir.

- Wayne Platte

  55:24 - 55:24
  Hedo tonight.

- john bridge

  55:25 - 55:26
  I'm doing well.

- john bridge

  55:26 - 55:26
  How will you?

- Wayne Platte

  55:27 - 55:28
  So, thank you.

- Wayne Platte

  55:31 - 55:32

Do you want to tell us what you want to do here?

- Wayne Platte

  55:32 - 55:34
  Want to give us a little overview?

- john bridge

  55:34 - 55:35
  Yes.

- john bridge

  55:35 - 55:45
  I started this apartment, this basement that I have, and I wanted to put a bedroom in a small kitchen down there.

- john bridge

  55:46 - 55:48
  I was granted a special permit.

- john bridge

  55:48 - 55:54
  A few years back, financial difficult, came in, I stopped the work.

- john bridge

  55:55 - 55:57
  I'm so I lose the permit.

- john bridge

  55:57 - 56:02
  So what I want is a renewal of the permit to complete what we started.

- john bridge

  56:04 - 56:07
  The building was and it started.

- john bridge

56:07 - 56:12
Everything was putting the electrical and they came from your place.

- john bridge

56:12 - 56:15
You guys came and inspected, and it was, everything, was OK.

- john bridge

56:16 - 56:17
And so I just wanted to finish it.

- john bridge

56:17 - 56:20
I'll finish up and close it out.

- john bridge

56:22 - 56:26
So I'm oxygen permits if I could get it back.
[speaker unknown]:
56:31 - 56:31
Yes!

- Wayne Platte

56:33 - 56:35
Do we have any sketches or anything?

- Wayne Platte

56:35 - 56:37
Kiowa that were submitted?

- john bridge

56:37 - 56:41
Yes, I submit some document recently.

- Wayne Platte

56:53 - 56:55
This is back in 20 12.

- Wayne Platte

56:55 - 56:55
Alright.

- Wayne Platte

56:57 - 57:00
Nothing has changed from this, Ms. Bridge?

- john bridge

57:00 - 57:02
No, so nothing has changed.

- Wayne Platte

57:02 - 57:03
Yeah.

- Vince

57:05 - 57:05
Yes.

- Wayne Platte

57:08 - 57:08
We knew your.

- Mary Jo Wiltshire

57:08 - 57:11
Recent inspection by building and safety.

- john bridge

57:12 - 57:13
Not no.

- Suzanne Cahill

  57:16 - 57:23
  Right, they'll get, they'll get an inspection based on the permit, once all the work is completed.

- john bridge

  57:23 - 57:24
  Ok.

- Wayne Platte

  57:28 - 57:29
  And so this is way in planning.

- Wayne Platte

  57:29 - 57:33
  And the parking here is this is just we're still good with that.

- Suzanne Cahill

  57:37 - 57:41
  I believe there are there's a three car garage in the rear.

- john bridge

  57:42 - 57:42
  Yes.

- Wayne Platte

  57:42 - 57:43
  Ma'am.

- Suzanne Cahill

  57:50 - 57:51
  This is bred.

- john bridge

  57:51 - 57:52

Yes, Yes, ma'am.

- Suzanne Cahill

  57:53 - 58:05

  Ok, can you just discuss how vehicles will be parking parking for three Cars now you have a three car garage or is that on your neighbor's.

- john bridge

  58:05 - 58:17

  Property no, that's my garage is a three so big garage is F three Bay Park on the side I'll be there is Peter Street.

- Suzanne Cahill

  58:19 - 58:21

  Ok, but on site you have enough room for there.

- Suzanne Cahill

  58:21 - 58:25

  Are those three days available for parking.

- john bridge

  58:25 - 58:26

  Yes, ma'am.

- Suzanne Cahill

  58:26 - 58:28

  Ok then they're fine wine.

- Wayne Platte

  58:29 - 58:30

  Ok, Thank you.

- Wayne Platte

  58:35 - 58:37

  And she's aware of all of these requirements.

- Wayne Platte

  58:38 - 58:42
  Must be owner occupied, The list we have in front of us, here, she, you're very.

- Suzanne Cahill

  58:42 - 58:43
  Aware.

- Wayne Platte

  58:43 - 58:44
  Of, all that.

- Suzanne Cahill

  58:44 - 58:47
  We will place them in the decision ladder.

- john bridge

  58:48 - 58:48
  Ok?

- Wayne Platte

  58:51 - 58:54
  Anybody have any questions for the applicant?

- Wayne Platte

  58:59 - 59:01
  Ok, thanks for pulling that up.

- Wayne Platte

  59:04 - 59:05
  Uh.

- Wayne Platte

  59:07 - 59:19

The term for their permit, where staff is recommending one year, which is which is rather typical for no up and you know, from when things become first up and running.

- Wayne Platte

  59:19 - 59:20
  Everybody's good with a one-year permit for that.

- Wayne Platte

  59:23 - 59:29
  Ok, alright, so under we're gonna go to secret now, under secret.

- Wayne Platte

  59:29 - 59:32
  This is a type two actions, show, no further review of the board is required.

- Wayne Platte

  59:33 - 59:34
  Uh.

- Wayne Platte

  59:37 - 59:44
  So, at this time, I will make a motion that we approve item number 10 for a period of one year.

- Wayne Platte

  59:45 - 59:49
  So, do you want to go over some of the conditions there that you have?

- Suzanne Cahill

  59:50 - 01:00:03
  I added in Board policy 6 and19 Knox box and policy for carbon monoxide

- Kevin

  01:00:04 - 01:00:05
  Monoxide.

- Suzanne Cahill

01:00:07 - 01:00:07

As well.

- Suzanne Cahill

01:00:08 - 01:00:21

And then the conditions of the zoning ordinance that are incorporated into the staff notes, which come right out of the zoning ordinance, those being that the building must be owner occupied.

- Suzanne Cahill

01:00:25 - 01:00:34

Must be located within the principal dwelling, and the principal dwelling must have existed prior to 1982 and contain a minimum of 2000 square feet.

- Suzanne Cahill

01:00:34 - 01:00:40

The minimum size shall be 300 square feet maximum 600 square feet of the accessory apartment.

- Suzanne Cahill

01:00:40 - 01:00:45

No more than one accessory apartment dwelling shall continue to look like a single family home.

- Suzanne Cahill

01:00:45 - 01:00:53

The approval for water and sewer connection must be required, and the off street parking for three spaces must be maintained.

- Suzanne Cahill

01:00:55 - 01:00:58

That will get a final Building Department inspection.

- Suzanne Cahill

01:00:58 - 01:01:01

Once all the work is complete on the permit, that's.

- Wayne Platte

01:01:02 - 01:01:08
Ok, thank you, so, for that So, that is part of the motion that I'm making Intuit to approve.

- Wayne Platte

01:01:08 - 01:01:09
Item number 10.

- Wayne Platte

01:01:10 - 01:01:11
Do I have a second on it?

- Kevin

01:01:13 - 01:01:14
Kevin Roach second.

- Wayne Platte

01:01:16 - 01:01:21
Roach has a second all in favor wave flat as a yes, stairwells polanco.

- Wayne Platte

01:01:21 - 01:01:24
Yeah, Gary Joe Wiltshire.

- Mary Jo Wiltshire

01:01:24 - 01:01:25
Yes.

- Wayne Platte

01:01:26 - 01:01:27
Gillis.

- Matt Gillis

01:01:27 - 01:01:27
Yes.

- Wayne Platte

  01:01:28 - 01:01:29
  Roche.

- Kevin

  01:01:30 - 01:01:30
  Yes.

- Wayne Platte

  01:01:31 - 01:01:32
  Adopted.

- Wayne Platte

  01:01:33 - 01:01:34
  Thank you, Ms. Bridge.

- john bridge

  01:01:34 - 01:01:35
  Thank you.

- Wayne Platte

  01:01:36 - 01:01:37
  Right, Good evening.

- john bridge

  01:01:38 - 01:01:39
  To Seth.

- john bridge

  01:01:40 - 01:01:41
  Thanks everyone.

- john bridge

  01:01:43 - 01:01:45

Can I have up now.

- Wayne Platte

  01:01:45 - 01:01:46
  Now you can log off.

- john bridge

  01:01:47 - 01:01:47
  Ok.

- john bridge

  01:01:48 - 01:01:51
  So, all.

- Wayne Platte

  01:01:51 - 01:01:51
  Right.

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.

- Wayne Platte

  01:01:54 - 01:01:57
  Item number 11 is 34 Franklin Street Special.

- Wayne Platte

  01:01:58 - 01:02:00
  Note to operate a four room, Boardinghouse.

- Wayne Platte

  01:02:00 - 01:02:04
  Veteran Block, a lot is 56.93 to 6.

- Wayne Platte

  01:02:05 - 01:02:10

SEQR Determination Zone R-2, Ward 4. Jacquelyn Lambert is the applicant owner.

- Wayne Platte

  01:02:11 - 01:02:17
  I see here that this was tabled at the July meeting to allow for an inspection by Building Safety.

- Wayne Platte

  01:02:20 - 01:02:25
  Inspection was conducted, however, there are numerous issues that needed to be addressed within 30 days.

- Wayne Platte

  01:02:26 - 01:02:29
  Re-inspection has been scheduled for September 30th.

- Wayne Platte

  01:02:29 - 01:02:34
  Um, we don't know if the violations have been addressed.

- Suzanne Cahill

  01:02:35 - 01:02:35
  The staff.

- Wayne Platte

  01:02:35 - 01:02:35
  Would.

- Suzanne Cahill

  01:02:36 - 01:02:37
  Tell the re inspection.

- Wayne Platte

  01:02:38 - 01:02:39
  What's that?

- Suzanne Cahill

01:02:41 - 01:02:42
Inspection.

- Kyla DeDea

01:02:43 - 01:02:44
Thanks.

- Wayne Platte

01:02:45 - 01:02:47
One more time, so, sorry.

- Kyla DeDea

01:02:48 - 01:02:49
We.

- Suzanne Cahill

01:02:49 - 01:02:52
Don't know if the violations have been corrected.

- Suzanne Cahill

01:02:52 - 01:02:56
We're waiting for the building department to do their re-inspection on September 30th.

- Wayne Platte

01:02:59 - 01:03:00
We table this again, right now.

- Suzanne Cahill

01:03:02 - 01:03:07
I would, because of the the numerous violations that they did identify, yes.

- Wayne Platte

01:03:08 - 01:03:10
Ok, I'm comfortable, everybody's good with that.

- Wayne Platte

  01:03:13 - 01:03:15
  So, at this time, I'll make a motion that we table.

- Wayne Platte

  01:03:15 - 01:03:17
  Item number 11, do I have a second?

- Charles J Polacco Jr

  01:03:19 - 01:03:19
  That's it.

- Wayne Platte

  01:03:21 - 01:03:25
  Charles Perrault Green plot, as guess for lack of.

- Charles J Polacco Jr

  01:03:26 - 01:03:26
  Death?

- Wayne Platte

  01:03:27 - 01:03:28
  Mary Jo Wilshire.

- Mary Jo Wiltshire

  01:03:29 - 01:03:29
  Yes.

- Wayne Platte

  01:03:30 - 01:03:31
  At Gillis.

- Matt Gillis

  01:03:31 - 01:03:32

Yes.

- Wayne Platte

  01:03:33 - 01:03:33
  Roche?

- Kevin

  01:03:34 - 01:03:35
  Yes.

- Wayne Platte

  01:03:36 - 01:03:37
  Motion adopted or table.

  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.

- Wayne Platte

  01:03:39 - 01:03:45
  All right, still under public hearings, item number 12, ...

- Wayne Platte

  01:03:45 - 01:03:50
  Dash 42 Broadway, special permit renewal for residential units.

- Wayne Platte

  01:03:50 - 01:03:58
  Section block widest 56.43 point 8.61 point 1 Secret Determination.

- Wayne Platte

  01:03:58 - 01:04:06
  R.l.c., Heritage Area, Coastal Zone, Ward 8, 30 Kingston Realty Corporation, is the owner.

- Mary Jo Wiltshire

  01:04:09 - 01:04:11

I need to recuse myself.

- Wayne Platte

  01:04:12 - 01:04:13
  Ok.

- Wayne Platte

  01:04:16 - 01:04:17
  What's the reasoning?

- Kyla DeDea

  01:04:19 - 01:04:19
  My.

- Mary Jo Wiltshire

  01:04:19 - 01:04:24
  Husband whose business is located inside this building and they rent from the.

- Wayne Platte

  01:04:24 - 01:04:26
  Applicants, OK.

- Wayne Platte

  01:04:30 - 01:04:33
  Alright, so we bring it to vote here franconia.

- Frank Longhitano

  01:04:34 - 01:04:36
  Channel already, Kingston.

- Frank Longhitano

  01:04:37 - 01:04:37
  Realty.

- Frank Longhitano

01:04:39 - 01:04:39
Yeah.

- Suzanne Cahill

01:04:41 - 01:04:45
Bill, will be voting as the Alternate and Mary jo's.

- Frank Longhitano

01:04:45 - 01:04:46
Absence.

- Suzanne Cahill

01:04:47 - 01:04:49
Kevin is voting for Robert.

- Wayne Platte

01:04:50 - 01:04:52
Ok, All right, go ahead.

- Wayne Platte

01:04:53 - 01:04:54
Those little.

- Frank Longhitano

01:04:54 - 01:04:57
Changes on his building whatsoever is just standard upkeep.

- Frank Longhitano

01:04:58 - 01:05:08
It was converted from offices to change, residential, apartments, I think 7 or 8 years ago, maybe somewhere around there, you know.

- Frank Longhitano

01:05:08 - 01:05:12
But it's basically digital changes.

- Frank Longhitano

  01:05:14 - 01:05:15
  We're looking for renewal again.

- Frank Longhitano

  01:05:18 - 01:05:18
  Thank you.

- Wayne Platte

  01:05:19 - 01:05:27
  Sorry, and I see that the previous terrorists for five years and staff is recommending another five year term as everybody go to that on the Board.

- Kevin

  01:05:29 - 01:05:29
  Yes.

- Vince

  01:05:31 - 01:05:32
  Yes from Grace.

- Charles J Polacco Jr

  01:05:33 - 01:05:33
  Yes.

- Wayne Platte

  01:05:35 - 01:05:37
  This looks pretty straightforward.

- Wayne Platte

  01:05:37 - 01:05:40
  I don't see anything that's jumping out of my staff notes here.

- Suzanne Cahill

  01:05:41 - 01:05:44

Now, there have been no complaints, everything is fine.

- Wayne Platte

  01:05:46 - 01:05:52

  Alright, so, under seeker, this is a type two action again, no further review or the Board is required.

- Wayne Platte

  01:05:53 - 01:06:01

  At this time, I'll make a motion that we approve, item number 12, for a period of five years, with all original conditions carried forward.

- Wayne Platte

  01:06:02 - 01:06:04

  That's way applied here, Do I have a second on that?

- Charles J Polacco Jr

  01:06:07 - 01:06:07

  That's right.

- Wayne Platte

  01:06:09 - 01:06:10

  Neck and chop.

- Wayne Platte

  01:06:11 - 01:06:12

  All right, all in favor of Wayne Plat.

- Wayne Platte

  01:06:13 - 01:06:13

  Yes.

- Wayne Platte

  01:06:14 - 01:06:15

  Charles Malacca.

- Charles J Polacco Jr

  01:06:15 - 01:06:16
  Yes.

- Wayne Platte

  01:06:17 - 01:06:18
  That gives us.

- Matt Gillis

  01:06:18 - 01:06:19
  Yes.

- Wayne Platte

  01:06:19 - 01:06:20
  Kevin Roche?

- Kevin

  01:06:21 - 01:06:21
  Yes.

- Wayne Platte

  01:06:22 - 01:06:23
  Torture.

- Vince

  01:06:23 - 01:06:24
  Yes.

- Wayne Platte

  01:06:25 - 01:06:26
  Motion is adopted.

- Wayne Platte

  01:06:26 - 01:06:28

Frank, thank you very much for stopping by tonight.

- Frank Longhitano

  01:06:29 - 01:06:30
  Thank you very much.

- Frank Longhitano

  01:06:31 - 01:06:33
  Want to tell you just fabulous.

- Frank Longhitano

  01:06:37 - 01:06:38
  Thank you, everybody, stay healthy.

- Wayne Platte

  01:06:39 - 01:06:40
  Take care, shaking.

- Frank Longhitano

  01:06:42 - 01:06:42
  Seeing you, Susan.

- Wayne Platte

  01:06:48 - 01:06:48
  All right.

- Wayne Platte

  01:06:48 - 01:06:50
  We're welcoming Mary Jo back into the fold.

  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.

- Wayne Platte

  01:06:54 - 01:06:56

Moving on to Item 13, one-on-one.

- Wayne Platte

  01:06:56 - 01:07:06
  Raincoat Avenue is a special permit, or seven Artists Lofts fifty six point one hundred and nine dash two dash forty one the patient.

- Kyla DeDea

  01:07:07 - 01:07:07
  Zone.

- Wayne Platte

  01:07:08 - 01:07:13
  Zone O-2 word for 101 Green Kill Avenue LLC is the applicant owner.

- Wayne Platte

  01:07:18 - 01:07:18
  Yeah.

- Wayne Platte

  01:07:20 - 01:07:21
  Ok.

- Suzanne Cahill

  01:07:23 - 01:07:25
  Mister Barlet is with us, Wayne.

- Wayne Platte

  01:07:30 - 01:07:31
  Of all mister Barlow.

- Kyla DeDea

  01:07:36 - 01:07:39
  Issues with the mic?

- Suzanne Cahill

01:07:40 - 01:07:41
There is.

- Suzanne Cahill

01:07:41 - 01:07:43
can you speak?

- Suzanne Cahill

01:07:47 - 01:07:48
We're going to hear you.

- Wayne Platte

01:07:49 - 01:07:52
All went gray on me here on the Attendees List.

- Suzanne Cahill

01:08:01 - 01:08:03
Let me see if I can.

- Kyla DeDea

01:08:09 - 01:08:11
Oh, yeah.

- Suzanne Cahill

01:08:13 - 01:08:14
Good.

- Don Tallerman

01:08:18 - 01:08:19
Suzanne.

- Don Tallerman

01:08:19 - 01:08:23
He can hear everybody, but you can't hear him.

- Don Tallerman

  01:08:23 - 01:08:26
  So he's going to try to lay down.

- Suzanne Cahill

  01:08:26 - 01:08:27
  Ok.

- Suzanne Cahill

  01:08:34 - 01:08:35
  All right.

- Kyla DeDea

  01:08:36 - 01:08:37
  Love.

- Wayne Platte

  01:08:41 - 01:08:43
  All right, we're wearing green colors there, so now.

- Suzanne Cahill

  01:08:45 - 01:08:47
  This is the L key Memorial Building.

- Wayne Platte

  01:08:48 - 01:08:48
  Ok.

- Kyla DeDea

  01:08:52 - 01:08:54
  Yeah, OK.

- Wayne Platte

  01:08:56 - 01:08:58

Anything jumping out with staff with this.

- Kyla DeDea

  01:09:00 - 01:09:02

  Let me know.

- Wayne Platte

  01:09:08 - 01:09:17

  And can we, can we get mister Barley the answer if it's any changes at all right now, since previous renewal each.

- Suzanne Cahill

  01:09:18 - 01:09:19

  Trying to connect.

- Kyla DeDea

  01:09:23 - 01:09:24

  Yeah.

- Suzanne Cahill

  01:09:28 - 01:09:28

  Let me.

- Kyla DeDea

  01:09:28 - 01:09:29

  See.

- Wayne Platte

  01:09:38 - 01:09:45

  Alright, so the open storage part that you're talking about is that fenced in area, where the, where all those palettes for being stored.

- Wayne Platte

  01:09:45 - 01:09:47

  Is that what your area of concern was?

- Suzanne Cahill

  01:09:48 - 01:09:49

  Yes.

- Suzanne Cahill

  01:09:50 - 01:09:59

  It's in the separate parking lot across the street, cross sell, but it would it be, can everyone hear me?

- Suzanne Cahill

  01:09:59 - 01:10:00

  Now we.

- Kyla DeDea

  01:10:00 - 01:10:00

  Can.

- Wayne Platte

  01:10:01 - 01:10:02

  Submit marker.

- Wayne Platte

  01:10:03 - 01:10:08

  This is how will Arya, how are you?

- Wayne Platte

  01:10:10 - 01:10:10

  Thank you.

- Wayne Platte

  01:10:13 - 01:10:17

  I started hearing chai OK.

- Wayne Platte

  01:10:18 - 01:10:21

Had there been any changes since the last renewal?

- Wayne Platte

  01:10:22 - 01:10:24
  No, not to my knowledge.

- Wayne Platte

  01:10:26 - 01:10:33
  All right, I see that there's the storage and that, you know, that finished an area has been cleared, and that's, that's, that's good.

- Wayne Platte

  01:10:33 - 01:10:35
  There was quite a bit of stuff in there before.

- Wayne Platte

  01:10:35 - 01:10:36
  And, yeah.

- Wayne Platte

  01:10:39 - 01:10:41
  Ok, apologize for that.

- Wayne Platte

  01:10:42 - 01:10:56
  All right, and part of the staff notes here, maybe issue has already talked to you about this, is that if off street parking demand is needed, that will need to revert back to parking, OK?

- Wayne Platte

  01:10:57 - 01:11:01
  Yeah, we have plenty of parking, Burberry from occurring.

- Wayne Platte

  01:11:03 - 01:11:06
  Ok, OK.

- Wayne Platte

  01:11:09 - 01:11:14
  All right the the inspection to is that how does that happen yet BSD Safety?

- Kyla DeDea

  01:11:16 - 01:11:19
  Know a photobooth first.

- Suzanne Cahill

  01:11:20 - 01:11:23
  It's, OK, it's scheduled for October first way.

- Wayne Platte

  01:11:24 - 01:11:27
  All right, can we make that a condition of approval?

- Suzanne Cahill

  01:11:27 - 01:11:30
  I would say yes, as long it's satisfactory inspection.

- Wayne Platte

  01:11:32 - 01:11:33
  At the board.

- Wayne Platte

  01:11:33 - 01:11:34
  What good is good with that?

- Wayne Platte

  01:11:37 - 01:11:52
  Ok, as far as the, the term for the new, for the renewal, uh, it could be renewed up to a maximum of three years, The previous one was for three years.

- Wayne Platte

  01:11:52 - 01:11:55

Is everybody happy with going with another three year term on that?

- Wayne Platte

  01:11:58 - 01:11:59
  Yes, OK.

- Wayne Platte

  01:12:00 - 01:12:02
  Does anybody have any questions for the applicant?

- Wayne Platte

  01:12:07 - 01:12:07
  Ok.

- Wayne Platte

  01:12:08 - 01:12:09
  All right.

- Wayne Platte

  01:12:09 - 01:12:10
  So, under SEQR.

- Wayne Platte

  01:12:13 - 01:12:15
  No further review of the board is required.

- Wayne Platte

  01:12:17 - 01:12:22
  So, this time, I'll make a motion that we approve item number 13, for a period of three years.

- Wayne Platte

  01:12:23 - 01:12:33
  We're going to have all original conditions carried forward, and also it will require a favorable inspection by building safety, which is scheduled for October.

- Wayne Platte

01:12:33 - 01:12:35
Anything else you want to add to that?

- Suzanne Cahill

01:12:37 - 01:12:38
No, I believe that was it.

- Wayne Platte

01:12:40 - 01:12:42
So this is one place that was a motion.

- Wayne Platte

01:12:42 - 01:12:43
Do I have a second?

- Kevin

01:12:45 - 01:12:47
Second, Kevin Roach.

- Wayne Platte

01:12:48 - 01:12:48
Ok.

- Wayne Platte

01:12:48 - 01:12:53
Second by Kevin, all in favor Wayne Plat as a yes Charles Flacco.

- Charles J Polacco Jr

01:12:54 - 01:12:55
Yes.

- Wayne Platte

01:12:56 - 01:12:57
Mary Jo Wilshire.

- Mary Jo Wiltshire

  01:12:57 - 01:12:58
  Yes.

- Wayne Platte

  01:12:59 - 01:13:00
  Back, Gillis.

- Matt Gillis

  01:13:00 - 01:13:01
  Yes.

- Wayne Platte

  01:13:02 - 01:13:02
  Kevin Roche.

- Kevin

  01:13:03 - 01:13:03
  Yes.

- Wayne Platte

  01:13:04 - 01:13:06
  It is approved.

- Wayne Platte

  01:13:06 - 01:13:07
  Thank you, mister Bar-lev.

- Wayne Platte

  01:13:08 - 01:13:09
  Thank you very much.

- Wayne Platte

  01:13:09 - 01:13:12

Have a good evening, everyone.

- Suzanne Cahill

01:13:12 - 01:13:13
Thank you.

- Wayne Platte

01:13:17 - 01:13:17
All right.

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.

- Wayne Platte

01:13:19 - 01:13:22
Item number 14 is 20 Cedar Street, Special Permit renaud.

- SCOTT DUTTON

01:13:23 - 01:13:23
To the.

- Wayne Platte

01:13:23 - 01:13:27
Approved plan, Section Block and loudest 56.

- Wayne Platte

01:13:27 - 01:13:38
Point one and I dash four dash two point one hundred secret determinations, Zone OTO, mixed use overlay District Court for ..., the applicant owner.

- Wayne Platte

01:13:40 - 01:13:41
We have some rough go here.

- Suzanne Cahill

01:13:42 - 01:13:45

I believe Scott gotten is representing.

- Wayne Platte

  01:13:45 - 01:13:46
  Rafa.

- Suzanne Cahill

  01:13:46 - 01:13:46
  Evening.

- Wayne Platte

  01:13:48 - 01:13:48
  Scott?

- SCOTT DUTTON

  01:13:49 - 01:13:50
  Evening, everyone.

- Wayne Platte

  01:13:53 - 01:13:54
  Uh, hmm.

- Wayne Platte

  01:13:56 - 01:13:59
  Anything else, anything going on it, the same stuff, right?

- SCOTT DUTTON

  01:14:02 - 01:14:05
  Well, we have a CFO and we're fully occupied.

- Wayne Platte

  01:14:11 - 01:14:14
  Any, any, any questions from the board?

- Wayne Platte

01:14:19 - 01:14:22
And when we have a one-year term and the last permit, so.

- Wayne Platte

01:14:27 - 01:14:27
Here.

- Suzanne Cahill

01:14:28 - 01:14:30
I don't, I don't recall.

- Suzanne Cahill

01:14:30 - 01:14:32
I believe it was, it was short.

- Suzanne Cahill

01:14:32 - 01:14:37
But I think obviously the building's been complete, we've done all our final inspections.

- Suzanne Cahill

01:14:37 - 01:14:43
You're going to be looking at me, releasing the performance problems evening.

- Suzanne Cahill

01:14:43 - 01:14:49
I would go with a longer term, I would say, five years is sufficient.

- Wayne Platte

01:14:51 - 01:14:55
And where, where, you're recommending releasing the balance of the performance ponto.

- Suzanne Cahill

01:14:56 - 01:15:01
Is that, it's on the agenda later, but you will be considering that this evening.

- Wayne Platte

  01:15:02 - 01:15:07
  I don't know if we could take care of that right now, or not, OK, Alright.

- Wayne Platte

  01:15:07 - 01:15:09
  What you said, five years, you're recommending.

- Suzanne Cahill

  01:15:10 - 01:15:11
  That's what I would recommend.

- Wayne Platte

  01:15:12 - 01:15:14
  How does the Board are good with that.

- Mary Jo Wiltshire

  01:15:16 - 01:15:16
  Good data?

- Wayne Platte

  01:15:20 - 01:15:22
  Ok, can.

- Mary Jo Wiltshire

  01:15:22 - 01:15:25
  We do, can we do the Bond release now since he's here and?

- Suzanne Cahill

  01:15:27 - 01:15:28
  That's going to be with us.

- Mary Jo Wiltshire

  01:15:31 - 01:15:31

All right, yeah.

- Mary Jo Wiltshire

  01:15:32 - 01:15:33
  Sorry, Scott trying to help you.

- Suzanne Cahill

  01:15:34 - 01:15:34
  Yeah.

- Wayne Platte

  01:15:36 - 01:15:41
  Alright, so under a seeker, this is also a type two actions and no further review of the board is required.

- Wayne Platte

  01:15:42 - 01:15:49
  At this time, I'll make a motion that we approve item number 14, for a period of five years, with all original conditions carried forward.

- Wayne Platte

  01:15:49 - 01:15:51
  That's just wait a second on that.

- Mary Jo Wiltshire

  01:15:53 - 01:15:55
  Second, I.

- Wayne Platte

  01:15:55 - 01:15:59
  Got by Mary Jo, Wayne Plaid as a yes, Charles ....

- Charles J Polacco Jr

  01:16:00 - 01:16:02
  Yes, Prairie.

- Wayne Platte

  01:16:02 - 01:16:02
  Joe Wiltshire.

- Mary Jo Wiltshire

  01:16:03 - 01:16:03
  Yes.

- Wayne Platte

  01:16:05 - 01:16:05
  Yes.

- Matt Gillis

  01:16:06 - 01:16:06
  Yes.

- Wayne Platte

  01:16:07 - 01:16:08
  Roche?

- Kevin

  01:16:08 - 01:16:09
  Yes.

- Wayne Platte

  01:16:11 - 01:16:12
  Fortunately adopted.

- SCOTT DUTTON

  01:16:13 - 01:16:14
  Thank you.

- Wayne Platte

  01:16:14 - 01:16:14

Eric.

- Wayne Platte

  01:16:15 - 01:16:17
  Thank you Scott, we'll see in a bit.

  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.

- Wayne Platte

  01:16:20 - 01:16:28
  Item number 15 is 21 oneill street special permit to establish a drinking establishment in an existing building.

- Wayne Platte

  01:16:29 - 01:16:36
  Section Block a lot is 56.25 dash 2 dash 50 sticker Determination.

- Wayne Platte

  01:16:37 - 01:16:39
  Zone C 3 Ward 4.

- Wayne Platte

  01:16:39 - 01:16:43
  Eric Sturdy Olo is the applicant or added I do on that one.

- Wayne Platte

  01:16:47 - 01:16:48
  All right.

- Wayne Platte

  01:16:48 - 01:16:50
  Oh.

- Marcos Santa Ana | Alloi Architecture

01:16:53 - 01:16:54
Oh, welcome.

- Wayne Platte

01:16:59 - 01:17:00
Eric, you're there.

- Marcos Santa Ana | Alloi Architecture

01:17:01 - 01:17:03
So, yes, as marcos right here.

- Wayne Platte

01:17:04 - 01:17:05
Ok.

- Wayne Platte

01:17:06 - 01:17:08
You want to go ahead and tell us what your plan is here?

- Marcos Santa Ana | Alloi Architecture

01:17:09 - 01:17:10
Yes.

- Marcos Santa Ana | Alloi Architecture

01:17:10 - 01:17:11
Is it possible to share my screen?

- Wayne Platte

01:17:15 - 01:17:15
Yes.

- Marcos Santa Ana | Alloi Architecture

01:17:19 - 01:17:21
Ok, the presenter.

- Marcos Santa Ana | Alloi Architecture

  01:17:21 - 01:17:22
  So.

- Kyla DeDea

  01:17:22 - 01:17:26
  I think you have to make them make them a presenter ability.

- Suzanne Cahill

  01:17:46 - 01:17:46
  There you go.

- Marcos Santa Ana | Alloi Architecture

  01:17:48 - 01:17:48
  Thank you.

- Marcos Santa Ana | Alloi Architecture

  01:17:54 - 01:17:59
  Ok, so yeah, so this, this is 21 on your street.

- Marcos Santa Ana | Alloi Architecture

  01:18:00 - 01:18:05
  This project, there's an existing conditions, existing two story building.

- Marcos Santa Ana | Alloi Architecture

  01:18:06 - 01:18:14
  What we'd like to do is convert it to the ground floor to a beer garden, craft your garden.

- Marcos Santa Ana | Alloi Architecture

  01:18:15 - 01:18:21
  Um, this is the approximate location, just off of Broadway Through here.

- Marcos Santa Ana | Alloi Architecture

  01:18:23 - 01:18:30

And we would like to show you the site here.

- Marcos Santa Ana | Alloi Architecture

  01:18:31 - 01:18:39
  The existing two started building, you've worked in front of the property with a vacant space parking lot and back.

- Marcos Santa Ana | Alloi Architecture

  01:18:41 - 01:18:44
  The preferred posing.

- Ashley Jordan

  01:18:44 - 01:18:44
  Actually.

- Marcos Santa Ana | Alloi Architecture

  01:18:45 - 01:18:51
  Cite handicap accessible math and remove the small roof structure in the back.

- Marcos Santa Ana | Alloi Architecture

  01:18:54 - 01:19:00
  And the first floor, we're taking out some of the interior walls.

- Ashley Jordan

  01:19:01 - 01:19:01
  To.

- Marcos Santa Ana | Alloi Architecture

  01:19:01 - 01:19:02
  Open up the space of.

- Marcos Santa Ana | Alloi Architecture

  01:19:05 - 01:19:09
  The site plan has shown here.

- Marcos Santa Ana | Alloi Architecture

01:19:10 - 01:19:18
So we would also like to propose a new assessable, handicap of entryway from the screen.

- Ashley Jordan

01:19:18 - 01:19:19
And.

- Marcos Santa Ana | Alloi Architecture

01:19:19 - 01:19:29
Placing the dumpsters for the trash on this side of the property, where possible seating for outdoor dining in the back.

- Marcos Santa Ana | Alloi Architecture

01:19:29 - 01:19:38
So, this property is, it has a unique condition, because of the narrow ingress.

- Marcos Santa Ana | Alloi Architecture

01:19:39 - 01:19:43
And egress off the side of the, of the property.

- Marcos Santa Ana | Alloi Architecture

01:19:43 - 01:19:49
And it's because of this actually requesting parking on.

- Marcos Santa Ana | Alloi Architecture

01:19:53 - 01:19:53
Site.

- Ashley Jordan

01:19:56 - 01:19:56
I'm.

- Marcos Santa Ana | Alloi Architecture

01:19:56 - 01:19:57
Back here.

- Marcos Santa Ana | Alloi Architecture

  01:20:03 - 01:20:05
  So, this is the.

- Wayne Platte

  01:20:08 - 01:20:09
  But, marcos, I missed what you said.

- Wayne Platte

  01:20:10 - 01:20:10
  Apart.

- Marcos Santa Ana | Alloi Architecture

  01:20:12 - 01:20:12
  Yeah.

- Marcos Santa Ana | Alloi Architecture

  01:20:12 - 01:20:15
  So, then this property, let me see if I can show you.

- Marcos Santa Ana | Alloi Architecture

  01:20:16 - 01:20:17
  We're able to see this Google Map.

- Suzanne Cahill

  01:20:20 - 01:20:20
  Yes.

- Marcos Santa Ana | Alloi Architecture

  01:20:21 - 01:20:27
  Ok, so, yeah, the property currently right now has The ground floor, was an office space and the ...

- Marcos Santa Ana | Alloi Architecture

  01:20:27 - 01:20:40

Office, and so the parking in the back is actually for the upgraded use to a beer garden, with the added parking requirement.

- Marcos Santa Ana | Alloi Architecture

  01:20:40 - 01:20:45

  Um, it's actually a bit dangerous to have occupied.

- Marcos Santa Ana | Alloi Architecture

  01:20:45 - 01:21:01

  Actually, customers come in and out of this entryway, because it is only 12 D Y So due to that issue, or restrictions, or I'm looking for the planning board, and the zoning board to improve on.

- Marcos Santa Ana | Alloi Architecture

  01:21:02 - 01:21:03

  Street parking, actually.

- Marcos Santa Ana | Alloi Architecture

  01:21:04 - 01:21:07

  So we have a parking calculation, which we can get into, as well.

- Suzanne Cahill

  01:21:15 - 01:21:16

  So, the.

- Marcos Santa Ana | Alloi Architecture

  01:21:16 - 01:21:21

  Interior proposed plan will look something like this.

- Marcos Santa Ana | Alloi Architecture

  01:21:24 - 01:21:36

  And the exterior, as well, if we're actually wanting to engage the community, we're actually very close to the rail trail, so, we're also looking to make.

- Kevin

  01:21:37 - 01:21:37

  Use.

- Marcos Santa Ana | Alloi Architecture

  01:21:37 - 01:21:44
  Of the backyard, or artist events, and possible farmers markets in the, in the future.

- Marcos Santa Ana | Alloi Architecture

  01:21:45 - 01:21:59
  So, with respect to the hours of operation, we're looking to open Monday through Friday, started at 3 0 PM, and then closing at 1 0 AM Saturday and Sunday.

- Marcos Santa Ana | Alloi Architecture

  01:21:59 - 01:22:01
  Which would open at noon and end at one end.

- Wayne Platte

  01:22:03 - 01:22:03
  Yes.

- Wayne Platte

  01:22:07 - 01:22:10
  ..., marcos, I'm reading my notes here.

- Wayne Platte

  01:22:10 - 01:22:14
  Have you already applied to the CBA for a variance from the parking requirement?

- Marcos Santa Ana | Alloi Architecture

  01:22:15 - 01:22:19
  Five No, we have not.

- Wayne Platte

  01:22:19 - 01:22:20
  Ok.

- Marcos Santa Ana | Alloi Architecture

  01:22:22 - 01:22:28

Basically just wanted to present the planning board to get some feedback on the property and it's Rebecca.

- Kevin

  01:22:30 - 01:22:31

  This is Kevin Roach.

- Suzanne Cahill

  01:22:33 - 01:22:34

  Kevin.

- Kevin

  01:22:34 - 01:22:44

  Roach I just had some experience with the building I was on the board of the Red Cross for many years I honestly never had any trouble pulling in the back.

- Kevin

  01:22:44 - 01:22:47

  Parking lot all the board minutes.

- Kevin

  01:22:47 - 01:22:56

  All the board members would park back there for our meetings so I'm not sure why that 12 foot is considered to be a problem.

- Kevin

  01:22:56 - 01:22:57

  To start, I'd add that.

- Suzanne Cahill

  01:23:00 - 01:23:01

  This is This is Sue.

- Suzanne Cahill

  01:23:01 - 01:23:09

  I think the issue is, is that this is going to be more in an hour traffic on a regular basis.

- Suzanne Cahill

  01:23:09 - 01:23:22

  Whereas, when you have an office, or if you had a scheduled meeting, people would be coming in generally, all at one time, and then leaving at one time, where the restaurant, you have constant in and out.

- Suzanne Cahill

  01:23:22 - 01:23:32

  And that access way is also there access to their rear area of the property for their outdoor uses that they're proposing.

- Suzanne Cahill

  01:23:32 - 01:23:46

  So the two combined, it really creates a not a very favorable situation, and I will add that, and Eric, I believe you're on the line for them as well.

- Suzanne Cahill

  01:23:46 - 01:23:57

  The applicants have done an extensive amount of outreach to a lot of the surrounding property owners were off street parking, is available.

- Suzanne Cahill

  01:23:58 - 01:24:14

  And if they've touched base with, generally every single one of those, without any success in obtaining the ability to utilize those parking areas for their needs, they have been working aggressively.

- Suzanne Cahill

  01:24:14 - 01:24:24

  I will give them that credit, I think they've done a great job and so their next step really is to go to the CBA for A variant.

- Eric Sturniolo

  01:24:25 - 01:24:28

  If I can jump in quickly to them.

- Suzanne Cahill

01:24:28 - 01:24:29

Ok.

- Eric Sturniolo

01:24:33 - 01:24:44

We can see on your screen, located, live in potential, within us, within 400 square foot radius of our building.

- Eric Sturniolo

01:24:45 - 01:24:56

And I spent months talking to all the owners, and we got the answer from everybody.

- Eric Sturniolo

01:24:57 - 01:25:12

No one is willing to rent space, with the exception of one lot, and just who could not sat down to talk to.

- Eric Sturniolo

01:25:13 - 01:25:23

Um, but, so far, have said, they are not available for lease, for use.

- Mary Jo Wiltshire

01:25:26 - 01:25:27

This is Mary Jo.

- Mary Jo Wiltshire

01:25:27 - 01:25:30

I mean, I was gonna make a similar comment to Kevin's.

- Mary Jo Wiltshire

01:25:30 - 01:25:32

I think, when there's Off Street parking available.

- Mary Jo Wiltshire

01:25:32 - 01:25:43

Um, it's hard to, it would be hard for me to say that, that, I would not want them to find a way to take advantage of that as off street parking.

- Mary Jo Wiltshire

  01:25:44 - 01:25:49

  Because as you know, on street parking is always, always an issue in every neighborhood.

- Eric Sturniolo

  01:25:52 - 01:26:02

  Our concern is kinda what Suzanne was talking about, but if you can imagine, um, yeah, it's being open for eight hours.

- Eric Sturniolo

  01:26:05 - 01:26:07

  We serve 100 customers.

- Eric Sturniolo

  01:26:07 - 01:26:28

  And there's constantly people pulling in and out of the driveway, which is one car, which we think that, there's definitely going to be instances where are their cars entering, and they're going to be head on.

- Eric Sturniolo

  01:26:30 - 01:26:32

  Which is no chance of an accident.

- Eric Sturniolo

  01:26:34 - 01:26:35

  But.

- Mary Jo Wiltshire

  01:26:35 - 01:26:38

  If you aren't going to be that busy, don't you think that track?

- Mary Jo Wiltshire

  01:26:38 - 01:26:42

All those people trying to find on street parking there is going to be problematic.

- Eric Sturniolo

  01:26:44 - 01:26:55
  Yeah, which is why we reached out to every possible solution, really, for us, for off street parking off of our site in the area.

- Eric Sturniolo

  01:26:57 - 01:27:02
  I'm happy to get into the specifics of what I didn't feel I talked to.

- Eric Sturniolo

  01:27:04 - 01:27:07
  We pretty much exhausted that resource.

- Eric Sturniolo

  01:27:07 - 01:27:12
  And nobody was going to say to us.

- Wayne Platte

  01:27:15 - 01:27:18
  So, this is Wayne Plat, what about that?

- Wayne Platte

  01:27:19 - 01:27:22
  Lot municipal lot by the Deli.

- Wayne Platte

  01:27:22 - 01:27:25
  We approximated to that at all for this.

- Eric Sturniolo

  01:27:25 - 01:27:31
  It's about 470 or so square feet away from the building.

- Eric Sturniolo

01:27:34 - 01:27:42
There's a further one that is about like 700 square feet away to close its municipal ups.

- Wayne Platte

01:27:42 - 01:27:43
How close do we have these?

- Wayne Platte

01:27:44 - 01:27:46
So two minutes of a lot of Wave 400.

- Suzanne Cahill

01:27:46 - 01:27:49
Feet as the crow flies, and.

- Wayne Platte

01:27:51 - 01:27:55
Uh, let's see here.

- Wayne Platte

01:27:58 - 01:27:58
Yeah.

- Wayne Platte

01:28:01 - 01:28:02
All right, that's.

- Suzanne Cahill

01:28:02 - 01:28:18
Why, if you recall the diagram that they had up before, that showed all of the parking areas that they, the individuals they've reached out to, there was a circle, showed the radius of 400 feet from their site.

- Mary Jo Wiltshire

01:28:21 - 01:28:30

Well, especially in the winter time, I mean, people are not gonna wanna walk that far now, or cold, So, it's hard.

- Mary Jo Wiltshire

  01:28:30 - 01:28:37

  I'm you know, I hear what you're saying about CPOE but that seems a little bit far for me that it would be viable parking for him.

- Wayne Platte

  01:28:38 - 01:28:44

  Well, I mean, what about if we move that to the back of the watt and then do another circle?

- Mary Jo Wiltshire

  01:28:47 - 01:28:50

  It's, it's not my, I guess, my, my concerns.

- Mary Jo Wiltshire

  01:28:50 - 01:28:55

  Not so much, that, it's, that it is parking.

- Mary Jo Wiltshire

  01:28:55 - 01:29:01

  It's just that I just don't, I don't realistically see people walking from there to that business.

- Suzanne Cahill

  01:29:04 - 01:29:04

  Yeah.

- Suzanne Cahill

  01:29:05 - 01:29:08

  I would, I would agree with Mary Joes statement.

- Eric Sturniolo

  01:29:11 - 01:29:19

  Mary Jo, if I could just go back to your concern when I was explaining about the head on collision.

- Eric Sturniolo

  01:29:21 - 01:29:23

  We're also worried about it.

- Eric Sturniolo

  01:29:24 - 01:29:32

  Someone then is going to have to backup to let the other car through, especially if they're going to have to back up into the street.

- Eric Sturniolo

  01:29:33 - 01:29:38

  That is dangerous for collisions and hitting, hitting someone on a bike.

- Mary Jo Wiltshire

  01:29:40 - 01:29:43

  I absolutely understand your, I understand your issue.

- Mary Jo Wiltshire

  01:29:43 - 01:29:51

  That's not, That's not the thing, it's that if you're going to have community events, and a busy restaurant, or, or, or a tavern.

- Mary Jo Wiltshire

  01:29:53 - 01:29:57

  The amount of cars that you're talking about putting on the street seems problematic to me.

- Mary Jo Wiltshire

  01:29:57 - 01:29:58

  That's all I'm saying.

- Mary Jo Wiltshire

  01:29:58 - 01:30:08

  I support the fact that you want to make the business, I wouldn't want you to succeed there, but it seems like a lot of a lot of on street parking to me.

- Mary Jo Wiltshire

01:30:09 - 01:30:10

So that's my concern.

- Mary Jo Wiltshire

01:30:10 - 01:30:22

I'm not I'm not disputing the fact that you would have an issue with people going in and out but I'm just seeing if there could be some more creative way to fix that since you have parking available behind the building.

- Mary Jo Wiltshire

01:30:22 - 01:30:29

So, I mean, there's, there's, there's a potential with this business to have a lot of cars taking up on street parking.

- Mary Jo Wiltshire

01:30:29 - 01:30:31

That's that's really just my that's my issue.

- Mary Jo Wiltshire

01:30:33 - 01:30:34

Right.

- Mary Jo Wiltshire

01:30:50 - 01:30:56

Is it possible that you could get access from a neighbor behind it, to get in there?

- Mary Jo Wiltshire

01:30:56 - 01:30:59

Or, I can't really see on this map, if that's possible.

- Wayne Platte

01:31:01 - 01:31:01

Is.

- Mary Jo Wiltshire

01:31:01 - 01:31:04

There another access to that parking lot from that?

- Eric Sturniolo

  01:31:05 - 01:31:22

  There's not, behind us, is the Neon Sign Studio building, actually abuts earlier, and next to us is the auto body Shop.

- Eric Sturniolo

  01:31:24 - 01:31:31

  So, there's no, there's no space for a citizen to add anything.

- Wayne Platte

  01:31:45 - 01:31:45

  Yes.

- Suzanne Cahill

  01:31:49 - 01:31:58

  Eric, I know you said you approached the owner where the Shabbat is for use of that space for parking.

- Suzanne Cahill

  01:31:59 - 01:32:07

  Did you ask them about using that just for an ingress and egress, like, a, or just an in.

- Eric Sturniolo

  01:32:08 - 01:32:08

  Or.

- Suzanne Cahill

  01:32:08 - 01:32:10

  You could have traffic go in.

- Wayne Platte

  01:32:10 - 01:32:11

  Through.

- Suzanne Cahill

  01:32:11 - 01:32:16
  That and access the rear and then go out through your existing driveway?

- Eric Sturniolo

  01:32:18 - 01:32:21
  I did not specifically asked that.

- Suzanne Cahill

  01:32:21 - 01:32:22
  I.

- Eric Sturniolo

  01:32:23 - 01:32:28
  Did recently rents his property to attendance.

- Eric Sturniolo

  01:32:29 - 01:32:34
  So you'd have to be agreed to put it into a lease for the tenant.

- Eric Sturniolo

  01:32:35 - 01:32:36
  I can definitely reach out.

- Eric Sturniolo

  01:32:37 - 01:32:41
  But I don't really see that as a realistic possibility.

- Eric Sturniolo

  01:32:43 - 01:32:49
  So, we have to agree to take down the sense.
  [speaker unknown]:
  01:32:51 - 01:32:52
  Ok.

- Suzanne Cahill

  01:32:57 - 01:32:57

  Yes.

- Eric Sturniolo

  01:33:00 - 01:33:11

  Our best hope is the parking lot directly across the street, which is, the address is actually 25 field court, right?

- Eric Sturniolo

  01:33:11 - 01:33:12

  That's the.

- Eric Sturniolo

  01:33:14 - 01:33:15

  Unemployment or something.

- Eric Sturniolo

  01:33:17 - 01:33:17

  Building.

- Eric Sturniolo

  01:33:19 - 01:33:23

  The owner is Donna spotter.

- Eric Sturniolo

  01:33:25 - 01:33:31

  And I've been trying for weeks to get in touch with her and I haven't been successful.

- Eric Sturniolo

  01:33:32 - 01:33:35

  So that's that's just OK.

- Eric Sturniolo

  01:33:35 - 01:33:37

I can talk to the owner.

- Eric Sturniolo

  01:33:41 - 01:33:44
  A certified letter which she received.

- Eric Sturniolo

  01:33:45 - 01:34:01
  I reached out to the tenants of another building she owns who forwarded her what I was looking for and my e-mail address and my phone number and I haven't heard back from her.

- Don Tallerman

  01:34:06 - 01:34:10
  I cannot comment that that building is bliss.

- Don Tallerman

  01:34:10 - 01:34:19
  The city is taking that over to brownfield and will eventually be ready for and available for sale.

- Don Tallerman

  01:34:20 - 01:34:23
  But I don't think spotters in control of it anymore.

- Eric Sturniolo

  01:34:24 - 01:34:24
  Yeah.

- Eric Sturniolo

  01:34:24 - 01:34:27
  We weren't really sure we were hearing different things.
  [speaker unknown]:
  01:34:30 - 01:34:30
  Oops.

- Suzanne Cahill

  01:34:32 - 01:34:33

Thanks.

- Suzanne Cahill

  01:34:33 - 01:34:34

  Alderman tolerant.

- Suzanne Cahill

  01:34:34 - 01:34:46

  That is something then that we can check into where that might be at with the city taking ownership under the Brownfields program.

- Eric Sturniolo

  01:34:50 - 01:34:58

  We are we are planning on submitting our application on Thursday to the new board about all this.

- Kevin

  01:35:10 - 01:35:18

  This is Kevin ..., if you have actually checked about the number of spaces that would be available on O'Neal Street.

- Kevin

  01:35:18 - 01:35:23

  It looks like a lot of the spaces are actually a budding the parking lots.

- Kevin

  01:35:24 - 01:35:29

  Voices, dairy maybe is set, but that is their voices.

- Marcos Santa Ana | Alloi Architecture

  01:35:30 - 01:35:31

  It doesn't.

- Kevin

  01:35:31 - 01:35:36

  Seem like there's actually a lot of heart, even on street parking spots available.

- Eric Sturniolo

  01:35:38 - 01:35:39
  I don't know.

- Eric Sturniolo

  01:35:39 - 01:35:44
  And I don't know, just, maybe someone has an idea of how to figure that out?

- Eric Sturniolo

  01:35:46 - 01:35:49
  Official record of that, or anything?

- Suzanne Cahill

  01:35:55 - 01:35:59
  It would be an actual, just on the ground site survey.

- Suzanne Cahill

  01:35:59 - 01:36:03
  You just had to walk up and down the street and see what's, you know.

- Suzanne Cahill

  01:36:03 - 01:36:04
  How many are there?

- Suzanne Cahill

  01:36:05 - 01:36:07
  Physically, I don't have a map.

- Eric Sturniolo

  01:36:13 - 01:36:13
  Ok, Thank you.

- Suzanne Cahill

  01:36:26 - 01:36:27

Ok?

- Suzanne Cahill

  01:36:36 - 01:36:45

  Um, just moving on, Obviously, I think ultimately, the Board will end up tabling this application this evening.

- Suzanne Cahill

  01:36:45 - 01:36:52

  If the board has had a chance to review some of the other staff notes and questions, or if you have any additional comments, right?

- Suzanne Cahill

  01:36:52 - 01:37:05

  Now that we can share, certainly share our staff notes with the applicant, but if any of the Board members have any other questions or comments that you'd like to share or ask right now?

- Mary Jo Wiltshire

  01:37:09 - 01:37:10

  Yeah, this is Mary Jo.

- Mary Jo Wiltshire

  01:37:11 - 01:37:19

  I do support, I support the business idea itself, but I I, the way the current parking is laid out here.

- Mary Jo Wiltshire

  01:37:19 - 01:37:20

  I just don't think that there's enough.

- Mary Jo Wiltshire

  01:37:20 - 01:37:23

  I mean, obviously, we need to wait to hear from zoning.

- Mary Jo Wiltshire

  01:37:23 - 01:37:25

But, no.

- Mary Jo Wiltshire

01:37:26 - 01:37:35

And I appreciate that the applicant has made some efforts, you know, already to reach out to his neighbors, I think that that has to That has to bear a little more fruit.

- Mary Jo Wiltshire

01:37:35 - 01:37:39

I think, especially if they could get an ingress or egress out from the back.

- Mary Jo Wiltshire

01:37:39 - 01:37:51

You know tenant Shabbat or, you know, the possible the parking lot that we were just talking about, that the city took over, I think that has to be solved before this could be viable, in my opinion.
[speaker unknown]:
01:37:55 - 01:37:55

Right.

- Wayne Platte

01:37:58 - 01:37:59

This is Wayne Flat.

- Wayne Platte

01:38:00 - 01:38:04

I would seeing how the rest of the board is, go this.

- Wayne Platte

01:38:04 - 01:38:16

I think that, you know, we should look at our staff here, and also wait to see what the Zoning Board of Appeals says, when they, when the applicants do to actually apply for a variance, for the parking.

- Wayne Platte

01:38:25 - 01:38:26

Anybody else on the board?

- Kevin

  01:38:31 - 01:38:32
  I agree with you, Wayne, Kevin Roach.

- Wayne Platte

  01:38:33 - 01:38:34
  I.

- Charles J Polacco Jr

  01:38:35 - 01:38:36
  Agree with Basel.

- Wayne Platte

  01:38:42 - 01:38:49
  So marcos, I think we're going to We're going to move to table this and, uh, wait to see how you pick out what zoning OK.

- Marcos Santa Ana | Alloi Architecture

  01:38:51 - 01:38:51
  Sounds like a plan.

- Marcos Santa Ana | Alloi Architecture

  01:38:52 - 01:38:53
  Thank you so much.

- Wayne Platte

  01:38:53 - 01:38:54
  All right.

- Wayne Platte

  01:38:54 - 01:38:59
  So, at this time I'm going to make a motion that we tabled item number 15.

- Wayne Platte

  01:39:01 - 01:39:02

Do I add a second on that?

- Kevin

  01:39:04 - 01:39:06
  Second, Kevin Roach.

- Wayne Platte

  01:39:07 - 01:39:09
  All in favor way plaid as a yes.

- Wayne Platte

  01:39:12 - 01:39:12
  That's the lockout.

- Charles J Polacco Jr

  01:39:13 - 01:39:14
  Yes.

- Wayne Platte

  01:39:15 - 01:39:16
  Wiltshire.

- Mary Jo Wiltshire

  01:39:16 - 01:39:17
  Yes.

- Wayne Platte

  01:39:18 - 01:39:18
  Yes.

- Matt Gillis

  01:39:19 - 01:39:19
  Yes.

- Wayne Platte

01:39:20 - 01:39:21
Roche.

- Kevin

01:39:22 - 01:39:23
Yes.

- Wayne Platte

01:39:24 - 01:39:25
Let us stop it.

- Wayne Platte

01:39:25 - 01:39:30
Ok, Marcos well what hopefully we'll be seeing some point in the near future.

- Marcos Santa Ana | Alloi Architecture

01:39:31 - 01:39:32
Can't wait to see the person.

- Marcos Santa Ana | Alloi Architecture

01:39:32 - 01:39:33
Thank you.

- Stephen Thomas

01:39:35 - 01:39:35
Thank you.

- Suzanne Cahill

01:39:36 - 01:39:37
Thank you.

- Eric Sturniolo

01:39:38 - 01:39:39
Thank you, thank.

- Ashley Jordan

  01:39:39 - 01:39:39
  You.

- Ashley Jordan

  01:39:39 - 01:39:40
  Thank you.

- Wayne Platte

  01:39:44 - 01:39:45
  All right, stand-by here.

  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.

- Wayne Platte

  01:39:50 - 01:39:54
  All right now, oh, we're a new business, how 'bout that?

- Wayne Platte

  01:39:55 - 01:40:04
  Scott little still is still here, Item number 16 is 20 Cedar Street, site plan amendment to add business identification signage.

- Wayne Platte

  01:40:05 - 01:40:13
  Section block and lot is 56.194 dash two point one hundred secret or termination.

- Wayne Platte

  01:40:15 - 01:40:21
  Zone C two: mixed use overlay district, or for timely signs of Kingston is the applicant.

- Wayne Platte

01:40:21 - 01:40:22
...

- Wayne Platte

01:40:22 - 01:40:22
Is the owner.

- Timely Signs

01:40:24 - 01:40:25
Stay.

- Wayne Platte

01:40:25 - 01:40:25
With us.

- Suzanne Cahill

01:40:26 - 01:40:31
Now, take timely scientists with us on this one.

- Suzanne Cahill

01:40:31 - 01:40:32
And Scott is here, too.

- Wayne Platte

01:40:36 - 01:40:41
Welcome, again, all right, Telos, what you got here?

- Timely Signs

01:40:43 - 01:40:47
So we're proposing to put a single sided sign on the front of the building on the overhang area.

- Timely Signs

01:40:48 - 01:40:54
I'm sure everybody has their paperwork showing on the second page shows the rendering of where it's going in the building.

- Timely Signs

  01:40:55 - 01:41:01

  And with the goal here is do a backlit sign that actually reflects light off the large back.

- Timely Signs

  01:41:01 - 01:41:08

  It looks like a light gray background on here so that you get with someone was considered a halo effect for the letters Center for Creative Education on there.

- Timely Signs

  01:41:09 - 01:41:14

  The little rendering on the first page, bottom left shows the view of what we're trying to do here.

- Timely Signs

  01:41:14 - 01:41:17

  The leftmost side is the logo.

- Timely Signs

  01:41:17 - 01:41:22

  The next line item there is the letters that dimensional letters there.

- Timely Signs

  01:41:22 - 01:41:29

  We have the light, The light bar on the bottom are multiple light bars that are shining up against that background, which is that for the rightmost area there.

- Timely Signs

  01:41:29 - 01:41:32

  But some brackets to hold that whole sign on the building.
  [speaker unknown]:
  01:41:38 - 01:41:38

  Sure.

- Wayne Platte

  01:41:39 - 01:41:44

Ok, I don't see much verbiage from staff on this.

- Wayne Platte

  01:41:44 - 01:41:47
  So it must be pretty good in their eyes faster.

- Wayne Platte

  01:41:48 - 01:41:48
  Yeah.

- Wayne Platte

  01:41:51 - 01:41:51
  That's.

- Wayne Platte

  01:41:53 - 01:41:54
  Fine.

- Wayne Platte

  01:41:56 - 01:41:56
  Ok.

- Suzanne Cahill

  01:41:57 - 01:41:57
  I.

- Wayne Platte

  01:41:57 - 01:41:58
  Got a lot of fairly.

- Suzanne Cahill

  01:41:58 - 01:41:59
  New understand.

- Suzanne Cahill

01:41:59 - 01:42:08

And this one is, you know that the lighting, the color will change, but it's not going to be a constant change.

- Suzanne Cahill

  01:42:09 - 01:42:19

  Like one might think like every five minutes, it's a very subtle change that will be done for different events or seasonally change.

- Timely Signs

  01:42:19 - 01:42:24

  Something similar to what you guys do in City Hall there, with the lights up top.

- Suzanne Cahill

  01:42:25 - 01:42:26

  Correct with the tower.

- Timely Signs

  01:42:27 - 01:42:27

  Tower Yes.

- Katie Bawarski

  01:42:30 - 01:42:31

  This is Katy.

- Wayne Platte

  01:42:31 - 01:42:32

  Balaji.

- Katie Bawarski

  01:42:34 - 01:42:35

  I just had a.

- Wayne Platte

  01:42:35 - 01:42:36

Question for you, Talk about.

- Katie Bawarski

  01:42:36 - 01:42:37
  The thrill films.

- Katie Bawarski

  01:42:37 - 01:42:39
  A little bit, and what that would look like?

- Katie Bawarski

  01:42:39 - 01:42:39
  Yes.

- Katie Bawarski

  01:42:39 - 01:42:40
  So.

- Timely Signs

  01:42:41 - 01:42:42
  That hasn't been approved yet there.

- Timely Signs

  01:42:42 - 01:42:43
  I don't know.

- Timely Signs

  01:42:43 - 01:42:45
  I'm not sure if that was supposed to be part of this.

- Timely Signs

  01:42:45 - 01:42:54
  We can certainly add it in there, but the View through Films is a one-way film that are on like, for example, the City of Things in busses on the windows there, You can apply graphics printed on the outside.

- Timely Signs

  01:42:54 - 01:42:57
  But Looking from inside out, it just looks like a tinted window.

- Timely Signs

  01:43:02 - 01:43:04
  They haven't agreed to any graphics for that, quite yet.

- Timely Signs

  01:43:04 - 01:43:09
  Their main focus is the sign on the top of the building to get some type of our focus to their actual business there.

- Katie Bawarski

  01:43:11 - 01:43:11
  Ok.

- Katie Bawarski

  01:43:11 - 01:43:13
  So, that's part of this application.

- Timely Signs

  01:43:14 - 01:43:15
  As of right now, we don't have anything to show.

- Timely Signs

  01:43:15 - 01:43:15
  It's.

- Timely Signs

  01:43:15 - 01:43:19
  I'm sure you guys would want to see what the graphics would look like if we were going to put something on their correct?

- Katie Bawarski

01:43:21 - 01:43:22
Yes, I believe so.

- Timely Signs

01:43:22 - 01:43:26
Yeah, I'm really just focusing on the sign on the first page there.

- Katie Bawarski

01:43:27 - 01:43:29
Ok, thank you for clarifying.

- Timely Signs

01:43:29 - 01:43:30
Absolutely.

- Wayne Platte

01:43:31 - 01:43:32
Question there.

- Wayne Platte

01:43:34 - 01:43:37
Anybody else have any questions for the applicant?

- Wayne Platte

01:43:41 - 01:43:42
Ok.

- Wayne Platte

01:43:44 - 01:43:51
Under seeker of this is a type two action, very popular action tonight, where no further ado of the Board is required.

- Wayne Platte

01:43:53 - 01:44:02

So, at this time, I will make a motion that we approve item number 16, with Board policy six that need to be signed.

- Wayne Platte

  01:44:03 - 01:44:05
  Anything else you want to throw on top of that one show with?

- Suzanne Cahill

  01:44:06 - 01:44:06
  Good to know.

- Wayne Platte

  01:44:08 - 01:44:09
  I.

- Suzanne Cahill

  01:44:09 - 01:44:10
  Wouldn't go in that window.

- Suzanne Cahill

  01:44:10 - 01:44:13
  Policy will just include that as a catchall.

- Wayne Platte

  01:44:15 - 01:44:34
  Ok, with a 20% planning board as a scientist at 20% and also as Katie had asked about when there's different graphics going to go in there with, do we need to have the applicant come back and and discuss that?

- Wayne Platte

  01:44:34 - 01:44:37
  So burnout.

- Suzanne Cahill

  01:44:38 - 01:44:43
  I wouldn't think, I mean how, how different are we talking?

- Suzanne Cahill

  01:44:43 - 01:44:44

  Tyler, what?

- Suzanne Cahill

  01:44:47 - 01:44:47

  Tyson?

- Timely Signs

  01:44:49 - 01:44:55

  How different are we talking about and you're like, well, this is just showing, you three films are potentially source the proposed.

- Timely Signs

  01:44:55 - 01:44:58

  There's no actual graphics chosen for that, yet.

- Timely Signs

  01:45:00 - 01:45:02

  We would not pursue with anything until we show you guys what they would potentially.

- Suzanne Cahill

  01:45:02 - 01:45:03

  One.

- Timely Signs

  01:45:04 - 01:45:11

  Thing that I hear is that if 20% is all that's allowed, it, to me, it looks like this is more than 20% of the windows and probably would not be approved.

- Timely Signs

  01:45:11 - 01:45:14

  But I'm not sure at this point.

- Suzanne Cahill

01:45:15 - 01:45:17
Ok, so we'll hold on.

- Suzanne Cahill

01:45:17 - 01:45:17
Hold.

- Wayne Platte

01:45:17 - 01:45:17
On.

- Timely Signs

01:45:19 - 01:45:22
Yeah, I'm only focusing on sign, on, top of the building, as of right now.

- Suzanne Cahill

01:45:23 - 01:45:25
Right, So.

- Wayne Platte

01:45:25 - 01:45:27
I won't make that part of the motion, then.

- Wayne Platte

01:45:28 - 01:45:28
All right.

- Wayne Platte

01:45:29 - 01:45:31
That's a motion to add a second law.

- Kevin

01:45:34 - 01:45:35
Kevin Rope.

- Kevin

  01:45:35 - 01:45:35
  Second.

- Wayne Platte

  01:45:38 - 01:45:40
  All in favor, Wave that as a yes.

- Wayne Platte

  01:45:42 - 01:45:43
  Chuck a lot, though.

- Wayne Platte

  01:45:45 - 01:45:47
  Mary Jo Wilshire.

- Mary Jo Wiltshire

  01:45:47 - 01:45:48
  Yes.

- Wayne Platte

  01:45:49 - 01:45:50
  Yes.

- Matt Gillis

  01:45:50 - 01:45:51
  Yes.

- Wayne Platte

  01:45:52 - 01:45:53
  Brooch.

- Kevin

  01:45:53 - 01:45:54

Yes.

- Wayne Platte

  01:45:56 - 01:45:57
  Motion is carried.

- Wayne Platte

  01:45:58 - 01:45:59
  Thank you, folks.

- Timely Signs

  01:45:59 - 01:46:00
  Thank you, everyone.

- Wayne Platte

  01:46:02 - 01:46:02
  Take care.

- Wayne Platte

  01:46:06 - 01:46:06
  All right.

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.

- Wayne Platte

  01:46:10 - 01:46:14
  Item number 17, 89, Washington Avenue.

- Wayne Platte

  01:46:15 - 01:46:20
  Is a site plan to install signage, section block and loudest?

- Wayne Platte

  01:46:21 - 01:46:34

Excuse me: Forty eight point three hundred thirty dash 1 dash 1 SEQR Determinations Zone C 2 Ward 1: Timely signs of Kingston is the applicant, Andrew and Kendra, Platon are the owners.

- Timely Signs

  01:46:35 - 01:46:36
  Hi, everybody, back.

- Wayne Platte

  01:46:36 - 01:46:36
  Here again.

- Wayne Platte

  01:46:37 - 01:46:39
  Hey, how you doing again?

- Suzanne Cahill

  01:46:39 - 01:46:39
  I.

- Timely Signs

  01:46:39 - 01:46:40
  Used in here.

- Timely Signs

  01:46:40 - 01:46:40
  I'm doing.

- Timely Signs

  01:46:41 - 01:46:41
  Well.

- Timely Signs

  01:46:41 - 01:46:49
  So, there's already been a banner put up there, at least temporarily at this point, because there's only up, There are a couple of weeks ago.

- Timely Signs

  01:46:49 - 01:46:53

  And basically, they're really just looking to have to continue.

- Timely Signs

  01:46:53 - 01:47:00

  To use that banner as a semi-pro application, Where they weren't looking to put a permanent sign.

- Timely Signs

  01:47:00 - 01:47:14

  Where, I say, permanent, like, a hard panel on there, I think, is just a bit too expensive, at this point, and they're not quite sure what the longevity of that building is going to be, They're not sure what they're gonna want to do, but the owners of the building are totally fine with what we've proposed here.

- Timely Signs

  01:47:16 - 01:47:21

  So, the point of this application is to just get this to be able to stay on there for an extended period of time.

- Wayne Platte

  01:47:24 - 01:47:26

  Ok, Sounds good.

- Wayne Platte

  01:47:29 - 01:47:29

  Question is.

- Timely Signs

  01:47:29 - 01:47:33

  Trying to promote business isn't the Uptown Kingston area, It's the whole point of the of the sign.

- Wayne Platte

  01:47:35 - 01:47:35

Ok.

- Suzanne Cahill

01:47:36 - 01:47:43
Wayne Robert Kasten is online to he's representing Cuba, and this is.

- Robert Gaston

01:47:44 - 01:47:44
A.

- Suzanne Cahill

01:47:44 - 01:47:54
Project there's, and the reason that there's 30 day right now is the limit for this type of signage.

- Suzanne Cahill

01:47:54 - 01:48:05
So they've put it up for 30 days, get by getting, getting a building permit from the building safety division of this would allow the extended time pairing.

- Wayne Platte

01:48:06 - 01:48:07
Ok.

- Wayne Platte

01:48:10 - 01:48:11
Any questions?

- Wayne Platte

01:48:16 - 01:48:19
Speaker, type two action, no further review of the board is required.

- Wayne Platte

01:48:21 - 01:48:24
I'll make sure that we approve item number 17.

- Wayne Platte

01:48:27 - 01:48:32
With board policy six attached to it, you add a second on that.

- Charles J Polacco Jr

01:48:34 - 01:48:34
Doc.

- Wayne Platte

01:48:36 - 01:48:37
Charles Polacco.

- Wayne Platte

01:48:38 - 01:48:42
All in favor, Wayne platte’s yes, Charles ...

- Charles J Polacco Jr

01:48:42 - 01:48:43
Yes.

- Wayne Platte

01:48:45 - 01:48:46
I will share.

- Mary Jo Wiltshire

01:48:46 - 01:48:47
Yes.

- Wayne Platte

01:48:49 - 01:48:49
Yes.

- Matt Gillis

01:48:50 - 01:48:50
Yes.

- Wayne Platte

  01:48:52 - 01:48:52
  Roche?

- Kevin

  01:48:53 - 01:48:54
  Yes.

- Wayne Platte

  01:48:56 - 01:48:59
  There's a class that OK.

- Timely Signs

  01:48:59 - 01:49:00
  Thank you.

- Wayne Platte

  01:49:00 - 01:49:00
  Very much.

- Wayne Platte

  01:49:01 - 01:49:02
  Care.

- Timely Signs

  01:49:02 - 01:49:03
  Ever good evening, everyone.

  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.

- Wayne Platte

  01:49:07 - 01:49:09
  All right, Item Number 18.

- Wayne Platte

  01:49:11 - 01:49:17
  311, Wall Street site Plan to add fencing and associated site improvements.

- Wayne Platte

  01:49:18 - 01:49:22
  Section blocking the latest forty eight point three hundred thirty one.

- Wayne Platte

  01:49:22 - 01:49:37
  Dash 1 dash 16 secret a termination, zoned C two, Mixed use Overlay District, Stockade Historic District, Heritage area It's a war to 311 Wall Street LLC, is the applicant owner.

- Suzanne Cahill

  01:49:40 - 01:49:40
  Yeah.

- Wayne Platte

  01:49:42 - 01:49:43
  Ok.

- Wayne Platte

  01:49:45 - 01:49:47
  Do we have somebody here from 3 11?

- Wayne Platte

  01:49:47 - 01:49:47
  I.

- Suzanne Cahill

  01:49:49 - 01:49:50
  Don't see them.

- Suzanne Cahill

  01:49:51 - 01:49:53

Oh.

- Wayne Platte

  01:49:57 - 01:50:04

  Alright, well, or the back of the property today, is just, it's just the fencing that they're planning to put in.

- Wayne Platte

  01:50:04 - 01:50:09

  So that the, I see the chain link, but then the next pages that is the proposed one.

- Suzanne Cahill

  01:50:10 - 01:50:14

  The chain link Fences was put in as temporary fencing.

- Suzanne Cahill

  01:50:16 - 01:50:19

  This is the black aluminum's style.

- Suzanne Cahill

  01:50:19 - 01:50:27

  Fencing is more permanent, staff did have some questions, as you'll note in the in the comments that we've made.

- Suzanne Cahill

  01:50:29 - 01:50:31

  One had to be sure.

- Suzanne Cahill

  01:50:33 - 01:50:33

  Right.

- Suzanne Cahill

  01:50:35 - 01:50:36

  Why did.

- Wayne Platte

  01:50:36 - 01:50:36
  We table this?

- Wayne Platte

  01:50:37 - 01:50:37
  Yes.

- Suzanne Cahill

  01:50:41 - 01:50:41
  Can you hear me?

- Suzanne Cahill

  01:50:41 - 01:50:43
  Well, we do have some questions.

- Suzanne Cahill

  01:50:43 - 01:50:43
  Yes.

- Suzanne Cahill

  01:50:44 - 01:50:49
  And I will say, it go through Heritage Area Commission.

- Suzanne Cahill

  01:50:50 - 01:50:57
  And it was approved there, and it also went to the Historic Landmarks Preservation Commission, and was approved there.

- Wayne Platte

  01:50:59 - 01:50:59
  All right.

- Wayne Platte

  01:50:59 - 01:51:07

So I mean, we get so the fancy looks good, but what are the What are the other associated site improvements here that we're dealing with?

- Wayne Platte

  01:51:10 - 01:51:16

  Try to look through my notes here, because that's basically at the fencing we're dealing with right now.

- Suzanne Cahill

  01:51:18 - 01:51:19

  Yes.

- Suzanne Cahill

  01:51:20 - 01:51:23

  There are there are some notes that we've made and staff notes.

- Suzanne Cahill

  01:51:23 - 01:51:25

  There are questions that we have.

- Suzanne Cahill

  01:51:26 - 01:51:30

  Um, I think we want to have clarified first.

- Wayne Platte

  01:51:32 - 01:51:33

  They're also.

- Kyla DeDea

  01:51:33 - 01:51:42

  Re striping, so we talked about having possible landscaped areas and also a dedicated area for dancers.

- Kyla DeDea

  01:51:44 - 01:51:48

  Um, just kind of laying out for future uses.

- Wayne Platte

  01:51:50 - 01:51:50
  Yeah.

- Mary Jo Wiltshire

  01:51:51 - 01:51:53
  This was.

- Kyla DeDea

  01:51:53 - 01:51:53
  A big thing.

- Mary Jo Wiltshire

  01:51:54 - 01:52:00
  Is there any part of that that you want to do on staff level, or since they got approval by the other boards?

- Suzanne Cahill

  01:52:04 - 01:52:08
  Um, I'd like to come back to the board, the planning board.

- Wayne Platte

  01:52:11 - 01:52:16
  Ok, so, so, do we recommend you recommend tabling, right?

- Suzanne Cahill

  01:52:17 - 01:52:22
  I would I'm surprised that they are not here, they've been at all the other meetings.

- Kyla DeDea

  01:52:23 - 01:52:28
  I know I'm wondering if they're having issues or something, because that is strange.

- Kyla DeDea

  01:52:31 - 01:52:35

Do you want to skip ahead, and maybe I'll send an e-mail or something?

- Wayne Platte

  01:52:37 - 01:52:39
  Depth is over that.

- Kevin

  01:52:41 - 01:52:41
  Yes.

- Mary Jo Wiltshire

  01:52:42 - 01:52:43
  Yes.

- Suzanne Cahill

  01:52:43 - 01:52:43
  Yes, all right.

- Wayne Platte

  01:52:43 - 01:52:45
  That's good.

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.

- Wayne Platte

  01:52:47 - 01:52:56
  All right, we'll move on to Item Number 19, 127, Green Kill Avenue as a site plan, to establish a community center.

- Wayne Platte

  01:52:57 - 01:53:02
  Section blocking light is fifty six point one hundred and nine dash 2 dash 32.

- Wayne Platte

01:53:03 - 01:53:08
SEQR R-2 the midst of mixed use overlay district.

- Wayne Platte

  01:53:09 - 01:53:12
  Ward 4, 127 Green Co.

- Wayne Platte

  01:53:12 - 01:53:13
  Avenue LLC.

- Wayne Platte

  01:53:14 - 01:53:16
  Care of Scott Dutton is the applicant Owner.

- Wayne Platte

  01:53:18 - 01:53:19
  Scott, here again.

- Suzanne Cahill

  01:53:20 - 01:53:23
  Is here And Peter Buffett is here.

- SCOTT DUTTON

  01:53:24 - 01:53:24
  Yep.

- SCOTT DUTTON

  01:53:25 - 01:53:26
  Peter, can you take yourself off mute?

- Peter Buffett

  01:53:28 - 01:53:29
  Yep.

- SCOTT DUTTON

  01:53:30 - 01:53:32
  Wayne, just a point of clarification.

- SCOTT DUTTON

  01:53:32 - 01:53:37
  I filled out the application as applicant the Novo Foundation is the Owner.

- SCOTT DUTTON

  01:53:49 - 01:53:49
  Yeah.

- Wayne Platte

  01:53:49 - 01:53:49
  Ok.

- Wayne Platte

  01:53:49 - 01:53:53
  So, go ahead here.

- SCOTT DUTTON

  01:53:53 - 01:53:59
  Yeah, I was just gonna say Wayne and I are both in Midtown right now and there's a train going by so bear with us.
  [speaker unknown]:
  01:54:01 - 01:54:01
  Yeah.

- Wayne Platte

  01:54:03 - 01:54:04
  All right, yeah.

- Wayne Platte

  01:54:04 - 01:54:07
  Scott, do you want to talk to this then?

- SCOTT DUTTON

  01:54:08 - 01:54:15

  No, I think the board should hear from Peter about the program, which I'm sure you're all going to appreciate and enjoy.

- SCOTT DUTTON

  01:54:17 - 01:54:18

  Right.

- Wayne Platte

  01:54:19 - 01:54:20

  Ok, mister Buffett?

- Peter Buffett

  01:54:21 - 01:54:23

  All right, hi, everyone.

- Peter Buffett

  01:54:23 - 01:54:24

  Thank you.

- Peter Buffett

  01:54:25 - 01:54:27

  So we have been working closely.

- Peter Buffett

  01:54:27 - 01:54:30

  We purchased the home 127 green killed.

- Peter Buffett

  01:54:30 - 01:54:42

  Novo Foundation did and have been working with Dan Whaler at the Boys and Girls Club on a variety of programming opportunities in conjunction with their work.

- Peter Buffett

01:54:42 - 01:54:54

And it has been determined by him, really, that we will be focused on the kids, the young adults, that age out of the club.

- Peter Buffett

01:54:55 - 01:55:06

And look forward to continuing opportunities, education, other things they may be interested in, that we could pick up from the club.

- Peter Buffett

01:55:07 - 01:55:25

So, it would be mostly probably weren't, you know, 18 to 24 year old, young adults, and we'll be providing a variety of programming there for them, and, to some extent, buy them and the club to determine exactly what they may need.

- Peter Buffett

01:55:25 - 01:55:36

But it's everything, you know, from potentially financial literacy, computer work, even furthering education in terms of connection with work in the community.

- Peter Buffett

01:55:37 - 01:55:39

And other opportunities.

- Peter Buffett

01:55:39 - 01:55:48

So, we're really in the Partnership with the Boys and Girls Club on exactly what the programming will be, but that's who will be serving there.

- SCOTT DUTTON

01:55:51 - 01:56:03

And if I could just add, having had the opportunity to be a part of this project and learn more about it, There's a tremendous desire.

- SCOTT DUTTON

01:56:05 - 01:56:12

Amongst many of kingston's youth to find a path to career development.

- SCOTT DUTTON

  01:56:12 - 01:56:27

  And, you know, it's, it's hard to get somebody's attention at age 13, 14, 15, but by the time they're 17, 18, 19, 20, they're realizing that, you know, it's a big black box out there.

- SCOTT DUTTON

  01:56:27 - 01:56:44

  And what Peter and the Boys and Girls Club are proposing is an incredible opportunity to create connections with local mentors and professionals, and help.

- SCOTT DUTTON

  01:56:46 - 01:56:50

  Help our community come together.

- SCOTT DUTTON

  01:56:50 - 01:56:56

  I mean, the, the, the banks are looking for people to fill positions in insurance companies.

- SCOTT DUTTON

  01:56:57 - 01:56:59

  Technology companies.

- SCOTT DUTTON

  01:56:59 - 01:57:02

  I was with Stu Myers from ...

- SCOTT DUTTON

  01:57:03 - 01:57:08

  Today and he said, I'm having a hard time finding people to fill these positions.

- SCOTT DUTTON

  01:57:08 - 01:57:14

  And yet, there are very talented individuals that are 17, 18, 19, 20 years old.

- SCOTT DUTTON

01:57:14 - 01:57:17
So it's, it's really an incredible program.

- SCOTT DUTTON

01:57:17 - 01:57:21
I just wanted to add that as a stakeholder here in the community.

- Peter Buffett

01:57:22 - 01:57:24
Thank you, Scott.

- Suzanne Cahill

01:57:48 - 01:57:48
Ok?

- Suzanne Cahill

01:57:52 - 01:57:54
Lameness, assume.

- Suzanne Cahill

01:57:54 - 01:57:57
Do we want to go through some of the staff notes?

- Suzanne Cahill

01:58:00 - 01:58:01
I was.

- Wayne Platte

01:58:01 - 01:58:03
Talking, Oh, I'm sorry.

- Wayne Platte

01:58:06 - 01:58:10
I had my thing, I moved here, and I was talking, and I didn't realize that.

- Wayne Platte

  01:58:10 - 01:58:11

  I had a lot, so.

- Wayne Platte

  01:58:11 - 01:58:13

  Yeah, I was gonna recommend we go through some staff notes here.

- Wayne Platte

  01:58:19 - 01:58:23

  Parking is first started here, that actually 12 spaces are required.

- Suzanne Cahill

  01:58:24 - 01:58:35

  Yes, they've, they've shown three, I spoke to Scott earlier about this in the afternoon, this afternoon.

- Suzanne Cahill

  01:58:35 - 01:58:49

  And we came up with what I think is a very viable solution that rather than turn that entire green space that they have on the parcel into a parking lot.

- Suzanne Cahill

  01:58:49 - 01:58:52

  Which we both do not believe that they're going to fear.

- Suzanne Cahill

  01:58:53 - 01:59:01

  Ultimately, have a need for, maintain that as an area to be reserved for future parking if the need arises.

- Suzanne Cahill

  01:59:02 - 01:59:14

  And Scott did prepare a plan that shows that area, unfortunately the notes were completed by the time we got that plan, and so we weren't able to include that.

- Suzanne Cahill

  01:59:14 - 01:59:20

  But it does show 12 full space is being provided on-site.

- Suzanne Cahill

  01:59:20 - 01:59:29

  And also, the access area would then be accordingly widened to 24 feet which would be required.

- Suzanne Cahill

  01:59:29 - 01:59:40

  So, there is the room to do it, but we believe that maintaining the green space is probably more appropriate and more esthetically pleasing for the overall community.

- Wayne Platte

  01:59:42 - 01:59:50

  Ok, so, so, the way that you just humans to God had discussed that, does that, take care.

- Wayne Platte

  01:59:50 - 01:59:52

  Of this requirement, that, any?

- Wayne Platte

  01:59:52 - 01:59:54

  In your eyes.

- Wayne Platte

  01:59:54 - 01:59:54

  That.

- Suzanne Cahill

  01:59:55 - 02:00:06

  Yes, it would be, it would obviously be identified in a final decision that that would be an area reserved for future parking, if the need to be determined.

- Wayne Platte

02:00:09 - 02:00:21

And I see that the storm drainage, it's going to sheet, drain off into that, that grassy area, then does that meet our requirements for, for taking care of drainage?

- Suzanne Cahill

02:00:23 - 02:00:24

Yes.

- Suzanne Cahill

02:00:25 - 02:00:28

Scott, practice sheet drain incorrect track.

- SCOTT DUTTON

02:00:29 - 02:00:40

And we'll we'll pick up any roof drainage, with gutters leaders, downspouts conveyed to the existing stormwater system, which is dedicated.

- Wayne Platte

02:00:43 - 02:00:43

Ok?

- Wayne Platte

02:00:50 - 02:00:55

So I also see that the fencing along the street is planned to be removed.

- Wayne Platte

02:00:55 - 02:00:56

What is there a picketing the front?

- Suzanne Cahill

02:00:56 - 02:00:59

They're changing.

- Peter Buffett

02:00:59 - 02:01:00

Or channeling?

- Peter Buffett

02:01:00 - 02:01:00
Yeah.

- Wayne Platte

02:01:03 - 02:01:06
Um, lighting.

- SCOTT DUTTON

02:01:08 - 02:01:13
The lighting given that, you know, as Peter appropriately described the building, it's a house.

- SCOTT DUTTON

02:01:13 - 02:01:34
So we've selected residential style lighting that will meet the requirements of the 1 to five foot candles for, for safe ingress and egress but no different than any other home in the neighborhood and it's shown on the architectural drawings.

- Wayne Platte

02:01:35 - 02:01:36
Ok, the.

- SCOTT DUTTON

02:01:36 - 02:01:39
Doorways, no poles.

- SCOTT DUTTON

02:01:40 - 02:01:52
So that it doesn't feel commercial, I would say, probably be one of the more softer, elegant lighting solutions along that, that strip crinkle, getting.

- Wayne Platte

02:01:52 - 02:02:02

During times when the facility is close, It's not going to be, they're going to be on all the time, you think, what is closure at night, or what's the proposal there?

- SCOTT DUTTON

02:02:02 - 02:02:11

We haven't gotten that far, but even if they were on all night, it would be no different than, you know, porch lights on, single family homes, and then in the neighborhood.

- SCOTT DUTTON

02:02:12 - 02:02:12

Yeah.

- SCOTT DUTTON

02:02:14 - 02:02:15

And, you know.

- Wayne Platte

02:02:15 - 02:02:15

We're.

- SCOTT DUTTON

02:02:16 - 02:02:37

The county for review of this project, if any of the board members are interested in doing a site visit in small groups, right around the corner, more than happy, to give folks tours and make larger copies of the plans if anyone's interested in the architecture.

- SCOTT DUTTON

02:02:39 - 02:03:02

Speaking of the architecture, that the basic concept here, is that the existing brick building rate be restored, and we're proposing a modest addition to the rear That has the appearance of being a carriage house, you know, like you would have expected on and Any structure like this at the turn of the century.

- Wayne Platte

02:03:05 - 02:03:05

Ok.

- Wayne Platte

  02:03:10 - 02:03:14

  So you wanna go through some of your other stuff that understaffed goes here?

- Wayne Platte

  02:03:15 - 02:03:15

  Popping up here.

- Suzanne Cahill

  02:03:17 - 02:03:32

  They were just some general questions, um, Scott, will there be any exterior mechanicals that I'm not seeing either on the, on the exterior roof or ground mounted?

- SCOTT DUTTON

  02:03:33 - 02:03:39

  There, it's air source heat pumps, and they're, they're shown in the full architectural.

- SCOTT DUTTON

  02:03:39 - 02:03:46

  So, you might have to get deeper than you're accustomed to going into the, to the drawing set.

- SCOTT DUTTON

  02:03:46 - 02:03:55

  But, there is a mechanical mechanical plan there shown to the rear on the side.

- Suzanne Cahill

  02:03:57 - 02:03:58

  The west side is.

- Wayne Platte

  02:03:58 - 02:03:59

  A long way.

- SCOTT DUTTON

  02:04:00 - 02:04:01

Where we came?
[speaker unknown]:
02:04:04 - 02:04:05
Able to Read and Bridge.

- Suzanne Cahill

02:04:09 - 02:04:10
Sorry about that.

- Suzanne Cahill

02:04:10 - 02:04:12
I don't know who was calling.

- Suzanne Cahill

02:04:16 - 02:04:17
Ok.

- SCOTT DUTTON

02:04:18 - 02:04:19
From the.

- Suzanne Cahill

02:04:20 - 02:04:27
Movies, be patient for they, the facility, as its as it is an expanded.

- SCOTT DUTTON

02:04:29 - 02:04:30
Absolutely.

- SCOTT DUTTON

02:04:30 - 02:04:34
Yep, talk to central hub to plenty of power there.

- SCOTT DUTTON

02:04:34 - 02:04:44

We're upgrading the electric from I think it's 100 amps now to 200 amps, but adequate services there.

- Suzanne Cahill

  02:04:45 - 02:04:51

  Ok, signage, any proposed signage, yet.

- SCOTT DUTTON

  02:04:51 - 02:05:05

  We haven't discussed, And I think if there was to be any signage, we'll recognize that we would need to come back to the board, or something like that, OK?

- SCOTT DUTTON

  02:05:07 - 02:05:07

  In the.

- Suzanne Cahill

  02:05:07 - 02:05:09

  Beginning, last.

- Kevin

  02:05:09 - 02:05:09

  These.

- Suzanne Cahill

  02:05:09 - 02:05:13

  Just the ref, you saying, they said, You planning on it.

- Suzanne Cahill

  02:05:14 - 02:05:23

  Not generating more than a typical office building, so you'll be utilizing the City services for refugees And recyclables?

- Suzanne Cahill

  02:05:23 - 02:05:24

  Correct?

- SCOTT DUTTON

  02:05:24 - 02:05:25
  Correct.

- SCOTT DUTTON

  02:05:25 - 02:05:27
  So, just to put it in perspective.

- SCOTT DUTTON

  02:05:29 - 02:05:32
  It's an office type use.

- SCOTT DUTTON

  02:05:32 - 02:05:36
  And it's about the same size as our office.

- SCOTT DUTTON

  02:05:37 - 02:05:43
  We don't fill a single garbage can each.

- Kevin

  02:05:43 - 02:05:44
  Page.

- SCOTT DUTTON

  02:05:44 - 02:05:45
  For our pickup.

- SCOTT DUTTON

  02:05:46 - 02:05:50
  We do about two thirds of a can for garbage and that's the same for recycling.

- SCOTT DUTTON

  02:05:50 - 02:05:54

So very modest amount of refuse generated here.

- Kevin

  02:05:57 - 02:05:57
  That's.

- Suzanne Cahill

  02:05:57 - 02:05:58
  One question.

- Kevin

  02:05:58 - 02:06:02
  This is Kevin Rocher, are you planning any outdoor activities?

- Peter Buffett

  02:06:06 - 02:06:06
  Yeah.

- Peter Buffett

  02:06:06 - 02:06:15
  I would say, because of the green space, there would most likely be some outdoor activities.

- Peter Buffett

  02:06:15 - 02:06:23
  I can tell you, that Dan, at the Boys and Girls Club is thrilled to have access to green space, because they currently don't have any.

- Peter Buffett

  02:06:23 - 02:06:34
  So, while I can't say what they might be or, or how often that might happen, to my guess is that there will be some outdoor activities in that green space.

- SCOTT DUTTON

  02:06:35 - 02:06:36
  And I believe.

- Kevin

  02:06:36 - 02:06:42

  It was believed there was an event there possibly on 911, so a bunch of white chairs lined up in the backyard there.

- Peter Buffett

  02:06:42 - 02:06:43

  Yep.

- Kevin

  02:06:43 - 02:06:46

  So, look like a great space.

- Kevin

  02:06:46 - 02:06:49

  And obviously, they've just been outside now, because of covert.

- Kevin

  02:06:49 - 02:06:55

  It might have otherwise been inside the Boys and Girls Club, but it was nice to see the lawn being used.

- Peter Buffett

  02:06:55 - 02:06:57

  Yeah, it's a tremendous space.

- Peter Buffett

  02:06:57 - 02:06:59

  Yeah, Yeah.

- SCOTT DUTTON

  02:07:00 - 02:07:20

  Kevin, to your question, if I just add that both this project and the Metro Project should be completed on or about the same timeline and as I articulated to Sue and Kyla, between now and then while the buildings under construction.

- SCOTT DUTTON

  02:07:21 - 02:07:33

  If we have greater clarity to what that outdoor green space wants to be, we recognize that we would be coming back to the Board to to present any kind of additional plantings right right now.

- SCOTT DUTTON

  02:07:35 - 02:07:52

  We're hoping that after the county ways, in, that the board would consider approving this project, so that we can pull a building permit and start a major renovation And the modest edition in the back, which is 9 to 10 month project.

- Kevin

  02:07:56 - 02:07:56

  Very good.

- Kevin

  02:07:56 - 02:07:57

  Thank you.

- Wayne Platte

  02:08:07 - 02:08:08

  Aye.

- Wayne Platte

  02:08:10 - 02:08:11

  Anything else?

- Wayne Platte

  02:08:11 - 02:08:11

  So.

- Suzanne Cahill

  02:08:13 - 02:08:16

  I don't have anything, any of the board members.

- Mary Jo Wiltshire

02:08:18 - 02:08:19

Now, it sounds like.

- Suzanne Cahill

02:08:23 - 02:08:33

Then I would wait, I would recommend that we go ahead table, this application and staff will do the referral to the county planning Board.

- Suzanne Cahill

02:08:34 - 02:08:37

We should have that back to us by next month.

- Suzanne Cahill

02:08:37 - 02:08:39

And we'll make a final determination.

- Wayne Platte

02:08:42 - 02:08:44

Mister Buffett and mister Scott, thank you for your President.

- Peter Buffett

02:08:46 - 02:08:47

Thank you.

- SCOTT DUTTON

02:08:48 - 02:08:49

Have.

- Wayne Platte

02:08:49 - 02:08:49

A good day.

- Wayne Platte

02:08:51 - 02:08:55

We're going to, we're going to go ahead and we're going to make a motion that we table Item number 19.

- Wayne Platte

  02:08:57 - 02:08:58
  Have a second on that.

- Mary Jo Wiltshire

  02:08:59 - 02:09:00
  Second.

- Wayne Platte

  02:09:01 - 02:09:08
  Second, Mary Jo, all in favor, wait S Charles ...

- Suzanne Cahill

  02:09:08 - 02:09:11
  Condition that it go to the county, correct?

- Suzanne Cahill

  02:09:11 - 02:09:13
  Just clarify.

- Wayne Platte

  02:09:14 - 02:09:15
  Yeah.

- Suzanne Cahill

  02:09:16 - 02:09:17
  Or referral to the county.

- Wayne Platte

  02:09:18 - 02:09:21
  Yes, OK, That's the portion.

- Wayne Platte

02:09:22 - 02:09:24
So, that there's a IaaS, right?

- Wayne Platte

02:09:25 - 02:09:25
Mary Jo.

- Mary Jo Wiltshire

02:09:26 - 02:09:26
Yes.

- Wayne Platte

02:09:28 - 02:09:28
Yes.

- Matt Gillis

02:09:29 - 02:09:29
Yes.

- Wayne Platte

02:09:31 - 02:09:31
Roche.

- Kevin

02:09:32 - 02:09:33
Yes.

- Wayne Platte

02:09:34 - 02:09:35
Motion carried.

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.

- Wayne Platte

02:09:37 - 02:09:40
Alright, Moving on to item number 20.

- Wayne Platte

02:09:43 - 02:09:44
It is.

- Wayne Platte

02:09:48 - 02:09:49
Bud Release.

- Wayne Platte

02:09:49 - 02:09:53
20 Cedar Street Request for performance bond Reduction.

- Wayne Platte

02:09:53 - 02:09:57
Section Block and let us fifty six point one hundred and nine dash four.

- Wayne Platte

02:09:58 - 02:10:01
Two point one hundred zoned C two.

- Wayne Platte

02:10:01 - 02:10:04
Mixed use overlay district Ward for ...

- Wayne Platte

02:10:04 - 02:10:06
Is the applicant owner.

- Wayne Platte

02:10:08 - 02:10:09
We have Scott here again?

- Suzanne Cahill

  02:10:10 - 02:10:10
  Yes?

- Wayne Platte

  02:10:13 - 02:10:14
  Uh.

- Wayne Platte

  02:10:15 - 02:10:20
  So, you'll see you conducted a site visit in August of 2020.

- Wayne Platte

  02:10:21 - 02:10:22
  Chuck Schneider.

- Suzanne Cahill

  02:10:22 - 02:10:23
  Call we did.

- Suzanne Cahill

  02:10:23 - 02:10:28
  We originally did a site visit and there were certain outstanding items.

- Suzanne Cahill

  02:10:28 - 02:10:38
  Kyla went back actually this time, and that will check Snider on-site, and went through all of the remaining punch list items.

- Suzanne Cahill

  02:10:39 - 02:10:40
  They were all completed.

- Suzanne Cahill

  02:10:41 - 02:10:46

The one outstanding thing we are waiting for are the As Built plans.

- Suzanne Cahill

  02:10:47 - 02:10:56
  Chuck has assured us that they are in the works, and that we will be receiving a copy of them once they're completed.

- SCOTT DUTTON

  02:10:57 - 02:10:57
  That.

- Suzanne Cahill

  02:10:57 - 02:11:04
  Being said, at staff level, I don't have an issue with releasing the bond amount.

- Suzanne Cahill

  02:11:04 - 02:11:07
  We have a very good working relationship with Rocco.

- Suzanne Cahill

  02:11:08 - 02:11:14
  I'm going to presume that I will take checks word for it.

- Suzanne Cahill

  02:11:14 - 02:11:16
  We will get the as built plans.

- SCOTT DUTTON

  02:11:16 - 02:11:16
  I.

- Wayne Platte

  02:11:18 - 02:11:18
  Can re-assure.

- SCOTT DUTTON

02:11:18 - 02:11:21

You that we received the as bill plans.

- SCOTT DUTTON

02:11:21 - 02:11:29

We add a few comments, send them back to the construction manager to ask them to fill in a couple of gaps.

- SCOTT DUTTON

02:11:29 - 02:11:32

So, they've already completed the first round of those and.

- SCOTT DUTTON

02:11:34 - 02:11:35

You'll see them soon.

- Wayne Platte

02:11:38 - 02:11:43

This is Wayne ..., I agree with Sue that we have a very good relationship with ....

- Wayne Platte

02:11:44 - 02:11:59

Sure that they will will follow through on making all the necessary changes and bringing this in compliance and I also recommend releasing the balance of the performance fund.

- Wayne Platte

02:12:02 - 02:12:03

Anybody else on the board?

- Wayne Platte

02:12:04 - 02:12:05

They agree.

- Kevin

02:12:05 - 02:12:07

Agree David Roach.

- Mary Jo Wiltshire

  02:12:08 - 02:12:08
  Married.

- Wayne Platte

  02:12:08 - 02:12:09
  Yogurt.

- Matt Gillis

  02:12:10 - 02:12:10
  Man, that.

- Wayne Platte

  02:12:10 - 02:12:10
  Raise.

- Charles J Polacco Jr

  02:12:12 - 02:12:12
  Go off the.

- Wayne Platte

  02:12:12 - 02:12:13
  Grid.

- Wayne Platte

  02:12:14 - 02:12:15
  Hey, you're good.

- Wayne Platte

  02:12:17 - 02:12:18
  All right.

- Wayne Platte

02:12:18 - 02:12:18

Thanks.

- Wayne Platte

02:12:21 - 02:12:35

Ok, all right, so at this time, I will make a motion that we authorized the release of the remaining performance bond totaling 200 or $2508 a month.

- Wayne Platte

02:12:35 - 02:12:36

On that.

- Mary Jo Wiltshire

02:12:37 - 02:12:38

Second.

- Wayne Platte

02:12:40 - 02:12:45

Mary Jo will share all in favor, Wayne plot as a yes, Charles Palapa.

- Charles J Polacco Jr

02:12:46 - 02:12:46

Yes.

- Wayne Platte

02:12:48 - 02:12:49

Joe won't show.

- Mary Jo Wiltshire

02:12:49 - 02:12:50

Yes.

- Wayne Platte

02:12:51 - 02:12:52

Yes.

- Matt Gillis

  02:12:52 - 02:12:53
  Yes.

- Wayne Platte

  02:12:54 - 02:12:55
  Roche?

- Kevin

  02:12:55 - 02:12:56
  Yes.

- Wayne Platte

  02:12:58 - 02:12:59
  Adopted.

- Wayne Platte

  02:13:00 - 02:13:01
  All right, thank you Scott.

- Suzanne Cahill

  02:13:01 - 02:13:02
  Thank you.

- Mary Jo Wiltshire

  02:13:03 - 02:13:03
  Thank you, Scott.

- Wayne Platte

  02:13:07 - 02:13:09
  Should we have any other business before this Board?

- Suzanne Cahill

  02:13:10 - 02:13:13

Were you able to get a hold of anybody for three?

- Kyla DeDea

  02:13:14 - 02:13:18
  Yes, I just got an e-mail and I just sent you the link.

- Kyla DeDea

  02:13:18 - 02:13:22
  She said she must administer, missed the notice.

- Kyla DeDea

  02:13:22 - 02:13:26
  So I mean, like seconds ago, I just sent it.

- Kyla DeDea

  02:13:26 - 02:13:26
  So.

- Suzanne Cahill

  02:13:27 - 02:13:28
  Give.

- Kyla DeDea

  02:13:28 - 02:13:29
  Her a minute, I think.

- Wayne Platte

  02:13:30 - 02:13:31
  Ok.

- Kyla DeDea

  02:13:31 - 02:13:36
  Of course, think she can use the link if I send it right soon.

- Matt Gillis

02:13:41 - 02:13:42
I'll be right back, folks.

- Wayne Platte

02:13:49 - 02:13:52
I'm fairly surviving a 2% battery and unplug.

- Kyla DeDea

02:13:59 - 02:13:59
Gotta get.

- Wayne Platte

02:13:59 - 02:13:59
Yourself a.

- Kyla DeDea

02:13:59 - 02:14:00
Computer, we.

- Wayne Platte

02:14:01 - 02:14:02
Well, I'm not by a high.

- Suzanne Cahill

02:14:03 - 02:14:04
Fire.

- Wayne Platte

02:14:05 - 02:14:06
I disappear.

- Wayne Platte

02:14:06 - 02:14:10
I'm going to go back into my phone, so that I have for that.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:15 - 02:14:16
  Here's.

- Wayne Platte

  02:14:16 - 02:14:16
  The, here's my.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:16 - 02:14:17
  Selfie.

- Wayne Platte

  02:14:20 - 02:14:21
  Eating nerds for dinner.

- Wayne Platte

  02:14:22 - 02:14:23
  Delicious.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:26 - 02:14:27
  Am I out?

- Suzanne Cahill

  02:14:28 - 02:14:30
  Yes, Victoria.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:31 - 02:14:34
  We try, good evening, Vittoria apologize.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:34 - 02:14:36

I'm very sorry for being late.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:36 - 02:14:41
  I miss the e-mail notification, but I did get a college e-mail, so thank you, Kyla.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:43 - 02:14:46
  So we're here tonight on behalf of 3 11 Wall Street.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:47 - 02:14:50
  The applicant is proposing a new permanent fence.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:50 - 02:14:57
  It will be black aluminum forefeet, Crown Street, and six feet on the boundary with the neighbor.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:14:59 - 02:15:04
  I think it will be much more esthetically pleasing than the current temporary fansites up.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:15:06 - 02:15:10
  We spoke to the neighbor before we made the submission, and at the time he didn't have any objections.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:15:12 - 02:15:13
  As part of the project.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:15:14 - 02:15:20
  The owner will also be repairing the sidewalk with Blue Stone and brick in a light trained math.

- Suzanne Cahill

02:15:24 - 02:15:39

Victoria, one thing, we did notice, um, I know we talked about four feet on the street face, and then six foot on the side, but the plan says the sideline will be four feet as well.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:15:41 - 02:15:43

So, um, yeah.

- Suzanne Cahill

02:15:47 - 02:15:52

And the simulation looks also like, it's just a consistent Hi, all around.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:15:54 - 02:16:03

So, I mean, at this point, if you want to approve it for fee, I think the owner would be fine with that, rather than having to redo the planned and go back before all the boards.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:16:04 - 02:16:09

I know my narrative said, shaped by the eye, right?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:16:09 - 02:16:15

The drawing was drawn by someone in his office, So, You know, it's it's not necessarily to scale.

- Wayne Platte

02:16:24 - 02:16:26

Well, before the four foot and six foot sections.

- Wayne Platte

02:16:26 - 02:16:29

I know you've already, this is Wayne ...

- Wayne Platte

02:16:29 - 02:16:29

Tonight.

- Wayne Platte

  02:16:31 - 02:16:39
  Up, you've already got this proved by Heritage Area and Landmarks is that they approve that with the four foot and six foot sections?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:16:40 - 02:16:41
  Yes.

- Wayne Platte

  02:16:42 - 02:16:42
  Ok.

- Wayne Platte

  02:16:49 - 02:16:52
  So where are we talking about the forefoot insects?

- Suzanne Cahill

  02:16:55 - 02:16:56
  We'd be along.

- Suzanne Cahill

  02:16:56 - 02:16:57
  Crown Street.

- Suzanne Cahill

  02:16:59 - 02:17:01
  Would be on the.

- Mary Jo Wiltshire

  02:17:02 - 02:17:02
  Right.

- Suzanne Cahill

02:17:05 - 02:17:06
Direction on it.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:17:08 - 02:17:09
South.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:17:09 - 02:17:09
Florida.

- Suzanne Cahill

02:17:10 - 02:17:13
Sat, Yeah, I think you're right, Victoria, south side.

- Wayne Platte

02:17:18 - 02:17:21
I'm OK with it as Propos, I don't know how the rest of the board feels.

- Wayne Platte

02:17:22 - 02:17:23
Yeah.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:17:23 - 02:17:26
So if you look at the elevation.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:17:28 - 02:17:28
You.

- Wayne Platte

02:17:28 - 02:17:29
Can't see my.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:29 - 02:17:29
  Name.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:31 - 02:17:41
  If you look at the site plan, the elevations do show a four foot on the first, on the long piece, and then six feet for another piece.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:44 - 02:17:47
  One third from the end on the site plan.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:51 - 02:17:52
  Next.

- Wayne Platte

  02:17:52 - 02:17:52
  Page.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:52 - 02:17:53
  I don't.

- Suzanne Cahill

  02:17:53 - 02:17:55
  Like same height bow.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:56 - 02:17:57
  That's.

- Wayne Platte

  02:17:57 - 02:17:57

That.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:17:57 - 02:18:00
  Is he just, again, he didn't do it to scale.

- Suzanne Cahill

  02:18:01 - 02:18:01
  Ok.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:18:02 - 02:18:05
  And if you scroll down, I think there's a note there that says, or?

- Kyla DeDea

  02:18:15 - 02:18:16
  Ok, soon?

- Kyla DeDea

  02:18:18 - 02:18:19
  Yes, right here?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:18:21 - 02:18:22
  Yeah, for me.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:18:22 - 02:18:24
  And then this will be the six feet.

- Kyla DeDea

  02:18:27 - 02:18:31
  So, 6, 6 along the side, where my arrow is.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:18:31 - 02:18:32
Yes, the forehead.

- Kyla DeDea

02:18:32 - 02:18:34
Work for you here.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:18:36 - 02:18:40
And that's because the code only allows a maximum of four feet along the frontage.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:18:46 - 02:18:46
Cool.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:18:51 - 02:18:51
Yeah.

- Suzanne Cahill

02:18:54 - 02:18:55
Ok.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:18:58 - 02:19:00
But again, I know there's an inconsistency.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:19:00 - 02:19:03
So if we're not looking to hold this up.

- Suzanne Cahill

02:19:06 - 02:19:08
Kyla, what is the note can use?

- Suzanne Cahill

  02:19:08 - 02:19:08
  Tin?

- Suzanne Cahill

  02:19:08 - 02:19:12
  Can you zoom into the note?

- Suzanne Cahill

  02:19:12 - 02:19:15
  We now go up to the side, property line, up.

- Suzanne Cahill

  02:19:18 - 02:19:20
  There you go, right there.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:19:20 - 02:19:21
  That says four.

- Suzanne Cahill

  02:19:22 - 02:19:23
  That says, go.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:19:23 - 02:19:29
  To the next page, they show the elevations, that's where it shows a 4 foot 6 foot.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:19:29 - 02:19:31
  Those two, right.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:19:32 - 02:19:37

Yeah, that's where the dimensions are four feet and **** sen.

- Suzanne Cahill

  02:19:38 - 02:19:38
  Ok.

- Mary Jo Wiltshire

  02:19:50 - 02:19:52
  Did you say they were going to fix the sidewalk?

- Mary Jo Wiltshire

  02:19:52 - 02:19:54
  Also on the Crown Street side?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:19:55 - 02:19:55
  Yeah.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:19:58 - 02:20:06
  And you can make it a condition of approval that we submit a revised sheet to correct that note, if, if you're gonna go with the 60.

- Suzanne Cahill

  02:20:06 - 02:20:07
  Mm hmm.

- Kyla DeDea

  02:20:13 - 02:20:15
  Use, there's no use right now, right.

- Kyla DeDea

  02:20:15 - 02:20:16
  It's a vacant building.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:20:17 - 02:20:17

Right.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:20:17 - 02:20:23

And if you know a tenant who wants to take a giant space there, they're happy to speak with them at this point.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:20:23 - 02:20:23

If.

- Kyla DeDea

02:20:24 - 02:20:30

One of the things we just talked about was the dumpster that's been there for quite awhile.

- Kyla DeDea

02:20:30 - 02:20:31

I'm not sure if it's still there.

- Kyla DeDea

02:20:32 - 02:20:36

There's no space for a dumpster and Closure on the site.

- Kyla DeDea

02:20:36 - 02:20:47

I know it's thinking right now, I don't know if the board wants to address that when there is an actual tenant, or whether space shouldn't be dedicated at this time.

- Suzanne Cahill

02:20:59 - 02:21:05

Also, another thing that staff has for I would like to see landscaping incorporated.

- Suzanne Cahill

02:21:05 - 02:21:19

The I mean, I know we're talking about fencing right now, but obviously landscaping the actual photograph has trees, but they're not I mean, they're not transferred to the plan.

- Suzanne Cahill

  02:21:19 - 02:21:23
  So obviously we want to see that tree.

- Wayne

  02:21:24 - 02:21:25
  You get.

- Suzanne Cahill

  02:21:26 - 02:21:29
  Some additional landscaped areas.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:21:31 - 02:21:32
  Trees.

- Suzanne Cahill

  02:21:35 - 02:21:35
  Yeah.

- Suzanne Cahill

  02:21:35 - 02:21:49
  If you're gonna be redoing the sidewalk, I think that now is the time you put some tree pits in there and put a couple of street trees along that X I mean, that's a long length, I think.

- Suzanne Cahill

  02:21:50 - 02:21:50
  Is.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:21:53 - 02:21:56
  There enough space in between 3 and 4?

- Kyla DeDea

  02:22:01 - 02:22:12

  Or even possibly, within the fence area, I don't know if there's space to maybe put brakes and have have some trees in here or behind the fence.

- Kyla DeDea

  02:22:15 - 02:22:16

  If that's a possibility.

- Wayne

  02:22:17 - 02:22:18

  I like the.

- Mary Jo Wiltshire

  02:22:18 - 02:22:20

  Idea behind the fence instead of in the street.

- Suzanne Cahill

  02:22:23 - 02:22:24

  Live a lot better I think.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:22:26 - 02:22:27

  So.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:22:31 - 02:22:33

  Three Pence is.

- Suzanne Cahill

  02:22:34 - 02:22:36

  For 4 or 5.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:22:36 - 02:22:36

Spaces.

- Suzanne Cahill

  02:22:40 - 02:22:42
  Some landscaping in.

- Suzanne Cahill

  02:22:47 - 02:22:50
  I think it would be a nice addition to that law.

- Suzanne Cahill

  02:22:50 - 02:22:51
  It would provide some area.

- Suzanne Cahill

  02:22:52 - 02:22:56
  For a run off to you could put like there could be rain garden style.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:22:57 - 02:23:02
  I don't think the applicant is, opposed to trees, it's just if you put trees.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:23:02 - 02:23:03
  In.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:23:03 - 02:23:05
  Can you see my mouse, Is there a way to do that?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:23:05 - 02:23:10
  If you put trees along the boundary, you're going to lose this 1, 2, 3, 4, 5, parking spaces.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:23:12 - 02:23:16

And although there's not an attendant using it, now, those words.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:23:20 - 02:23:28

You know, depending on who goes into the building and south, the preference would be to wait until we have so.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:23:28 - 02:23:31

We can discuss operations, traffic flow.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:23:31 - 02:23:32

You know what Size downstairs.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:23:34 - 02:23:34

Parking.

- Suzanne Cahill

02:23:34 - 02:23:40

Lot, the one space, at a minimum, I think you're going to lose, because there's an existing tree.

- Suzanne Cahill

02:23:41 - 02:23:42

Of course, this.

- Suzanne Cahill

02:23:42 - 02:23:47

Pick this photograph, The existing photo shows an existing tree in there now.

- Suzanne Cahill

02:23:51 - 02:23:54

Anyway, it's maybe 1 or 2 spaces, actually.

- Suzanne Cahill

  02:23:56 - 02:23:57
  It might be two trees.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:24:02 - 02:24:04
  I should go visit.

- Kyla DeDea

  02:24:13 - 02:24:13
  Sure.

- Suzanne Cahill

  02:24:14 - 02:24:15
  Yeah.

- Suzanne Cahill

  02:24:17 - 02:24:18
  Go one more up.

- Suzanne Cahill

  02:24:18 - 02:24:19
  I think, now.

- Suzanne Cahill

  02:24:21 - 02:24:21
  There.

- Kyla DeDea

  02:24:26 - 02:24:32
  It's really hard to tell if those are planted or if those are just growing out of, no, I don't know.

- Suzanne Cahill

  02:24:32 - 02:24:34

And I know they're just.

- Kyla DeDea

  02:24:34 - 02:24:37
  Growing out of pavement basically.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:24:38 - 02:24:39
  They make.

- Kyla DeDea

  02:24:39 - 02:24:39
  Long.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:24:39 - 02:24:39
  Chairs.

- Suzanne Cahill

  02:24:43 - 02:24:44
  Piteous, yeah, I guess.

- Kyla DeDea

  02:24:44 - 02:24:49
  It's up to the board, whether you want to, it would have to come back for a site plan review.

- Kyla DeDea

  02:24:50 - 02:24:53
  Or, you know, when I use is being proposed, I guess it's up.

- Kyla DeDea

  02:24:54 - 02:24:59
  How the board feels about addressing that now, or at a later date.

- Mary Jo Wiltshire

02:25:01 - 02:25:03

I think landscaping would be an improvement.

- Mary Jo Wiltshire

02:25:03 - 02:25:12

It might hamper them getting a tenant if we forced them into some kind of landscaping now, and maybe it is better to just deal with it at site plan review.

- Mary Jo Wiltshire

02:25:15 - 02:25:16

I plan.

- Suzanne Cahill

02:25:17 - 02:25:29

This is so, I guess, Victorian, my question would be that without a tenant, why, why, the expense of going through the pavement we re striping, and all of that right now.

- Suzanne Cahill

02:25:30 - 02:25:32

If there's no Tenon.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:25:32 - 02:25:41

The parking lot was in a state of disrepair and potholes, and they fix the potholes, but they do want to make it look nicer.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:25:45 - 02:25:47

I don't think it's a huge cost to do the re striping.

- Wayne

02:25:52 - 02:25:53

It may attract a tenant for you.

- Wayne

02:26:09 - 02:26:12

Six Am I on, can you hear me show?

- Suzanne Cahill

  02:26:13 - 02:26:13
  Yes.

- Wayne

  02:26:14 - 02:26:21
  Ok, now I was saying that striping may attract a tenant Bert to know.

- Wayne

  02:26:26 - 02:26:35
  So what we're looking at tonight is the fencing and the improvements to the the sidewalk, right?

- Suzanne Cahill

  02:26:36 - 02:26:36
  Millimeter homies.

- Wayne

  02:26:43 - 02:26:47
  And whether they want a stripe in the parking lot or not, that's really not our concern right now, right?

- Wayne

  02:26:47 - 02:26:50
  Are we good to mean we're just dealing with those two items, right?

- Suzanne Cahill

  02:26:51 - 02:26:52
  Right, the parking lot.

- Suzanne Cahill

  02:26:52 - 02:26:54
  I mean, well, that's up to the board.

- Suzanne Cahill

02:26:54 - 02:26:56
If you want to do with it now, or do you want to hold up?

- Suzanne Cahill

02:26:56 - 02:27:02
I think what I'm getting, the reading of, is that the board would like to hold off on the parking lot.

- Suzanne Cahill

02:27:03 - 02:27:17
Actual improvements, and wait till there is a tenant and reserve the right to review that, along with any future tenant occupancy on the design, layout, landscaping, and lighting.

- Suzanne Cahill

02:27:19 - 02:27:21
I think that would be OK.

- Suzanne Cahill

02:27:22 - 02:27:28
Although I do think that there should also be a, well, to find, know.

- Suzanne Cahill

02:27:28 - 02:27:32
That street landscaping, you're doing the sidewalk area over.

- Suzanne Cahill

02:27:32 - 02:27:35
So we're neglecting to put in street trees.

- Suzanne Cahill

02:27:35 - 02:27:38
So I think there has to be some accommodation.

- Suzanne Cahill

02:27:40 - 02:27:41
One way or the other.

- Suzanne Cahill

  02:27:42 - 02:27:44
  Because now's the time.

- Wayne

  02:27:44 - 02:27:44
  We.

- Suzanne Cahill

  02:27:44 - 02:27:47
  Sidewalk to, to make that accommodation.

- Suzanne Cahill

  02:27:50 - 02:27:52
  Now we didn't have any, can we.

- Wayne

  02:27:52 - 02:27:55
  Leave the landscaping staff?

- Wayne

  02:27:57 - 02:27:57
  On the?

- Suzanne Cahill

  02:28:00 - 02:28:03
  Can you repeat what you just said, you've broke up.

- Wayne

  02:28:03 - 02:28:06
  So Yeah.

- Wayne

  02:28:06 - 02:28:06

Can.

- Wayne

  02:28:07 - 02:28:10
  Can we leave the landscaping up to staff level?

- Suzanne Cahill

  02:28:13 - 02:28:15
  For the street?
  [speaker unknown]:
  02:28:17 - 02:28:18
  Yeah.

- Suzanne Cahill

  02:28:18 - 02:28:22
  But sidewalk area, I would be comfortable with that.

- Wayne

  02:28:26 - 02:28:31
  I mean, I mean, right now I mean putting this fence up is certainly a big improvement from what is there right now.

- Wayne

  02:28:31 - 02:28:31
  And.

- Wayne

  02:28:31 - 02:28:41
  And if we can if the rest of the board is comfortable believing that the sidewalk landscaping up to staff level, I think that would that would make me happy.

- Wayne

  02:28:46 - 02:28:48
  Is the rest of the board OK with that?

- Matt Gillis

02:28:48 - 02:28:49
This is Matt.

- Matt Gillis

02:28:49 - 02:28:50
I'm fine with that.

- Charles J Polacco Jr

02:28:51 - 02:28:51
This is.

- Kevin

02:28:52 - 02:28:52
Kevin.

- Kevin

02:28:52 - 02:28:56
I'm fine with actually including the trees in the future.

- Kevin

02:28:56 - 02:28:57
Inside the fence.

- Kevin

02:28:57 - 02:29:00
I do think it's a pretty narrow.

- Kevin

02:29:02 - 02:29:06
They're in order to start putting sidewalk trees.

- Kevin

02:29:06 - 02:29:08
They're not going to last.

- Kevin

  02:29:10 - 02:29:11
  A lot.

- Mary Jo Wiltshire

  02:29:11 - 02:29:12
  Of brick there.

- Mary Jo Wiltshire

  02:29:12 - 02:29:15
  I don't know that street trees are really good for the outside there.

- Kevin

  02:29:16 - 02:29:16
  Yep.

- Kevin

  02:29:19 - 02:29:29
  With the thought that we are absolutely going to waive, requiring them when the parking lot is reconfigured for a tenant.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:29:37 - 02:29:42
  Before we would put in street suite, I would ask that we at least do a site visit.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:29:42 - 02:29:43
  Because I'm not sure.

- Suzanne Cahill

  02:29:44 - 02:29:44
  How.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:29:44 - 02:29:44

She.

- Wayne

  02:29:45 - 02:29:45
  Wasn't even really thinking of.

- Kyla DeDea

  02:29:50 - 02:29:52
  You're thinking in the parking lot, Wayne.

- Kyla DeDea

  02:29:55 - 02:29:56
  I think we're losing them again.

- Suzanne Cahill

  02:29:57 - 02:29:57
  Yeah.

- Wayne

  02:29:58 - 02:30:03
  I was, you have to repeat, it was broken up by me there by Victoria.

- Wayne

  02:30:03 - 02:30:04
  I'm sorry, but it was broken up.

- Wayne

  02:30:05 - 02:30:06
  What was the, what was the last comment?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

  02:30:07 - 02:30:12
  For me, I was just, I was just commenting that before we commit to street trees.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:30:12 - 02:30:15

I'd like to go out there and see if there's actually room to put trees in.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:30:17 - 02:30:19

It looks narrow from this photo.

- Wayne

02:30:22 - 02:30:23

Yeah.

- Mary Jo Wiltshire

02:30:24 - 02:30:25

Well, I was.

- Wayne

02:30:25 - 02:30:31

Mentioning leaving landscaping right up leaving landscaping up to the staff level.

- Wayne

02:30:32 - 02:30:34

I was, I was not referring to street trees at this time.

- Wayne

02:30:34 - 02:30:39

So if we can find something else other than street trees right now.

- Mary Jo Wiltshire

02:30:44 - 02:30:49

I think they're going to have to, they're going to have to submitted an application for the sidewalk to public works.

- Mary Jo Wiltshire

02:30:49 - 02:30:58

So I think at that point, we can speak to Superintendent, whether street trees are a good idea, they are not during that application process.

- Suzanne Cahill

02:31:00 - 02:31:00

Ok.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:31:05 - 02:31:05

Yeah.

- Suzanne Cahill

02:31:07 - 02:31:07

That's a good point.

- Wayne

02:31:11 - 02:31:16

I would just like to see the fencing and the sidewalk improvements move forward at this point.

- Wayne

02:31:16 - 02:31:22

It will talk about other stuff as as they as they become part of the bigger picture.

- Mary Jo Wiltshire

02:31:25 - 02:31:25

I agree.

- Kevin

02:31:27 - 02:31:28

Kevin Rauch, I agree.

- Matt Gillis

02:31:31 - 02:31:32

Isn't that I do, too?

- Suzanne Cahill

02:31:35 - 02:31:46

Well, was that the sidewalk improvements would require the Department of Public Works, sidewalk permit at that time, the ...

- Suzanne Cahill

02:31:46 - 02:31:55

Would determine whether or not a street trees are a Bible accommodation, if there's accommodations for that.

- Suzanne Cahill

02:31:56 - 02:32:02

I also wrote that the planning board is reserving the right to review the parking lot, design and layout.

- Suzanne Cahill

02:32:03 - 02:32:06

As well as the lighting, landscaping, and drainage, etcetera.

- Suzanne Cahill

02:32:06 - 02:32:11

Once tenant, a tenant, is determined to occupy the space.

- Suzanne Cahill

02:32:14 - 02:32:14

Ok.

- Kevin

02:32:16 - 02:32:18

Kevin Roche, I say yes.

- Mary Jo Wiltshire

02:32:19 - 02:32:19

I agree.

- Wayne

02:32:20 - 02:32:22

Yeah, what?

- Wayne

02:32:23 - 02:32:23

All right.

- Wayne

02:32:25 - 02:32:27

This is Wayne again.

- Wayne

02:32:27 - 02:32:29

What what dimensions are we going with the fencing?

- Wayne

02:32:29 - 02:32:30

Now?

- Wayne

02:32:30 - 02:32:31

I want to be clear on that.

- Suzanne Cahill

02:32:33 - 02:32:40

Well, I thought we were going with the forefoot along crown and the six foot along the south side.

- Suzanne Cahill

02:32:41 - 02:32:44

And that, as Victoria said, they would.

- Wayne

02:32:44 - 02:32:45

Say, OK, I.

- Suzanne Cahill

02:32:45 - 02:32:46

Supplant correct that.

- Suzanne Cahill

02:32:48 - 02:32:48

No.

- Wayne

02:32:50 - 02:32:51

Ok.

- Wayne

02:32:52 - 02:32:56

And that's that's not something that has to go back to landmarks, Raped me.

- Wayne

02:32:56 - 02:32:56

They've approved the.

- Suzanne Cahill

02:32:56 - 02:32:57

Concept really right now.

- Suzanne Cahill

02:32:58 - 02:32:59

Now they've approved.

- Wayne

02:33:00 - 02:33:04

Ok, OK, OK, good, as long as that's, we don't have to send them back anywhere.

- Wayne

02:33:05 - 02:33:06

All right.

- Wayne

02:33:09 - 02:33:15

This is the board goodwill how Sue has just, uh, present.

- Mary Jo Wiltshire

02:33:18 - 02:33:18

Yes.

- Mary Jo Wiltshire

02:33:18 - 02:33:19

No.

- Wayne

02:33:19 - 02:33:20

No, yes.

- Wayne

02:33:20 - 02:33:21

I'm.

- Mary Jo Wiltshire

02:33:21 - 02:33:21

Good.

- Matt Gillis

02:33:25 - 02:33:26

I'm good.

- Kevin

02:33:29 - 02:33:30

I.

- Mary Jo Wiltshire

02:33:30 - 02:33:30

Think we lost Wayne.

- Suzanne Cahill

02:33:31 - 02:33:32

Swain.

- Wayne

02:33:35 - 02:33:35

Motion.

- Kevin

02:33:38 - 02:33:38

I want to.

- Wayne

02:33:38 - 02:33:39

Put it into them.

- Wayne

02:33:41 - 02:33:41

Oh.

- Wayne

02:33:44 - 02:33:46

Ok, alright, so can you just read back.

- Suzanne Cahill

02:33:48 - 02:33:48

Well, I want.

- Wayne

02:33:48 - 02:33:50

To make a motion down.

- Wayne

02:33:50 - 02:33:50

We.

- Suzanne Cahill

02:33:50 - 02:33:53

Want to recognize this is a type two action.

- Suzanne Cahill

02:33:55 - 02:33:59

No further environmental review is necessary.

- Suzanne Cahill

02:33:59 - 02:34:00

Ok.

- Wayne

02:34:00 - 02:34:00

I can do that.

- Suzanne Cahill

02:34:01 - 02:34:10

Denotes that I have a Board Policy six that a revised plan will be submitted to correct offense type on the southside to six foot.

- Suzanne Cahill

02:34:11 - 02:34:18

That the sidewalk will be deferred to the D P W when they review sidewalk.

- Suzanne Cahill

02:34:18 - 02:34:27

Landscaping will be deferred to deep EW when they review the sidewalk permit to do that work for restoration and reconstruction.

- Suzanne Cahill

02:34:28 - 02:34:42

And that the planning board reserves the right to review the parking lot design and layout, and it's at a time in the future one attendee is determined for the property which will include lighting, landscaping, drainage, etcetera.

- Wayne

02:34:44 - 02:34:48

All right and Ms. Paladar, how do you how does that sound to you?

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:34:49 - 02:34:51

So, Corbin, employees has just joined us.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:34:52 - 02:34:54

Those conditions are exactly what we discussed.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:34:55 - 02:35:07

But if you had any questions, he is a Project Manager for William Gottlieb, and he may be able to give you input on the sidewalk and the tree request, otherwise, you know, the motion was, as discussed.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:35:15 - 02:35:15

Cool.

- Wayne

02:35:17 - 02:35:19

House, Victor Victoria.

- Wayne

02:35:19 - 02:35:20

How Sue just presented that?

- Wayne

02:35:20 - 02:35:24

That's, that sounds like, in line with what, what you're proposing for tonight.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:35:25 - 02:35:38

Yes, Just to bring up to speed, there was a discussion about whether there should be street trees put into the sidewalk and they're leaving that up to D P W to decide, so you can have a conversation with them about that.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:35:39 - 02:35:40

Permanent public parks.

- Wayne

02:35:41 - 02:35:42

Yes, yes?

- Wayne

02:35:43 - 02:35:44

Yeah, OK.

- Wayne

02:35:46 - 02:35:50

All right OK, so so how this is when you play it again?

- Wayne

02:35:50 - 02:35:59

So how Sue just presented that narrative I want to put that into for a form of a motion that we approve this item.

- Wayne

02:35:59 - 02:36:03

Do I have a second on that?

- Kevin

02:36:05 - 02:36:05

Second.

- Wayne

02:36:08 - 02:36:10

Second by Kevin Roach.

- Wayne

02:36:10 - 02:36:14

All in favor Wayne Platte is a yes, Charles Polacco?

- Charles J Polacco Jr

02:36:15 - 02:36:15

Yes.

- Wayne

02:36:17 - 02:36:18

Mary Jo Wiltshire.

- Mary Jo Wiltshire

02:36:19 - 02:36:19

Yes.

- Wayne

02:36:21 - 02:36:22

Matt Gillis.

- Matt Gillis

02:36:23 - 02:36:23

Yes.

- Wayne

02:36:25 - 02:36:26

Kevin Roach.

- Kevin

02:36:27 - 02:36:27

Yes.

- Wayne

02:36:29 - 02:36:30

Ok, it is adopted.

- Wayne

02:36:32 - 02:36:34

Thank you, Ms. Polidoro.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:36:35 - 02:36:36

Thank you.

- Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

02:36:36 - 02:36:39

And, again, I apologize for being late, and thank you for your time.

- Corbin Plays

02:36:40 - 02:36:40

Thank you.

- Wayne

02:36:41 - 02:36:42

No, no apologies.

- Wayne

02:36:42 - 02:36:44

This is where we're very flexible here, you know?

- Wayne

02:36:45 - 02:36:47

So OK.

- Wayne

02:36:50 - 02:36:50

All right.

- Wayne

02:36:52 - 02:36:53

All right.

- Wayne

02:36:53 - 02:36:56

So do we have anything else before the board tonight?

- Suzanne Cahill

02:36:57 - 02:36:58

I don't.

- Suzanne Cahill

02:36:58 - 02:37:10

I'm good but you only have a couple months left if you haven't made all of your training requirements So Yeah, I can e-mail our list....

- Wayne

02:37:13 - 02:37:20

I Want to touch base with you Sue I want to touch base with you about that wetlands training that I couldn't get into.

- Wayne

02:37:20 - 02:37:22

So All right.

- Suzanne Cahill

02:37:23 - 02:37:23

Ok

- Suzanne Cahill

02:37:24 - 02:37:26

There are plenty of other alright.

- Suzanne Cahill

02:37:26 - 02:37:26

I'll.

- Wayne

02:37:26 - 02:37:30

Make it all right, thank you.

- Wayne

02:37:30 - 02:37:33

And I make a motion that we adjourn (8:41 PM), I need a second.

- Charles J Polacco Jr

02:37:34 - 02:37:34

Ok?

- Wayne

02:37:37 - 02:37:39

All right, all in favor.

- Wayne

02:37:41 - 02:37:43

Wait, yes, Charles ....

- Charles J Polacco Jr

02:37:43 - 02:37:44

Yes.

- Mary Jo Wiltshire

02:37:46 - 02:37:47

Mary Jo?

- Mary Jo Wiltshire

02:37:47 - 02:37:47

Yeah.

- Wayne

02:37:47 - 02:37:48

Wilshire.

- Mary Jo Wiltshire

02:37:48 - 02:37:49

Yes.

- Wayne

02:37:50 - 02:37:51

Yes.

- Wayne

02:37:53 - 02:37:54

Kevin Roche.

- Kevin

02:37:54 - 02:37:55

Yes.

- Wayne

02:37:56 - 02:37:57

All right.

- Wayne

02:37:57 - 02:38:01

We're adopted Vincent, Katy, thank you so much for being here tonight.

- Wayne

02:38:02 - 02:38:03

All right.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #2: #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-Lot 1

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

Applicant Address P.O. Box 6556 South Fallsburg NY 12779

Applicant Phone #: 845-434-2823 Fax #: 845-434-2826 E-Mail: a26taxi.woodridge@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 Reciept #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: Special Permit Renewal (Rooming House)

Project Location (describe, and attach a location map): 356 Broadway Kingston N.Y.

Brief Description of Proposed Action:

Special Permit Renewal

Name of Applicant or Sponsor:	Telephone:
TVG Group LLC	E-Mail:

Address: P.O. Box 656

City/PO:	State:	Zip Code:
South Fallsburg.	N.Y.	12779

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

3.a. Total acreage of the site of the proposed action?	N/A	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?		✓	

	NO	YES
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?	N/A	

	NO	YES
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	

	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: _____	N/A	

	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: _____	N/A	

	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?	✓	

	NO	YES
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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	

	NO	YES
16. Is the project site located in the 100 year flood plain?	✓	

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✓	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe:	N/A	

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

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

Applicant/sponsor name: Trevonne Gilliard (TVG Group) Date: 8/19/2020

Signature: _____

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

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

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

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

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

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

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

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): Ivevonne Gilliard

Date: 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

Ivonne Gilliard (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)

[signature]	8/19/2020		
Sign	Date	Sign	Date
Trevonne Gilliard			
Name (please print)		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 7500, 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)

Sign Date

Trevonne Gilliard.
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 #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: 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.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

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

Suggested Action:

Attachments:
131 Fair St - SP Renewal BB.pdf

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

To be completed by applicant

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

Property Tax map ID# (SBL): _____

Name of Applicant: Alicja Kowalska

Applicant Address 131 Fair street Kingston N.Y

Applicant Phone #: 845 514 2361 Fax #: _____ E-Mail: Alicja.Kowalska@yahoo.com

Applicant Website _____

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

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

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

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

Name of current property owner (please print): Same

Address of property owner: _____

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

Signature of Owner: Alicja Kowalska

OFFICE USE

1. Date received: 3/12/19
2. Application fee received $75.00 Check# 1344 Receipt # 018904
3. Zoning district: R-2/Fair St. Hist. District
4. UCHD approval? _____ Fire Dept.approval? _____ Water Dept.approval? _____ Ward 5
5. Date of hearing notice publication: _____
6. Date of public hearing: _____
7. Planning Board Action and Date: _____

PROJECT NARRATIVE FORM

Property Address: _____

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Use Old

By (Please Print): _____

Date: _____

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.

_____ Vse Old _____

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)

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_____ _____

Sign Date Sign Date

_____ _____

Name (please print) Name (please print)

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

Use old

CITY OF KINGSTON

Office of Planning

planning@kingston-ny.gov

Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

February 28, 2020

Alicja Kowalska
131 Fair Street
Kingston, NY 12401

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

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

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

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

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

Sincerely,

Donna Brady

Donna Brady
Sr. Clerk, Planning

cc: Stephen Knox, Dir. Of BS &Z

NOTE TO FILE

Re: 131 Fair Street
Date: 9/6/19

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

Donna Brady
Planning

Cell # 845-514-2365

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #4: #335 Wall Street (34 N. Front Street) SPECIAL PERMIT RENEWAL to operate a 2 room hotel. SBL 48.331-1-8. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. Giardi Associates; applicant/owner.

Suggested Action:

Attachments:
335 Wall Street (40 N Front St) SP Renewal PBM 042020.pdf

2020

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

To be completed by applicant

Project location (street address) 335 Wall St. Mailing 34 N. Front

Property Tax map ID# (SBL): 48.331-1-8. MUOD

Name of Applicant: Giardi Ass. Dominick Vanacore Jr

Applicant Address 34 North Front St.

Applicant Phone #: 338 4552 Fax #: 338 1628 E-Mail: dreamweavessalon @gmail.

Applicant Website Suitedreamskingstonny.com

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

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

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

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

Name of current property owner (please print): Giardi Ass Dominick Vanacore Jr

Address of property owner: 34 North Front St.

Phone #: 338 4552 Fax #: 338 1628 E-mail dreamweavessalon @ gmail.com

Signature of Owner:

OFFICE USE

1. Date received: 2/19/2020
2. Application fee received $ 75- Ck. # 14398
3. Zoning district: C-2, MUODD, HA, Stockade W-2 SBL - 48.331-1-8
4. UCHD approval? ____ Fire Dept.approval? ____ Water Dept.approval? ____
5. Date of hearing notice publication: ____
6. Date of public hearing: 4-20-20
7. Planning Board Action and Date: ____

14-16-4 (11/95)—Text 12

PROJECT I.D. NUMBER

617.20
Appendix C
State Environmental Quality Review

SEQR

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

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

1. APPLICANT /SPONSOR: Giardi, Hcc
2. PROJECT NAME:

3. PROJECT LOCATION:
Municipality: Kingston County: Ulster.

4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
34 N. Front St.
Kingston NY. 12401

5. IS PROPOSED ACTION:
☐ New ☐ Expansion ☒ Modification/alteration Redecorating

6. DESCRIBE PROJECT BRIEFLY:
Re decorated existing office space into bedroom suites for nightly Rental.

7. AMOUNT OF LAND AFFECTED:
Initially _____ acres Ultimately _____ acres NONE

8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
☒ Yes ☐ No If No, describe briefly

9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
☒ Residential ☐ Industrial ☒ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other
Describe:

10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
☐ Yes ☒ No If yes, list agency(s) and permit/approvals

11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
☐ Yes ☒ No If yes, list agency name and permit/approval

12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
☐ Yes ☒ No

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: Dominick L. Vanacore Esq

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

OVER

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

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1 Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?
☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

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

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

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PROJECT NARRATIVE FORM

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

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

- Existing Office Space was decorated as bedroom suites - that would be rented nightly -
- Providing a service much needed in our neighborhood Rd "Community"

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

Prepared By (Please Print): Dominick Vanacore

Date:

Rev. 10/02

WALL ST
BATHROOM
Bed room
Closet
Shower
Kitchen
Living Room
Dining
1400 sq ft
Apt. 3nd floor
HALL
up
NORTH FRONT ST
Roof
13 x 13
Deck
Roof

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

TO THE CITY PLANNING BOARD:

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

_____

_____
Print Property Owner's Name

_____
Owner's Signature

_____
Owner's Mailing Address

_____
Owner's Phone Number

_____
Date

As per Dominic 1/9/13 TB

_____
Representative's Signature & Date

_____
Representative's Address

_____
Representative's Phone Number

_____
Representative's E-mail/ Website Address

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

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

✓ Application **MUST** be signed by the owner of the property. The application must have **original signature**.

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

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

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

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✓ 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 / /

DOMINICK J. VARACCHI JR

Applicant Name (Please Print)

KINGSTON PLANNING BOARD ADOPTED POLICIES

(Last Updated 12/01/09)

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Sign Date

Dominick J. Venaccreta

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.

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

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

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

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

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

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #5: #115 Abeel Street SPECIAL PERMIT RENEWAL for a mixed use building in the RT zone. SBL 56.43-2-29.120. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 9. Stefan Bohdanowycz; applicant/owner.

Suggested Action:

Attachments:
115 Abeel.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) 115 Abeel Street

Property Tax map ID# (SBL): 56.43-2-29.120

Name of Applicant: Stefan Bohdanowycz

Applicant Address 20 Maple Street

Applicant Phone #: 646-752-1923 Fax #: _____ E-Mail: StefanBohdanowycz@gmail.com

Applicant Website _____

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

_____

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

Address of property owner: _____

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

Signature of Owner: _____

OFFICE USE

1. Date received: 9/28/20 ck #1917
2. Application fee received $75 Rec #018968
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:				
Project Location (describe, and attach a location map): 115 Abeel Street				
Brief Description of Proposed Action: Off street parking renewal				
Name of Applicant or Sponsor:	Telephone:			
	E-Mail:			
Address:				
City/PO:	State:	Zip Code:		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			**NO** ✓	**YES**
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			**NO**	**YES** ✓
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland				

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

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

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

Applicant/sponsor name: _____ Date: _____

Signature: _____

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

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

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

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

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

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

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

PROJECT NARRATIVE FORM

Property Address: _____

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

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

By (Please Print): _____

Date: _____

ADDITIONAL NOTIFICATIONS

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

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

1. _____ 2. _____

_____ _____

_____ _____

_____ _____

_____ _____

3. _____ 4. _____

_____ _____

_____ _____

_____ _____

_____ _____

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

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

TO THE CITY PLANNING BOARD:

This will authorize Scott Du Hon. to represent me/us

and make statements on my/our behalf at the City of Kingston Planning Board meeting

of Stefa Bohdanyer in the matter of 115 Abeel Street

Stefa Bohdanyer
Print Property Owner's Name

Owner's Signature

20 Maple Street Tivoli NY 12583
Owner's Mailing Address

646 752-1927
Owner's Phone Number

4/24/25
Date

Representative's Signature & Date

Representative's Address

Representative's Phone Number

Representative's E-mail/ Website Address

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

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

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

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Applicant Signature Date

_____

Applicant Name (Please Print)

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(Last Updated (11/20/18)

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_____	_____
Sign Date	Sign Date
_____	_____
Name (please print)	Name (please print)

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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.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #6: #36 Broadway (20-42 Broadway) SPECIAL PERMIT to establish a café. SBL 56.43-8-61.100. SEQR Determination. Zone RLC, HA. Ward 8. Half Moon Rondout Café/applicant; 30 Realty Corp/owner.

Suggested Action:

Attachments:
36 Broadway.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) 36 Broadway Kingston NY 12401

Property Tax Map ID # (SBL): _____

Name of applicant: Half Moon Rondout Cafe

Applicant Phone #: (845) 303-5479 Fax #: ( ) none E-Mail: TG2inc@protonmail.com

Mailing address of applicant: 5 Thornberry way

Poughkeepsie NY 12603

Name and address of owner (if different from applicant): John T Pina

Project use and/or description of improvement:

Coffee and

Donut shop

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): 30 KINGSTON REALTY, CORP.

Phone #: (845) 340-3311 Fax #: (845) 340-3313 E-Mail: 30kingstonrealty@gmail.com

Signature of Owner: _____ V.P

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

(This section for office use only)

Date received: 09/28/20 Rec# 018994 Referrals: _____

Application fee: $306 (10/2/20) #15-3/540 502

Zoning District: _____ Ward: _____

Sec./Blk./Lot: ____/____/____

SEQRA: _____

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

jas/pb4

rev.10/02

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) 36 Broadway Kingston NY 12401

Property Tax Map ID # (SBL): _____

Name of applicant: Half Moon Rondout Cafe

Applicant Phone #: 845 ( ) 303-5479 Fax #: ( ) none E-Mail: TG2inc@protonmail.com

Mailing address of applicant: 5 Thornberry way

Poughkeepsie NY 12603

Name and address of owner (if different from applicant): John T Pina

Project use and/or description of improvement: coffee and

Donut shop

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): 30 KINGSTON Realty, CORP.

Phone #: 845 ( ) 340-3311 Fax #: ( ) - 3513 E-Mail: 30kingston realty@gmail.com

Signature of Owner: _____

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

(This section for office use only)

Date received: 9/16/2020 (app) Referrals: _____

Application fee: _____

Zoning District: _____ Ward: _____

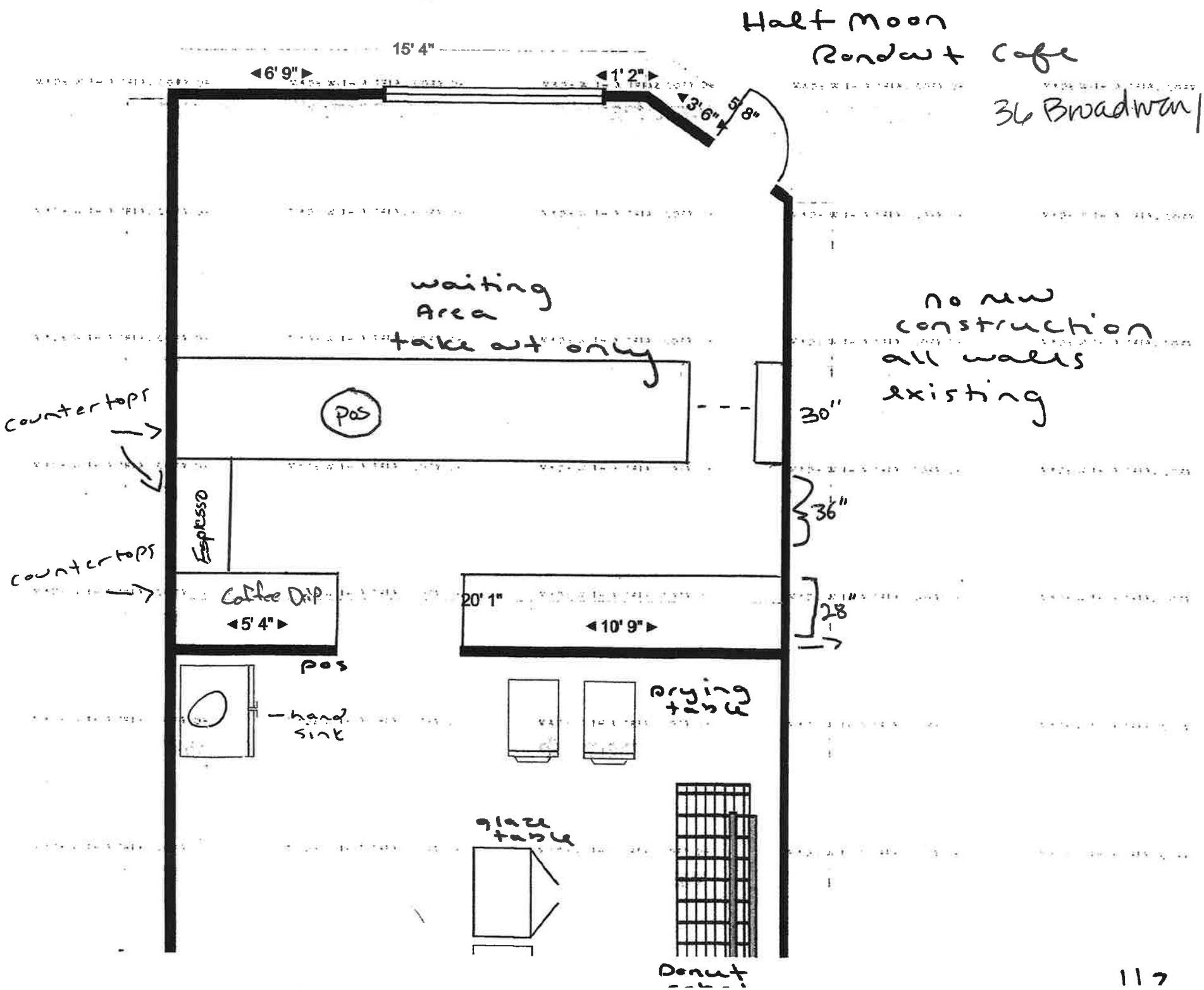
Sec./Blk./Lot: ____/____/____

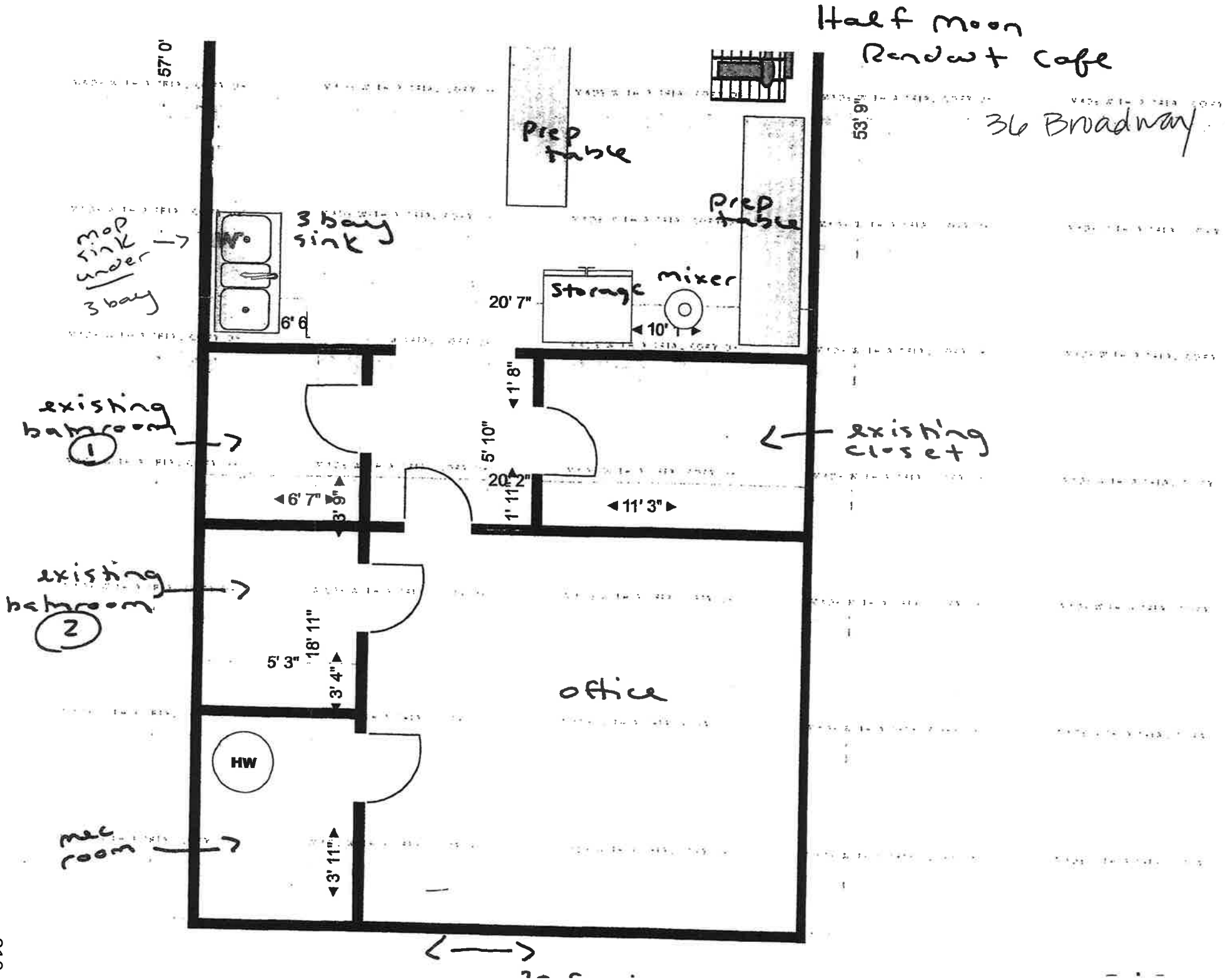
SEQRA: _____

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

jas/pb4

rev.10/02


Half Moon
Donut Cafe
36 Broadway
15' 4"
6' 9"
1' 2"
3' 6"
8"
waiting
Area
take out only
no new
construction
all walls
existing
counter tops
POS
30"
Espresso
36"
counter tops
Coffee Drip
5' 4"
20' 1"
10' 9"
28"
POS
hand
sink
frying
table
glaze
table
Donut


Half Moon
Rendwt Cafe
36 Broadway
57' 0"
53' 9"
Prep table
Prep table
3 bay sink
mop sink under 3 bay
6' 6"
20' 7"
Storage
Mixer
10' 1"
existing bathroom 1
existing closet
1' 8"
5' 10"
20' 2"
1' 11"
6' 7"
3' 9"
11' 3"
existing bathroom 2
18' 11"
5' 3"
3' 4"
office
HW
mec room
3' 11"


Half Moon Rondout Cafe
Coffee & Donuts
Half Moon Rondout Cafe
Coffee & Donuts



Window Graphics
28.5"H x 48"W
1 Each Window

Customers Name: Half Moon Rondout Cafe

FASTSIGNS
PH. 845.331.5800
FAX. 845.339.7249
FASTSIGNS.COM/638
520 ALBANY AVE. KINGSTON N.Y. 12401

SIGNS AND GRAPHICS REMAIN THE PROPERTY OF FASTSIGNS UNTIL PAID IN FULL

PLEASE CHECK EACH:
- ☐ FONT
- ☐ COLOR
- ☐ SPELLING
- ☐ POSITIONING
- ☐ SIZE

SIGNATURE OF APPROVAL	DATE
➡	09/16/2020
File Name:	Order #: ES-K-61656

COLORS OF PRINT ARE NOT EXACT * CHANGES ARE CHARGED SEPARATELY

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

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

Applicant/sponsor name: _____ Date: _____

Signature: _____

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

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

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

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

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

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

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

PRINT

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #7: #294 Wall Street SPECIAL PERMIT RENEWAL for residential on the upper floors.; SBL 48.331-6-24.100. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. BRK Group Inc.; applicant/owner.

Suggested Action:

Attachments:
294,294,298 Wall.pdf

2020

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

To be completed by applicant

Project location (street address) 294, 296 298 Wall St

Property Tax map ID# (SBL): 48.331-6-24 & 48.331-6-25

Name of Applicant: BRK Group - Belayt Khan

Applicant Address 1 North Manheim Blvd, New Paltz, NY 12561

Applicant Phone #: 255-6441 Fax #: _____ E-Mail: _____

Applicant Website _____

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

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

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): BRK Group, Inc

Address of property owner: 1 N. Manheim Blvd NP, NY 12561

Phone #: 845.255.6441 **Fax #:** _____ **E-mail** khanrayem@gmail.com

X **Signature of Owner:** BRKhan. 9.26.2020

OFFICE USE

1. Date received: 9/25/20
2. Application fee received $75 cash
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

294-298 WALL ST APARTMENTS

Name of Action or Project:
294-298 WALL ST., KINGSTON, NY

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:
THIRD FLOOR APARTMENTS TO BE CONSTRUCTED IN ALL THREE BUILDINGS
(1) 3 BEDROOM IN 294
(1) 2 BEDROOM IN 296
(2) 2 BEDROOM IN 298

Name of Applicant or Sponsor:
BRK GROUP, INC

Telephone: 255 6441
E-Mail: KHAN FAYEM@GMAIL.COM

Address:
1 NORTH MANHEIM BLVD,

City/PO:
NEW PALTZ

State:
NY

Zip Code:
12455

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT, SPECIAL USE PERMIT		X

3.a. Total acreage of the site of the proposed action? .15 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? .15 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): APARTMENTS
☐ 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?			

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	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: _____		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: _____		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: _____		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?	X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	
16. Is the project site located in the 100 year flood plain?	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	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES 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: _____	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: _____	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: _____	X	

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

Applicant/sponsor name: BELAYET KHAN Date: 5.2.2018

Signature: BKhan

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?		

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☐ 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: THIRD FLOOR 294, 296, 298 WALL ST 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...

THE PROJECT ENTAILS THE CONSTRUCTION OF FOUR APARTMENTS IN THE THIRD FLOOR OF EXISTING VACANT SPACE. IT IS INTERIOR CONSTRUCTION ONLY IN AN EXISTING 3 STORY BUILDING. THERE WILL BE (1) 3 BEDROOM APARTMENT AND (3) 2 BEDROOM APARTMENTS WITH ONE BATHROOM IN EACH. THERE ARE EXISTING SANITARY AND POTABLE WATER LINES THE SECOND FLOORS HAVE RECENTLY BEEN BUILT-OUT INTO NEW APARTMENTS THE EXISTING FIRST FLOOR OF ALL BUILDINGS ARE COMMERCIAL USES.

By (Please Print): BELAYET KHAN

Date: 5/2/2018

ADDITIONAL NOTIFICATIONS

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

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

1. _____ 2. _____

_____ _____

_____ _____

_____ _____

_____ _____

3. _____ 4. _____

_____ _____

_____ _____

_____ _____

_____ _____

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

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

TO THE CITY PLANNING BOARD:

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

_____

_____
Print Property Owner's Name

_____
Owner's Signature

_____
Owner's Mailing Address

_____
Owner's Phone Number

_____
Date

_____
Representative's Signature & Date

_____
Representative's Address

_____
Representative's Phone Number

_____
Representative's E-mail/ Website Address

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

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

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

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

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

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

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

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

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

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

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

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

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

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

_____ Completed and signed Application Checklist Form.

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

BR Lucas
Applicant Signature

9.26.2020
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)

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.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #8: #301 Broadway SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 56.34-8-4. SEQR Determination. Zone C-2. Ward 9. Speedway LLC; applicant/owner.

Suggested Action:

Attachments:
301 Broadway.pdf

Comment - 301 Broadway Speedway.pdf

2020

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) 301 Broadway (a/k/a 307 Broadway) (#7875)

Property Tax Map ID # (SBL): Section 56.34, Block 8, Lot 4 (510800)

Name of applicant: Speedway LLC

Applicant Phone #: (937) 863-7128 Fax #: (419) 427-3537 E-Mail: sbtyler@speedway.com

Mailing address of applicant: 500 Speedway Drive, Enon, Ohio 45323 Attn: Sarah B. Tyler, Esq.

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

Project use and/or description of improvement:

Speedway seeks further renewal of the previously renewed Special Permit to operate a gasoline station on the premises.

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):

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

Signature of Owner: Neil J. DeFarah

Attorney for Applicant

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

(This section for office use only)

Date received: 9/22/20 Referrals:

Application fee: $75.00 CK #0088576 Rec 018981

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 Cuddy & Feder, LLP

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of October/November 2020 in the matter of further renewal of Special Permit to Operate a Gasoline Station at 301 Broadway.

Tommy Lefevers, Sr Director Real Estate on behalf of Speedway LLC
print property owner's name

owner's signature

500 Speedway Drive, Enon, OH 45323
owner's mailing address

937-863-7611
owner's phone number

9/17/2020
date

representative's signature & date

300 Westage Business Center, Suite 380, Fishkill, NY 12524
representative's address

914-761-1300
representative's phone #

PROJECT NARRATIVE FORM

Property Address: 301 Broadway (a/k/a 307 Broadway) (#7875)

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 September 2020 cover letter accompanying the submission materials.

Prepared By (Please Print): Neil J. Alexander

Date: 9/21/2020

Rev.10/02

PLANNING BOARD APPLICATION CHECKLIST

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

A complete submission is considered to be:

_____ Application **MUST** be signed by the owner of the property. The application must have **original signature**.

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

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

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

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

_____ 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.

Neil J. Alexander

Applicant Signature

9/21/2020

Date

Neil J. Alexander, Esq., Attorney for Applicant

Speedway LLC

Applicant Name (Please Print)

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

December 2, 2015

Speedway LLC
Attn: Sarah B. Tyler, Esq.
500 Speedway Drive
Enon, Ohio 45323

Re: #301 Broadway SPECIAL PERMIT renewal to operate a gasoline station. SBL 56.34-8-4. SEQR Determination. Zone C-2. Ward 9. Speedway LLC; applicant/owner.

Dear Applicant:

This letter is to advise you that at the regular meeting of the Kingston Planning Board held on November 9, 2015 the Board voted unanimously to render the action a Type II under SEQR and to renew the special permit for a term of 5 years, to expire on November 9, 2020, with all original conditions carried forward.

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

Sincerely,

Donna Brady
Donna Brady
Planning, Sr. Clerk

cc: Deputy Chief Tom Tiano, BSD
Neil Alexander, Esq., Cuddy & Feder LLP

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

November 23, 2010

Hess Corporation
One Hess Plaza
Woodbridge, NJ 07095

Re: #301-311 Broadway SPECIAL PERMIT renewal to operate a gasoline station.

Dear Applicant:

This letter is to advise you that at the regular meeting of the Kingston Planning Board held on November 8, 2010, the Board rendered the application a Type II under SEQR and voted unanimously to renew the special permit for a period of 5 years to expire on November 8, 2015 with the following conditions: temporary signage to comply with section 405-36 of the zoning code.

Please submit the required item at your earliest convenience.

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

Sincerely,

Kyla Haber
Planning Aide

cc: Capt. James Brunner, BSD
Neil Alexander Esq, Cuddy & Feder LLP

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

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

November 27, 2006

H.A. Lautenbacher
Amerada Hess Corp.
1 Hess Plaza
Woodbridge, NJ 07095

Re: #301-311 Broadway SPECIAL PERMIT renewal to operate a gas station.

Dear Applicant:

This letter is to advise you that at the regular meeting of the Kingston Planning Board held on November 13, 2006, the Board voted unanimously to categorized the project as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review of the Board is required and renew the special permit for a period of four (4) years, expiring on November 13, 2010 contingent on the applicant complying with Board Policy #13 (Changes to contact individuals name, address or phone number must be provided to the Planning Office within 30 days). It is further noted that future paperwork must be filed before the permit expiration date.

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

Sincerely,

Joanne Beesmer

Joanne Beesmer
Planning Aide

cc: Deputy Chief M. LeFevre, BSD

CITY OF KINGSTON
NEW YORK

OFFICE OF THE CITY PLANNER

August 4, 2003

Charles H. DeBlois, Jr.
P.O. Box 9471
Providence, RI 02940

Re: 301-311 Broadway – Special Permit renewal to operate a gasoline station.

Dear Mr. DeBlois:

This letter is to advise you that at the regular meeting of the Kingston Planning Board on July 14, 2003, the Board voted unanimously to render a negative declaration of environmental significance and approve the special permit for a term of three (3) years, expiring on July 14, 2006, with the stipulation that the applicant. Submit records of testing and registration for underground petroleum storage tanks to staff for files.

If you have any questions please call this office at (845) 334-3955.

Sincerely,

Joanne Beesmer
Planning Aide

cc: Deputy Chief, M. LeFevre, Bldg. Department

jas/pb9/7-14301Broadway1

City Hall, 420 Broadway, Kingston, New York 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail – planning@ci.kingston.ny.us
www.ci.kingston.ny.us



Property Description Report For: 301 Broadway, Municipality of City of Kingston

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	510800
		Tax Map ID #:	56.34-8-4
		Property Class:	486 - Mini-mart
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	486 - Mini-mart
		Zoning Code:	C-2 - Central Comm
		Neighborhood Code:	08005 - Midtown
Total Acreage/Size:	153 x 150	**School District:**	Kingston
Land Assessment:	2020 - $71,000 2019 - $71,000	**Total Assessment:**	2020 - $772,000 2019 - $772,000
Full Market Value:	2020 - $857,778 2019 - $772,000		
Equalization Rate:	----	**Property Desc:**	
Deed Book:	5763	**Deed Page:**	278
Grid East:	630510	**Grid North:**	1126661

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
4/24/2014	$10	486 - Mini-mart	Land & Building	Amerada Hess Corp	No	No	No	5763/278
10/26/2004	$602,333	486 - Mini-mart	Land & Building	DB Companies Inc	Yes	Yes	No	4037/322
6/19/1997	$242,109	486 - Mini-mart	Land & Building	Dairy Mart Inc#6620	Yes	Yes	No	2744/243

Utilities

Sewer Type:	Comm/public	**Water Supply:**	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	2005	**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	0	0	0		2005	Normal	Average	2400	1

Site Uses

Use	Rentable Area (sqft)	Total Units
High vol gas	2,400	4

Improvements

Structure	Size	Grade	Condition	Year
Canpy-w/slab	2,040.00 sq ft	Average	Normal	1994
Pavng-asphlt	11,800.00 sq ft	Economy	Normal	1972

Land Types

Type	Size
Primary	0.57 acres

Special Districts for 2020

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

Special Districts for 2019

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

Google Maps 307 Broadway



Image capture: Oct 2019 © 2020 Google

Kingston, New York

Google

Street View



Google Maps 24 Orchard St



Image capture: Oct 2019 © 2020 Google

Kingston, New York

Google

Street View



CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Neil J. Alexander, Esq.
nalexander@cuddyfeder.com

September 21, 2020

By Federal Express & Email (planning@kingston-ny.gov)
Chairman Wayne Platte, Jr.
And Members of the Planning Board
City of Kingston
City Hall
420 Broadway
Kingston, New York 12401

Re: Speedway LLC (#7875)
Further Renewal of Special Permit to Operate a Gasoline Station
Premises: 301 Broadway (a/k/a 307 Broadway), Kingston, New York
Tax Identification: Section 56.34, Block 8, Lot 4 (510800)

Dear Chairman Platte and Members of the Planning Board:

This letter is respectfully submitted on behalf of Speedway LLC ("Speedway") in connection with its application to further renew the Special Permit to Operate a Gasoline Station located at 301 Broadway in the City of Kingston for another five (5) year period to November 9, 2025.

The Premises is classified in the C-2 Central Commercial District and pursuant to Zoning Code Section 405-17.C(5) gasoline stations are expressly permitted on the Premises subject to the Planning Board's issuance of a Special Permit. As the Board is aware, a gasoline station has been operated at the Premises for over two decades and the Board has routinely renewed the Special Permit with the most recent renewal issued on November 9, 2015 (*see* Exhibit B).

There has been no material change in circumstances since the Planning Board approved the last Special Permit renewal application.[1] Accordingly, Speedway respectfully requests the Board classify this renewal request as a SEQRA Type II Action pursuant to 617.5(c)(32) and renew the Special Permit for another five (5) year period to November 9, 2025 in accordance with Zoning Code Section 405-32.D.

[1] *See* Matter of Dil-Hill Realty Co. v. Schultz, 53 A.D.2d 263, 385 N.Y.S.2d 324 (2d Dept. 1976); Knight v. Amelkin, 68 N.Y.2d 975, 570 N.Y.S.2d 550 (1986).

4566525.v1

CUDDY +FEDER LLP

In support of its application for further renewal of the previously renewed Special Permit to Operate a Gasoline Station on the Premises, Speedway submits the following materials:

Exhibit A: City of Kingston Application Forms, including the Special Permit (Further Renewal) Application Form, the Authorized Representative Form, the Project Narrative Form, and the Planning Board Application Checklist.

Exhibit B: Copies of the December 2, 2015, November 23, 2010, November 27, 2006 and August 4, 2003 letters advising of the Planning Board's approval of the applications for Renewal of the Special Permit to Operate a Gasoline Station on the Premises.

Exhibit C: Current City of Kingston Property Record Card.

Exhibit D: Google Street View of the Property, image capture October 2019.

Please also find enclosed a check made payable to the "City of Kingston" in the amount of $75.00 constituting payment of the Special Permit (further renewal) application fees.

Speedway looks forward to appearing before the Planning Board and respectfully requests placement of this further renewal application on the Board's next available agenda. Should the Planning Board or City Staff have any questions or comments in the interim, please feel free to contact me. Thank you in advance for your cooperation and consideration in this matter.

Very truly yours,

Neil J. Alexander

Enclosures

cc: Suzanne Cahill, Planning Director (by email)
Sarah B. Tyler, Esq., Speedway LLC (by email)

4566525.v1

DeDea, Kyla

To: Cahill, Suzanne
Subject: RE: [EXTERNAL EMAIL] RE: Ward 9 Items on COK Planning Board Meeting on Monday, October 19th

From: LaConture, Gary [mailto:Gary.Laconture@dell.com]
Sent: Wednesday, October 14, 2020 1:04 PM
To: Hirsch. Michele <mhirsch@kingston-ny.gov>; Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] RE: Ward 9 Items on COK Planning Board Meeting on Monday, October 19th

Dell Customer Communication - Confidential

Hello Ladies:

I am writing about our concerns in Ward with the operations of the Speedway Gas station. The owners of this establishment have repeatedly ignored requests , by the last three alderman concerning problems with their business and property.

In summary, they were requests to repair a broken drainage system in the rear of the property that floods my property causing landscaping damage as well as my neighborhoods. Additionally, they have neglected a dangerous light that is in the front of their store that is bent, not working and with electrical wires exposed, which has existed for over 5 years. Clearly the owners of this business ignore simple and needed repairs. Lastly, in the spring, they had a lawn maintenance company come and do spring cleanup and have left the debris, which is a hazard on the property since that time as well as never picking up garbage in the rear of their building.

I would take a very hard look at this review and hold these owners accountable for repairs before any renewals of permit to continue to operate. All businesses should be held to basic standards of cleanliness and business upkeep.

Respectfully,

Gary LaConture

From: Hirsch. Michele <mhirsch@kingston-ny.gov>
Sent: Tuesday, October 13, 2020 11:33 PM
To: Hirsch. Michele
Subject: Ward 9 Items on COK Planning Board Meeting on Monday, October 19th

[EXTERNAL EMAIL]

Greetings,

I hope this email finds you well. Please take note of a few items of interest, listed for Public Hearing and New Business concerning Ward 9. The agenda items listed below have links to the various applications made to the Planning Board - the full agenda is attached.

The public is invited to speak on PUBLIC HEARING items but for any other meeting agenda items (old business/new business) - you may only submit written comment NOTE: All comments must be in writing and received by 2PM on Friday, October 16, 2020. Comments may be emailed to Suzanne Cahill, Planning Director at scahill@kingston-ny.gov, mailed or placed in the drop box outside of City Hall.

Written comments specific to any of the public hearings are strongly encouraged and will be read at the beginning of said hearing discussion. However, public is invited to speak via audio connection at the time the hearing is called.

Monday, October 19, 2020 at 6P.M.EST (full agenda attached)

PUBLIC HEARINGS:

Item #2: #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.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/717145/9_21_20_PBM_-_356_Broadway_SP_Renewal.pdf

Item #5: #115 Abeel Street SPECIAL PERMIT RENEWAL for a mixed use building in the RT zone. SBL 56.43-2-29.120. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 9. Stefan Bohdanowycz; applicant/owner.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/717165/115_Abeel.pdf

Item #8: #301 Broadway SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 56.34-8-4. SEQR Determination. Zone C-2. Ward 9. Speedway LLC; applicant/owner.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/717165/115_Abeel.pdf

Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3. SEQR Determination. Zone RT. Ward 9. Christine Semones/applicant; Jeffrey Semones/owner.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/717175/38_McEntee.pdf

NEW BUSINESS:

Item #16: #2-16 Montrepose Avenue SITE PLAN to make changes to drainage. SBL 56.42-4-7. SEQR Determination. Zone RRR, Coastal Zone, HAC. Ward 9. Andrew Wright/applicant; Bluestone Realty/owner.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/717257/2-16_Montrepose.pdf

Please let me know if you have any questions or concerns. Thank you!

With kind regards,

Michele Hirsch
Alderwoman, Ward 9

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3. SEQR Determination. Zone RT. Ward 9. Christine Semones/applicant; Jeffrey Semones/owner.

Suggested Action:

Attachments:
38 McEntee.pdf

Comment - 38 McEntee.pdf

Comment - McEntee & Oneil Items.pdf

I ♥ Kingston

For The Attention Of:
The Planning Board
Special Use Commission
09/30/2020 Submission

VEGAN JUNK FOOD CAFÉ
38, McENTEE STREET, KINGSTON, NY

(v) = vegan (pb) = plant based
Daily from: 6.30am - 6.30pm

Thank you so much! ♥

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**. 1.

✓ **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. 2.

✓ 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. 3.

✓ 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. 4.

✓ There must be **three (3)** original copies of all **site development plans** and **other supporting documents** submitted in original. 5.

✓ 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… 6.

✓ The applicant should provide a statement from the City Comptroller that all taxes on the property are current. 7.

✓ A copy of the current Property Record Card (s) on file with the City Assessor's Office, for all parcels involved should be submitted. 8.

✓ Completed and signed Application Checklist Form. 9.

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

Applicant Signature

30th of Sept 2020
Date

CHRISTINE SEMONES, JEFFREY SEMONES
Applicant Name (Please Print)

sept 30, 2020

KINGSTON PLANNING BOARD

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

APPLICATION FOR SPECIAL PERMIT OR SITE PLAN REVIEW

(This section to be completed by applicant)

Project location (street address) 38 mc Entee Street, Kingston, NY 12401

Property Tax Map ID # (SBL): 56.35-1-3

Name of applicant: CHRISTINE SEMONES

Applicant Phone #: 3472767358 Fax #: ( ) E-Mail: Kim@Veganjunkfood.co

Mailing address of applicant: 38 McEntee Street, Kingston, NY 12401

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

Project use and/or description of improvement:

THE KIND request TO ADD a Kitchen FOR THE PURPOSE OF A CAFÉ (405 sq.ft)

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): JEFFREY SEMONES

Phone #: 3238064716 Fax #: ( ) E-Mail: JSEMONES@gmail.com

Signature of Owner: J.S.

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

(This section for office use only)

Date received: 9/30/20 Referrals: HAC ?

Application fee: $240.50 # 018993

Zoning District: RT/HAC Ward: 9-3

Sec./Blk./Lot: 56.35 / 1 / 3

SEQRA:

Date of Public Notice: Date of Public Hearing:

jas/pb4

rev.10/02

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VEGAN JUNK FOOD CAFÉ
38, McENTEE STREET, KINGSTON, NY

(v) = vegan (pb) = plant based
Daily from: 6.30am - 6.30pm

Project Narrative

Vegan Junk Food Café

1. The Concept In Short

The concept for Vegan Junk Food Café was born out of love for Kingston and its Dutch history.

A proposed day-time Café (6.30am to 6.30pm, 7 days per week) to serve all ages from young children to tired parents, design conscious hipsters, solace seeking grandparents, lovely neighbors and hard working folk looking for a delicious savory bite, a cup of tea or coffee, with or without a cupcake.

The menu will offer 100% plant based options, with a mushroom centric twist such as FourSigmatic's Coffee with Lion's Mane Extract, House of Waris' Immunity Tea with Cordy Ceps, the house made Button or Shitake Mushroom nuggets (known as "bitterballen") and even Ginger cookies ("Speculaas") harnessing old Dutch recipes without egg or diary. Most ingredients are locally sourced in New York State to support local businesses and organic, where possible. A sample of the proposed menu is included in the submission for your kind review.

Our mission is to serve the community, one delicious bite at the time.



I Kingston

VEGAN JUNK FOOD CAFÉ
38, McENTEE STREET, KINGSTON, NY

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Daily from: 6.30am - 6.30pm



2. Background

The Special Use Permit applicant, Christine Hoedeman-Semones known by her nickname 'Kim' is Dutch, born in Weesp, The Netherlands. Her husband, Jeff Semones, is American with a proven track record in maintaining neighborhood bars, starting (with

his friends) La Cita in Los Angeles and shortly after, The R Bar in New Orleans and more recently Bud Rip's in ByWater neighborhood of New Orleans. Each bar at different times made it on the top 10 Best Bars in each city and The R Bar even made it on the Esquire list of Best Bars of America. Fun fact: The R Bar is NCIS New Orleans' Special Agent Pride's Bar.

While Vegan Junk Food Café will not serve alcohol, it will include generous neighborhood spirit and joy with regular programmed activities e.g. knitting circles, green mile cycling initiatives and mushrooms + coffee waste salons.



Kim Hoedeman is the creator of the company and recipes for Vegan Junk Food Inc. and perhaps unnecessary to say, it has been a really tough start with Covid19 and many, many delays as part of the process. With the purchase of 38 McEntee Street (we put the accepted offer in before Covid19 started..) and the uplifting spirit of Kingston, we are finally in our happy place and ready to start safely with your combined approvals.

Prior to this adventure; Kim worked with The 7 Bar Foundation (501c3) helping women out of poverty and into business through the power of micro-finance, with Founder Renata Black. Deepak Chopra recognized the work in his book 'The Soul Of Leadership' where women traditionally have not supported each other and what it means to drive change.

Earlier in her career, Kim was recognized as the 2nd youngest Board Director at Hill and Knowlton Strategies/ WPP in Consumer Tech & Entertainment, London and in New York for 7 years. After her philanthropic work, she started a donation software company for social impact, named Benevolent Enabler, securing $300k in start up capital and successfully ran the company for 4 years. Ready to apply her entrepreneurial experience to the food revolution.

Jeff Semones, currently Head of Social Media at Mediacom, WPP, transitioned into the role after the acquisition of his music marketing business, M80, in 2009. He is a silent partner for Vegan Junk Food Inc. providing the seed capital currently necessary.

3. Operational Phases

Phase One (September 30, 2020 to October 31, 2020):

Upon the hopeful approval of the Planning Commission (and appropriate Building Permits), we are prepared to start building the kitchen with bonded contractors ready in the wings. The actual kitchen equipment and bar can be installed within one week, as

the space is so small, with just 405 square ft (see floor plan and all detailed kitchen equipment).

Prior to purchasing 38 McEntee Street, the small retail space was beautifully renovated; the necessary walls were fireproofed and subsequently approved by the Ulster County Fire Department etc.

Recently, Ulster County Department of Health inspected the space and approved the initial plan and menu (see details in the submission).

Most kindly, we have received a verbal approval for the generous parking space next door to us by the President of the Lutheran Church Committee. The agreement will be 7 days a week, with the exception on Sunday mornings of course. On October 13th, the Lutheran Church Committee is holding their monthly meeting and invited us into the meeting to finalize the detail in written form. In time of the Heritage Area Commission, we hope to secure the written submission.

We have spoken to a great number of our neighbors and anecdotally they shared the need for a Café in the RoundOut Historic area. Our immediate neighbors welcomed the uplift of energy and plan with a warm reception, asking routinely when we open.

Local employment, Vegan Junk Food will look to employ to 2 x part time people immediately from the start. In addition, we look to work with interns from the local CIA with a focus on cuisine and mycology for innovation purposes.

Given, we have been waiting in the wings for so long – Phase One is really about being operational as soon as possible.

We hope to serve the community and open before end of October, if at all possible.

Phase Two (March 2021 – April 2021)
The Café property has some lovely outside spaces, on the side, the front and the back of the building. We hope to add some curb appeal with a beautiful red and white striped awning, clear signage outside with seating in each of those areas.

With the appropriate permits and insurance inclusions, we strive to secure the expansion to outside spaces before spring starts in 2021.

With expansion, we will commit to further local employment of 4 part time people and one Full Time position as Assistant Manager.

Phase Three (October 2021 and beyond)
With momentum only, Vegan Junk Food will offer vegan ***mushroom and cheese nuggets*** to sell as frozen goods to supermarkets and other hospitality businesses. This may require different premises and other adjustment for operations. So this is a basic outline.

This vegan-converted snack is modeled after the highly popular beef "bitterballen" in the Netherlands, with a proven track record in sales averaging 300 million sold yearly. Why offer this bar snack in upstate NY?



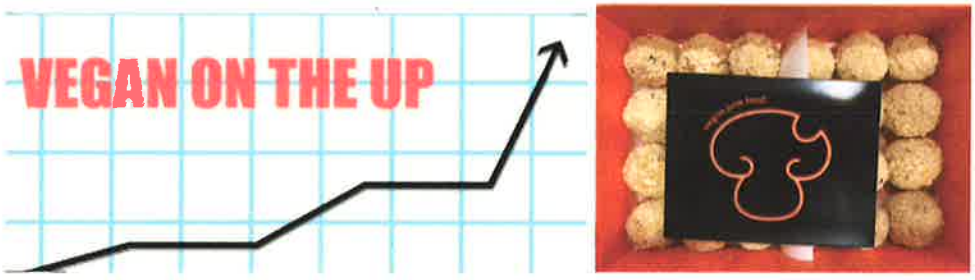
Compelling Statistics

Chicken wings are the repeated number one bar snack in USA with 1.38 billion chicken wings sold during the Super Bowl alone (Nielsen Freshfacts, 2018). Wings have high profit margins (40% - 50%), short preparation to serve time (3 to 5 mins) and multitude of taste options from mild to spicy. What is the alternative on the bar menu?

With 6 million Millennials turning vegan this year (Veganuary 2020) and many more "flexitarians" since Covid19 impacted, mushroom nuggets are *the* contender to be the alternative on the menu or in the supermarket. Higher profit margin, same short serve time and equally compelling for the diverse taste adaptions, with craft mustard options.

Vegan Business Opportunity

Plant based food business has grown over 600% in the past 4 years, with revenues expected to grow over $5 billion by 2020 according to Allied Market Research. With Beyond and Impossible meat alternative companies exceeding expectations on both stock and sales targets, the vegan food opportunity is only just coming into mainstream view.



With the meat related pollution (UN Report, 2019), the vegan revolution will continue to gain traction. Where you previously could only have a beer and a bucket of chicken wings, vegan junk food offers a non-angelic option with the mushroom nuggets.



Vegan Junk Food Inc. business case

Hero Product

Vegan Junk Food created the vegan mushroom nuggets with quality ingredients with no GMO, local (New York state) and mostly organically sourced. Each carton box carries 30 mushroom nuggets, weighing 30 grams per nugget. For the business, each box costs $5.40 per box including packaging. Each mushroom nugget costs $0.18, based on scale and machine automation and a similar economy applies to the vegan cheese version at $0.28 per nugget.

Hospitality business case

Perfect Serve

The vegan nuggets can go directly from frozen to deep fry within 3-4 minutes until brown and crisp at 325-375 degrees, drain briefly on paper towel, and serve with mustard on the side. They are served on average in a 6 ball-sized portions, for larger groups in 12 or for individual sized portion, as few as 3 nuggets, all with a side of mustard.

For direct deals with restaurant franchises and other strategic partners, we can offer the product for $14.99 per box, in one taste variety and $19.99 for the cheese version, to keep the price consistent across the food distribution channels and maintain healthy profit margins.

Providing the bar or restaurant with an average of 5 to 10 servings per box, with a revenue potential of $39.00 per box upwards. For the hospitality business the cost per ball is $0.49, with the same industry standard mark up as chicken wings for their bottom line.

Equally compelling for bar, restaurant and fast casual businesses is the efficiency to serve the snack late night without the need for kitchen staff. The bar man or woman can easily hang 3, 6 or 12 in the frying basket and serve the snack with mustard options themselves.

Nutshell Milestones

Vegan Junk Food Inc.'s Naturally with the right advisors and board members, we can exceed these deliverables by year two.

Two confirmed Advisors:

Andi Hendricks, Jeffrey Semones' stepsister, is the National Director of Presence Marketing Dynamic Presence for supermarkets, the largest natural food distributor in the USA.
https://www.pmidpi.com/our-team/

Robbie Vitrano, our close friend, is a serial food entrepreneur. He sold Naked Pizza, the healthiest pizza in the USA to Marc Cuban and Good Spread to a private food manufacturer.
https://helpgoodspread.com/pages/new-our-story

Mood board, logo treatment and product format, see below:



PROJECT NARRATIVE FORM

Property Address: 38 mc Entee Street, 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…

see attached

Prepared By (Please Print): Christine Hoedeman Soares

Date: 30th Sept, 2020

Rev.10/02

EXIT
38


38


6:30
September 19
9:42 PM
Edit

6:43

Kingston
Today 6:37 PM

Edit



Effects

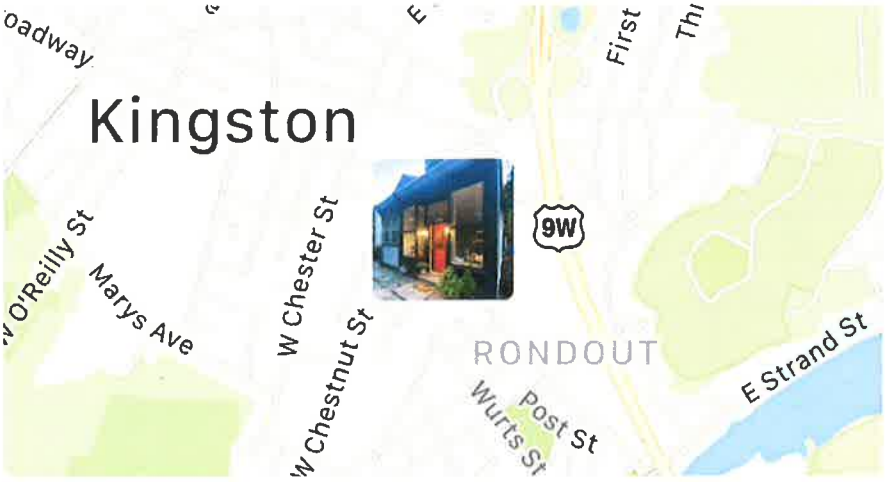

Live


Loop


Bounce

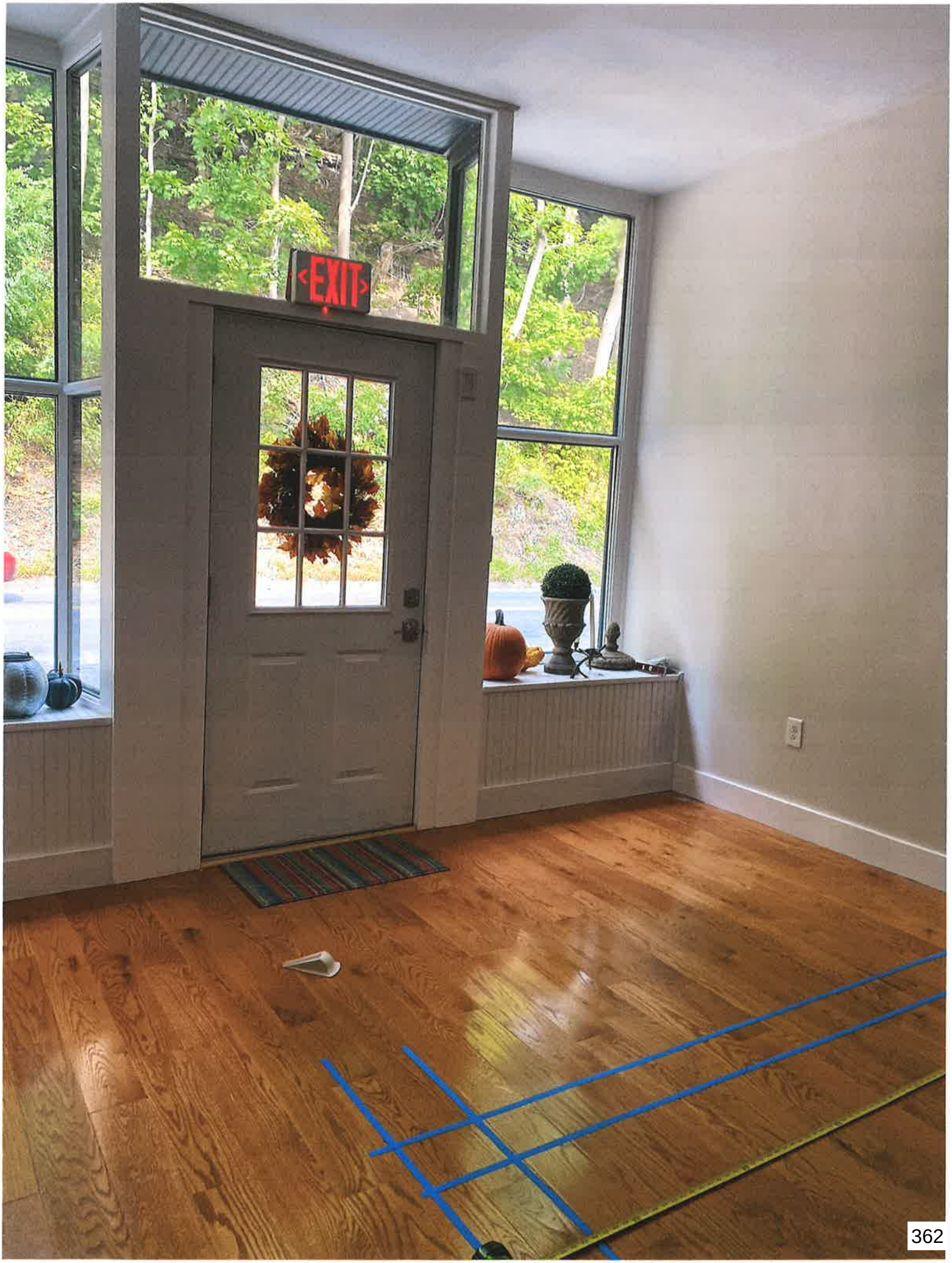
Places

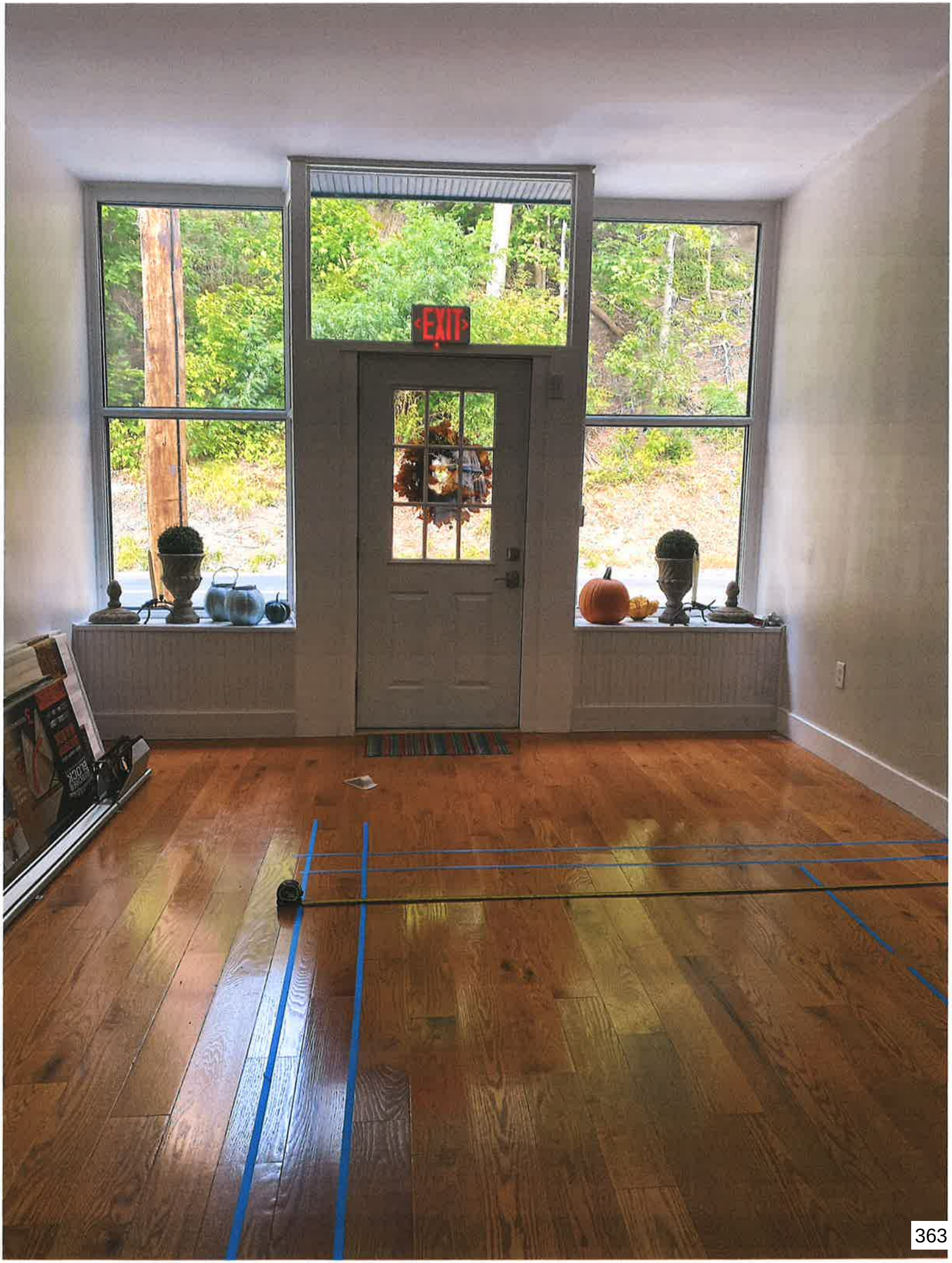
Show Nearby Photos

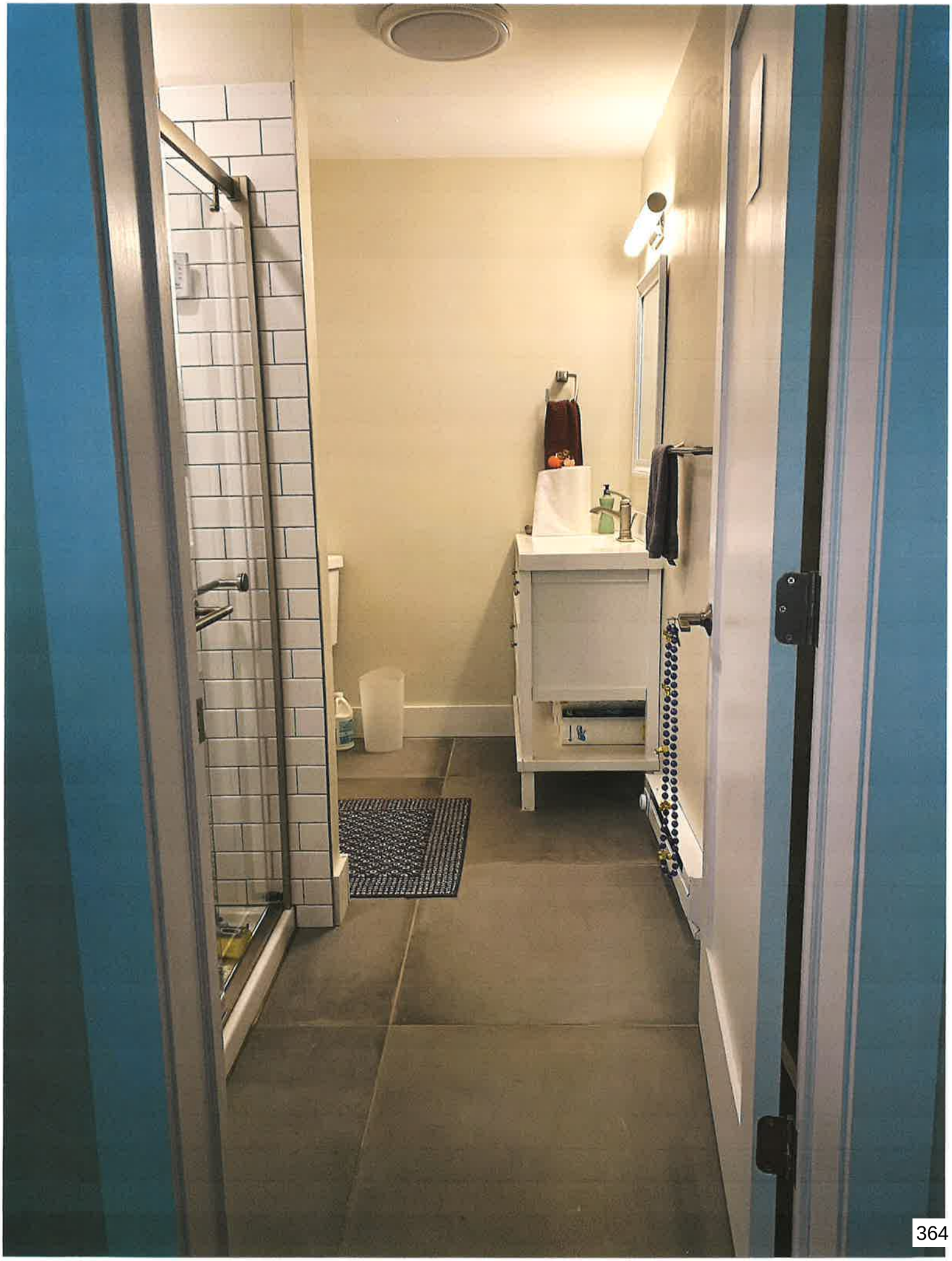


38 McEntee St, Kingston, NY, United States




EXIT


EXIT





38, McEntee Street - former Candy Store

1. Search...
2. in
   Businesses
   Deals
   Blogs
   Videos
3. Current Location
4. Cancel Search

Former Retail business?

Margie's Beauty Salon

Beauty Salons in Kingston, NY

38 McEntee St
Kingston, NY - Ulster County

(845) 338-2413 Directions

- Select
- Share
- FOLLOW



17 Rock Cut Rd Newburgh, NY

Laser Hair Removal, MicroneedlingRF, Trusculpt, Botox, Facials, Permanent Makeup.

Advanced Skin Medspa Open >

About Margie's Beauty Salon:

Margie's Beauty Salon is located at 38 McEntee St in Kingston, NY - Ulster County and is a business listed in the categories Beauty Salons and Beauty Shops. After you do business with Margie's Beauty Salon, please leave a review to help other people and improve hubbiz. Also, don't forget to mention Hubbiz to Margie's Beauty Salon.

Categories:

Beauty Salons, Beauty Shops

Reviews for Margie's Beauty Salon:

Write a Review
0
Recommended Reading:

Check the content below for useful Tips & Advice

20 Hottest Short Hairstyles for Older Women

Short hairstyle is cool for older people. You can get rid off all the claims the hairstyles are just for the cute teens. You can create a blunt one, flapper one

20 Lob Hairstyles You will Love (WITH PICTURES)

Looking for beautiful lob hairstyles? Browse our photo gallery from top stylist and find styling tips to create the perfect lob hairstyles you will love.

How to Style a Lob or Long Bob (Photos)

Here are the tips and tricks from the pros on how to style a lob with a sexy, textured look.

10 Things You Need To Know Before Your First Brazilian or Bikini Wax

TMI time: this weekend, I got my first Brazilian wax ever. Actually, it was my first wax ever, period. I was lucky enough to be born with eyebrows that require zero maintenance and…

10 Stylish Short Shag Hairstyles Ideas

The shag hairstyle was and still is a popular hairstyle for women for all girls and women. The shag hairstyle can bring you a formal look for your work and an i

20 Pretty Bob Hairstyles for Short Hair

If you desire a bit longer cuts, bob hairstyles are ideal option. Bob styles are classic and they are proper for people from all age group. Bob style is quite c

Brazilian Wax: What You Need to Know

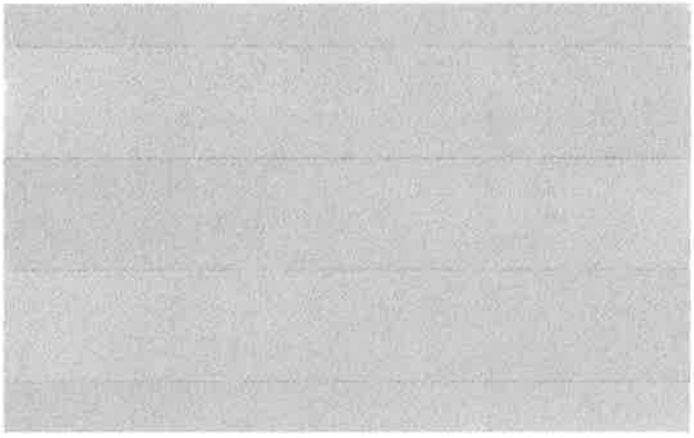
The benefits of a Brazilian wax are numerous. Visit HowStuffWorks to learn all the benefits of a Brazilian wax.

How To Get the Perfect Shag Haircut, AKA This Season's Must-Have Haircut

Forget the lob, it's all about the shag haircut. More »
How To Get the Perfect Shag Haircut, AKA This Season's Must-Have Haircut is a post from TheGloss - Get the best women's…

How treating your perfume like beer will make it last

Feel like your fragrance has faded to nothing by the time you even get into the office? Getting a scent to linger is easier than you might think when you follow a few…

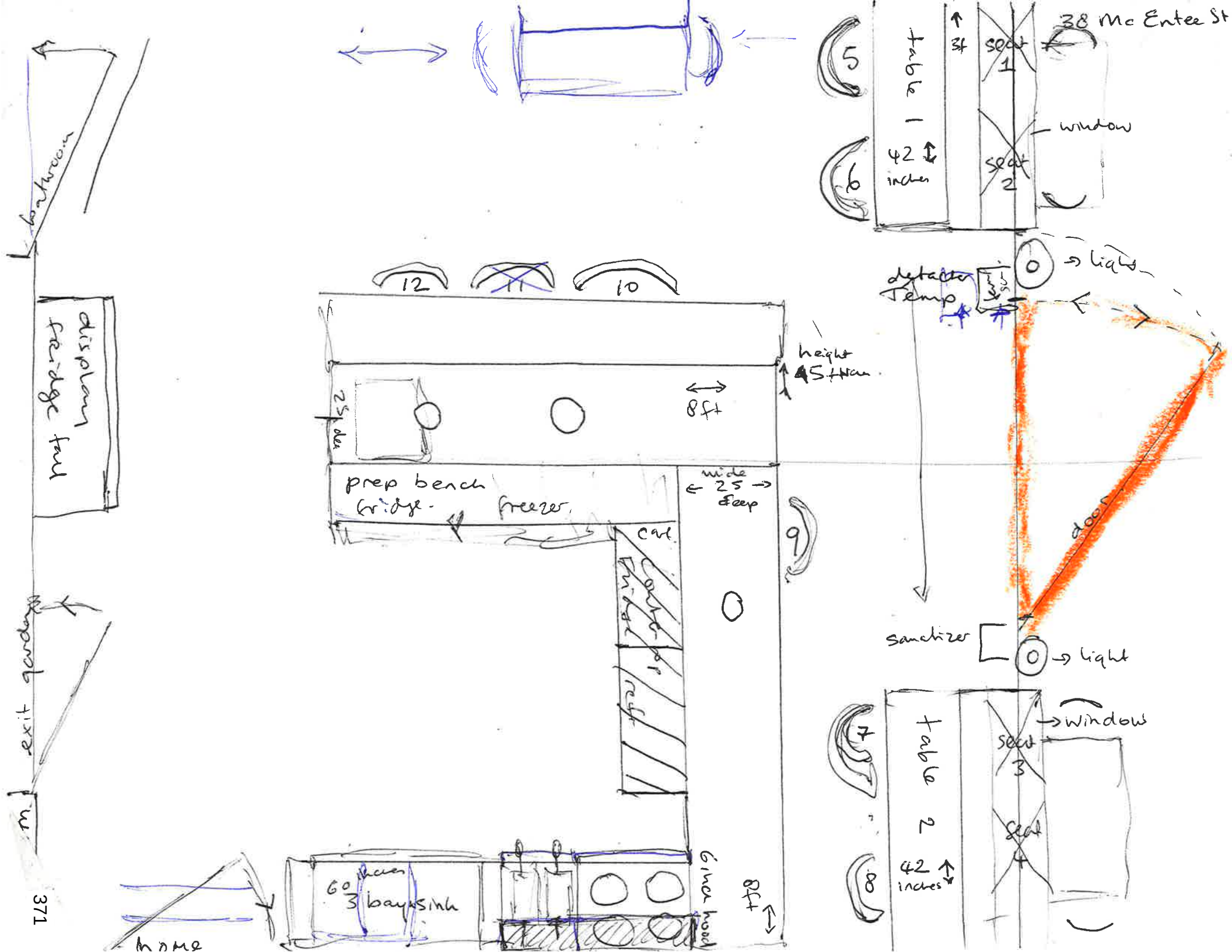


Explore more like Margie's Beauty Salon:

NY
Kingston
Beauty Salons

Near Margie's Beauty Salon:

- Love Hair Clothing Stores in Kingston, NY
- Trends Hair Designs Beauty Salons in Kingston, NY
- A Razors Edge Barber Shop & Salon Inc Barbers in Kingston, NY
- Beauty Depot Beauty Cosmetics & Toiletry Supplies in Kingston, NY


38 Mc Entee St
table 1
42 inches
seat 1
seat 2
window
5
6
bathroom
display fridge tall
12
11
10
height 45 from
8ft
2.5ft
prep bench
fridge
freezer
wide 25 deep
cart
counter for fridge
shelf
9
detector
Temp
light
door
sanitizer
light
table 2
42 inches
window
seat 3
seat 4
7
8
exit garden
home
60 inches
3 bays sink
6 inch board
8ft

Ulster County Department of Health
Environmental Health Services
239 Golden Hill Lane
Kingston, NY 12401

Food Service Establishment Inspection Summary Report

Operation:	VEGAN JUNK FOOD (ID: 1054156)
Facility Name:	VEGAN JUNK FOOD
Facility Code:	55-01279
Facility Address:	38 Mcentee Street, Kingston, NY 12401

To the Attention of:
Christine Hoedeman-semones
VEGAN JUNK FOOD, INC.
38 Mcentee Street
Kingston, NY 12401
Email: KIM@VEGANJUNKFOOD.COM

Pre-op Inspection

Date:	September 17, 2020 11:43 AM
Inspector:	Cory Kassler (ckas@co.ulster.ny.us)
Responsible Person:	Owner

Summary

Number of Public Health Hazards Found:	0
Number of Public Health Hazards NOT Corrected:	0
Number of Other Violations Found:	0

Each item found in violation is reported below along with the code requirement.

NO CRITICAL VIOLATIONS REPORTED

NO ADDITIONAL VIOLATIONS REPORTED

Additional Information Collected During Inspection

Comments: Discussed sinks, prep sink with indirect drain, mop, 3 bay sink to be installed, hand wash station@ 3 bay sink, cove base behind the counter and restroom, check on grease trap hood, and building permit. self closing rest room door, covered receptacle. Call for a final inspection, Cory 340-3036.



Inspector: Cory Kassler (ckas@co.ulster.ny.us)



Received by: Owner

Vegan junk food café

Floor Plan: 405 sq feet

For approval by

Planning Commission

30th Sept, 2020

I ♥ Kingston

VEGAN JUNK FOOD CAFÉ

38, McENTEE STREET, KINGSTON, NY

(v) = vegan (pb) = plant based
Daily from: 6.30am – 6.30pm

We are 100% plant based.
Harnessing the Dutch heritage of Kingston in simple delicious cooking.

BREAKFAST (6.30am to 10.30am, all day available upon request)		
1. Mushroom "Kroket" Croquette on bread roll (v) w/ mustard & salad on side	$4.50 or (x 2)	$7.95
2. Beyond Breakfast Pattie on muffin or bun (pb) w/ lettuce, sautéed mushrooms, onions, pickles	$5.50 or (x 2)	$10.95
3. Toast with local honey, jam (choice) or peanut butter (v) w/ choice of bread	$3.50 or combo	$5.00
4. Yogurt w/ seasonal fruit (v)	$7.50	

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COFFEE or TEA		
1. Black Coffee (one size)	$3.00 or Iced	$3.50
2. Espresso	$2.50 or double	$4.00
3. Cappuccino w/ choice: almonds (v), oats milk (v) or regular (ve)	$3.50	
4. Latte w/ choice	$4.00	
5. Ground Coffee w/ Lion's Mane (v) FOCUS	$3.95 or Iced	$4.45
6. Mushroom Coffee w/ Cordy Ceps/ Chaga (v) GET GOING	$4.95	
7. Black or Herb Tea (choice)	$2.95 or Iced	$3.45
8. House Of Waris Immunology Tea	$3.95 or Iced	$4.45
9. Teapot for 2 w/ ginger cookies or cake	$8.50 or	$12.50
DRINKS		
1. Fresh Lemonade	$4.00	
2. Blood Orange Lemonade	$4.00	
3. Kambucha, choice	$5.00	
4. Bottled Water, choice	$2.50	
SWEETS		
1. Dutch "Speculaas" ginger cookie (v)	$1.25	
2. Cupcake, daily (v) or (ve)	$3.00	

I Kingston

SEASONAL SWEETS (September to January)

1. "Oliebol", Dutch Doughnut w/ powered sugar	$5.00
2. Little bag w/ "Pepernoten", mini ginger cookies	$5.00

SNACKS

1. "Patat" French cut Fries w/ choice of sauce (v) or (pb) Vegan Joppie Sauce, Sate Sauce, Vegannaise, Vegannaise with herbs, Joppie Sauce, Sate Sauce, Curry Sauce, Mayonnaise or Mayonnaise with herbs	$6.00 or large $8.00
2. Mushroom Nuggets "Dutch Bitterballen" x 3 or x 6 (v) w/ mustard on the side	$5.00 or $9.50
3. Cheese Nuggets "Dutch Bitterballen" x 3 or x 6 (ve) w/ mustard on the side	$6.00 or $11.00
4. Mushroom or Cheese Croquette on sliders x 2 w/ mustard on the side	$6.00 or $7.50

MEALS

1. Shitake Mushrooms w/ Green Thai Sauce in tortilla w/ salad on side (v)	$11.00
2. Beyond Burger on bun w/ mushrooms, secret sauce, lettuce, tomato, onion & pickles (pb)	$11.00 or double $16.00
3. Sautéed mushrooms in yogurt dill sauce w/ angel hair (v)	$11.00

I ❤ Kingston

4. Loaded French cut Fries (choice) w/ mushroom gravy (pb) or (v) w/ salad on side	$11.00
5. Vegan Meatball w/ Liege style gravy on baguette w/ salad on side	$16.00

SIDES

1. Salad w/ lettuce, tomatoes, cucumber, dill & pine nuts	$4.00
2. Vegetable Bouillon (v) cup w/ fresh vegetables mix	$3.50 or w/ bread $4.50
3. "Patat" French cut Fries w/ choice of sauce (v) or (pb)	$6.00 or large $8.00

Vegan Joppie Sauce, Sate Sauce, Veganaise, Vegannaise with herbs (v)
Joppie Sauce, Sate Sauce, Curry Sauce, Mayonnaise or Mayonnaise with herbs (pb)

EXTRA SAUCES	$0.65 per

KIDS

1. JOLLY Meal: Beyond mini burger on bun w/ lettuce, tomato, sauce & mushrooms, French cut fries w/ one sauce, choice + ginger cookie + lemonade (pb)	$9.95
2. MUSHY MUSHY Meal: 3 x mushroom nuggets, French cut fries w/ sauce choice + ginger cookie + lemonade (v)	$9.95

TAKE HOME

1. Mushroom or Cheese Nuggets Frozen x 6 (v) or (pb)	$6.95 or $9.95
2. "Speculaas" Ginger Cookies x 10 (v)	$7.95
3. Cupcakes, daily x 6 (v) or (pb)	$3.00 or $15.00

CATERING

1. Mushroom or Cheese Nuggets Frozen x 30 (v) or (pb)	$30.95 or $45.95
2. On Customer Demand, Choice	tbc

Endeavor to buy from NY local producers & use (as much as possible) organic ingredients.

PLEASE INFORM SERVER OF ANY ALLERGIES.
Follow us on instagram: @veganjunkfo or visit: www.veganjunkfood.co

I ♥ Kingston

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Harnessing the Dutch heritage of Kingston in simple delicious cooking.

BREAKFAST (6.30am to 10.30am, all day available upon request)		
1. Mushroom "Kroket" Croquette on bread roll (v) w/ mustard & salad on side	$4.50 or (x 2)	$7.95
2. Beyond Breakfast Pattie on muffin or bun (pb) w/ lettuce, sautéed mushrooms, onions, pickles	$5.50 or (x 2)	$10.95
3. Toast with local honey, jam (choice) or peanut butter (v) w/ choice of bread	$3.50 or combo	$5.00
4. Yogurt w/ seasonal fruit (v)	$7.50	

I Kingston

COFFEE or TEA		
1. Black Coffee (one size)	$3.00 or Iced	$3.50
2. Espresso	$2.50 or double	$4.00
3. Cappuccino w/ choice: almonds (v), oats milk (v) or regular (ve)	$3.50	
4. Latte w/ choice	$4.00	
5. Ground Coffee w/ Lion's Mane (v) FOCUS	$3.95 or Iced	$4.45
6. Mushroom Coffee w/ Cordy Ceps/ Chaga (v) GET GOING	$4.95	
7. Black or Herb Tea (choice)	$2.95 or Iced	$3.45
8. House Of Waris Immunology Tea	$3.95 or Iced	$4.45
9. Teapot for 2 w/ ginger cookies or cake	$8.50 or	$12.50
DRINKS		
1. Fresh Lemonade	$4.00	
2. Blood Orange Lemonade	$4.00	
3. Kambucha, choice	$5.00	
4. Bottled Water, choice	$2.50	
SWEETS		
1. Dutch "Speculaas" ginger cookie (v)	$1.25	
2. Cupcake, daily (v) or (ve)	$3.00	

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SEASONAL SWEETS (September to January)

1. "Oliebol", Dutch Doughnut w/ powered sugar	$5.00
2. Little bag w/ "Pepernoten", mini ginger cookies	$5.00

SNACKS

1. "Patat" French cut Fries w/ choice of sauce (v) or (pb) Vegan Joppie Sauce, Sate Sauce, Vegannaise, Vegannaise with herbs, Joppie Sauce, Sate Sauce, Curry Sauce, Mayonnaise or Mayonnaise with herbs	$6.00 or large $8.00
2. Mushroom Nuggets "Dutch Bitterballen" x 3 or x 6 (v) w/ mustard on the side	$5.00 or $9.50
3. Cheese Nuggets "Dutch Bitterballen" x 3 or x 6 (ve) w/ mustard on the side	$6.00 or $11.00
4. Mushroom or Cheese Croquette on sliders x 2 w/ mustard on the side	$6.00 or $7.50

MEALS

1. Shitake Mushrooms w/ Green Thai Sauce in tortilla w/ salad on side (v)	$11.00
2. Beyond Burger on bun w/ mushrooms, secret sauce, lettuce, tomato, onion & pickles (pb)	$11.00 or double $16.00
3. Sautéed mushrooms in yogurt dill sauce w/ angel hair (v)	$11.00

I ♥ Kingston

4. Loaded French cut Fries (choice) w/ mushroom gravy (pb) or (v) $11.00
w/ salad on side
5. Vegan Meatball w/ Liege style gravy on baguette w/ salad on side $16.00

SIDES
1. Salad w/ lettuce, tomatoes, cucumber, dill & pine nuts $4.00
2. Vegetable Bouillon (v) cup $3.50 or w/ bread $4.50
w/ fresh vegetables mix

3. "Patat" French cut Fries w/ choice of sauce (v) or (pb) $6.00 or large $8.00
Vegan Joppie Sauce, Sate Sauce, Veganaise, Vegannaise with herbs (v)
Joppie Sauce, Sate Sauce, Curry Sauce, Mayonnaise or Mayonnaise with herbs (pb)
EXTRA SAUCES $0.65 per

KIDS
1. JOLLY Meal: Beyond mini burger on bun w/ lettuce, tomato, $9.95
sauce & mushrooms, French cut fries w/ one sauce, choice
+ ginger cookie + lemonade (pb)
2. MUSHY MUSHY Meal: 3 x mushroom nuggets, French cut fries $9.95
w/ sauce choice + ginger cookie + lemonade (v)

TAKE HOME

1. Mushroom or Cheese Nuggets Frozen x 6 (v) or (pb)	$6.95 or $9.95
2. "Speculaas" Ginger Cookies x 10 (v)	$7.95
3. Cupcakes, daily x 6 (v) or (pb)	$3.00 or $15.00

CATERING

1. Mushroom or Cheese Nuggets Frozen x 30 (v) or (pb)	$30.95 or $45.95
2. On Customer Demand, Choice	tbc

Endeavor to buy from NY local producers & use (as much as possible) organic ingredients.

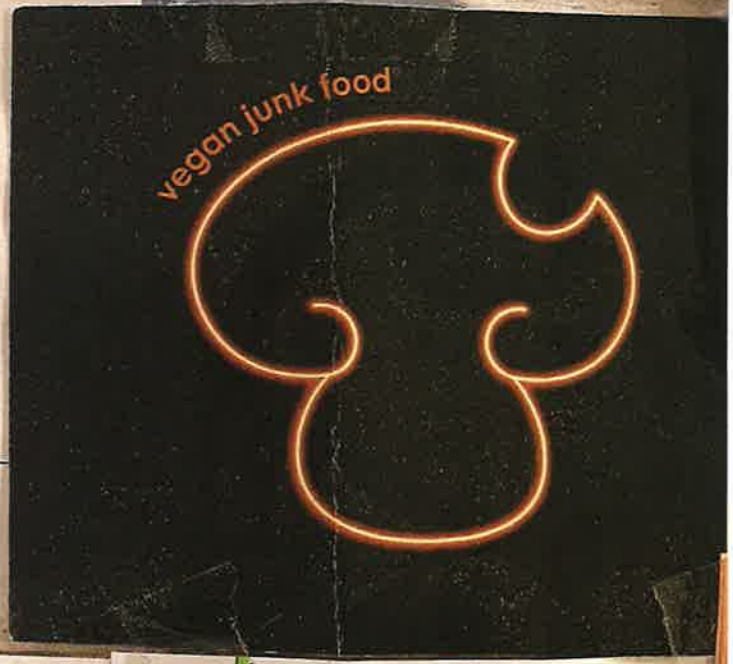
PLEASE INFORM SERVER OF ANY ALLERGIES.
Follow us on instagram: @veganjunkfo or visit: www.veganjunkfood.co

- SOFT opening: Mid-July 2020
hard opening: Mid-August 2020
early morning: peak } 50 per day
late lunch: peak } @ $6 spent
hours: 9am - 5pm

▷ register: Mysterious or
▷ secret champion café llc.
▷ capacity 15 people
▷ boardwalk/curb side
▷ license









layout → vegan n veggie CAFÉ

▷ insurance LLC

ation

DeDea, Kyla

To: Cahill, Suzanne
Subject: RE: [EXTERNAL EMAIL] Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3

From: Herve Breuil [mailto:herve@woodstocksanctuary.org]
Sent: Friday, October 16, 2020 11:48 AM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3

REF: Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3. SEQR Determination. Zone RT. Ward 9. Christine Semones/applicant; Jeffrey Semones/owner. 38 McEntee.pdf

Dear Mrs Cahill,

I am writing to you on behalf of Woodstock Farm Sanctuary, located at 2 rescue road in High Falls, NY.

In 2019, we were the most visited farm animal sanctuary in the Unites States, bringing in from all around the country but mostly NY state, 12 000 visitors per year. We also have hundreds of volunteers and Inn guests coming every year. This community of animal lovers often ask us about where to go eat vegan food in the area. We would be thrilled to be able to recommend an additional place, that is the Vegan Junk Food Cafe in Kingston owned by Christine Hoedeman-Semones and Jeff Semones

We have a web page listing the places we recommend locally: http://woodstocksanctuary.org/area-restaurants/ and if the Kingston planning board approves their application, we will add their cafe to this list.

Our 22 full time staff, many of whom live in Kingston, is looking forward to trying this new place.

Regards,

Hervé Breuil (He/Him)
Shelter Director
Woodstock Farm Sanctuary
Office: 845-247-5700 x107
2 Rescue Road, High Falls, NY 12440

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

DeDea, Kyla

From: Cahill, Suzanne
Sent: Friday, October 16, 2020 12:05 PM
To: DeDea, Kyla
Subject: FW: [EXTERNAL EMAIL] Planning Board Public Comment : In enthusiastic support for cafe permit for 38 McEntee Street, and other small business on the docket

This comment covers 2 items - #38 McEntee and #21 O'Neil Street

Suzanne Cahill, Planning Director
City of Kingston
City Hall - 420 Broadway
Kingston, New York 12401
Phone (845) 334-3955
Fax (845) 334-3958
Email - scahill@kingston-ny.gov
Web - www.kingston-ny.gov
Facebook - www.facebook.com/KingstonNYgov/

CONFIDENTIALITY NOTICE

This e-mail, including attachments, may contain information that is confidential and it may be protected by the attorney/client or other privileges. This e-mail, including attachments, constitutes information to be conveyed only to the designated recipient(s). If you are not the intended recipient, please delete this e-mail, including attachments, and notify this office by return mail or e-mail. The unauthorized use, dissemination, distribution or reproduction of this e-mail, including attachments is prohibited and may be unlawful.

Please consider the environment before printing this email.

From: Svetlana C [mailto:schirkova@gmail.com]
Sent: Friday, October 16, 2020 11:36 AM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] Planning Board Public Comment : In enthusiastic support for cafe permit for 38 McEntee Street, and other small business on the docket

Hi Suzanne, hope this finds you well.

I want to voice my most enthusiastic support for the Cafe proposed at 38 McEntee Street, the craft beer garden at 21 O'Neil St, as well as the two new cafes on Broadway in the Roundout .

It takes so much courage and personal sacrifice to open and operate a small business at the best of times (and these are definitely not the best of times), I am truly grateful to these individuals for taking this challenge on and investing their personal time, creativity, and funds to create warm meeting hubs for the local community.

It's the unique small businesses like these; cozy cafes, charming craft beer gardens, creative spaces in general that make Kingston such a wonderful place to both live and visit.

38 McEntre and 21 O'Neil are standouts because their locations are off the current retail thoroughfares, so they will be serving previously under-served neighborhoods, as well as creating new jobs. I personally can't wait to stroll to get a coffee at 38 McEntee St without having to scale Mt Everest (a.k.a. Ravine St) in order to get back home :)

Thank you for your time,
Very much looking forward to seeing all 4 of these small businesses flourish in Kingston.

Svetlana
154 W. Pierpont St

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #10: #52-68 Wurts Street SUBDIVISION of the Lands of Crossfield Management LLC. SBL 56.43-4-1. SEQR Determination. Zone R-T, Rondout Historic District, HA, Coastal Consistency. Ward 8. Crossfield Management LLC; applicant/owner.

Suggested Action:

Attachments:
52-68 Wurts Street App.pdf

PIAZZA, MIKE (WURTS AND SPRING ST) 3 LOT SUB 9-9-2020.pdf

Comment - WurtS Street Subdivision.pdf

City of Kingston
NEW YORK
OFFICE OF PLANNING
APPLICATION FOR SUBDIVISION

LOT LINE DELETION, LOT LINE REVISION

2020

To be completed by applicant

1. Project name: Proposed 3 Lot Subdivision of Lands of Crossfield Management, LLC
2. Location: 52-68 Wurts Street Property Tax map ID# (SBL) 56.43-4-1
3. Size (acres) of land to be modified: 1.233
4. Number of lots to be created: 3
5. Name & mailing address of owner: 352 Broadway, Kingston NY, 12401
6. Name & mailing address of applicant: Crossfield Management (same address)
7. Construction plans submitted? N/A
8. Waiver (s) to improvements requested? N/A
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: 9/28/2020 Phone: (H) _____ (W) 914-522-6391

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: 9/29/20
2. Application fee received ($100.00 plus $50.00 per lot) $250.00 #17549 Re: #018987
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 Brinnier & Larios, P.C.

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of October 19, 2020 in the matter of Proposed 3 Lot Subdivision of Lands of Crossfield Management, LLC,

Michael Piazza
print property owner's name

owner's signature

352 Broadway, Kingston, NY
owner's mailing address

914-522-6391
owner's phone number

9/28/2020
date

representative's signature & date

67 Maiden Lane, Kingston, NY
representative's address

845-338-7622
representative's phone #

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

Subdivision of Lands of Crossfield Management LLC

Name of Action or Project:

Wurts Street, Spring Street & Post Street, City of Kingston

Project Location (describe, and attach a location map):

Attached

Brief Description of Proposed Action:

Applicant intends to Subdivide 1.23 Acres of Land into 3 lots for single family homes. An easement is provided to proposed Lot 2 so that Stone Wall on Wurts Street can be preserved.

Name of Applicant or Sponsor:	Telephone: 914-522-6391
Crossfield Management LLC	E-Mail: commance9055p@gmail.com

Address:

352 Broadway

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

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

3. a. Total acreage of the site of the proposed action? 1.23 acres
   b. Total acreage to be physically disturbed? 0.4 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.23 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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 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?	☑	☐

	NO	YES
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 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?	☐	☑
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?	☐	☑

	NO	YES
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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat, In...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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: _____		
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: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☐	☑

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

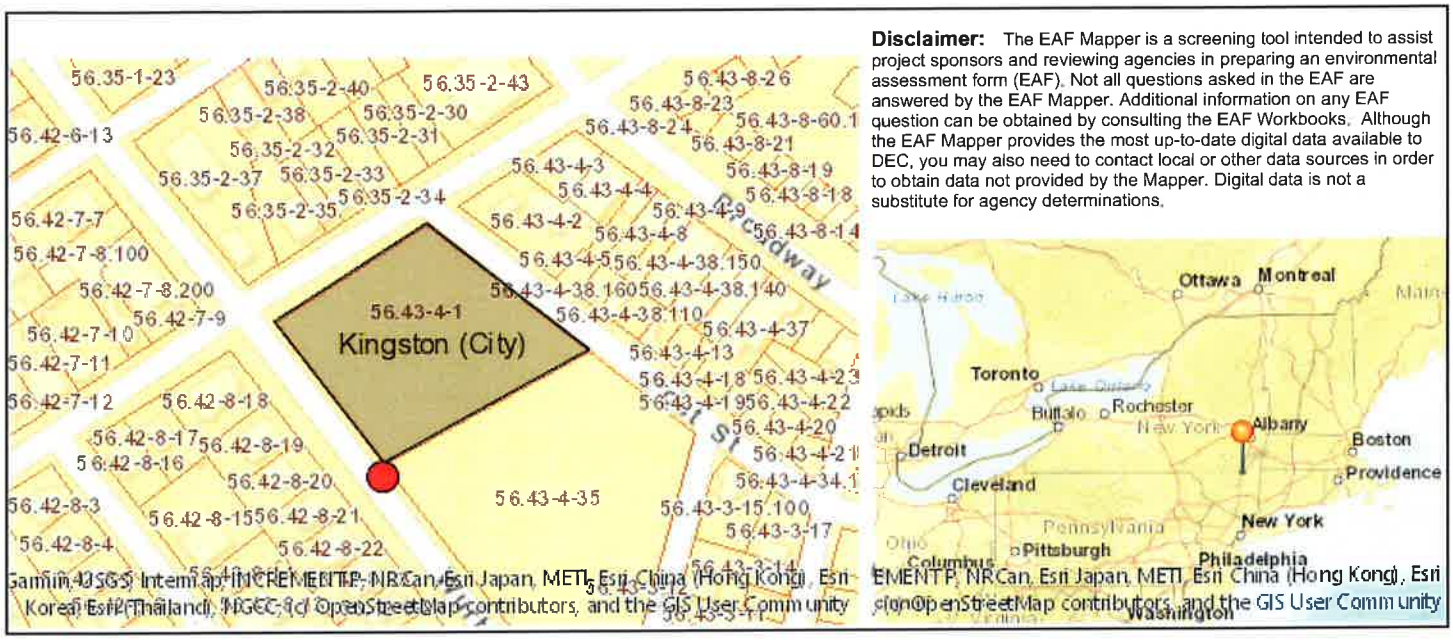
Applicant/sponsor/name: Mike Riosa Date: 9/29/20

Signature: _____ Title: Owner

PRINT FORM

EAF Mapper Summary Report

Monday, September 28, 2020 9:34 AM



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, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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

9/28/2020
Date

Michael Piazza
Applicant Name (Please Print)

PROJECT NARRATIVE FORM

Property Address: 52-68 Wurts 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…

Proposed three-lot subdivision on lands of Crossfield Management, LLC.

SBL: 56.43-4-1 consisting of 1.233 acres to be divided up into three single-family home building lots.

LOT 1: 0.301 acres

LOT 2: 0.293 Acres

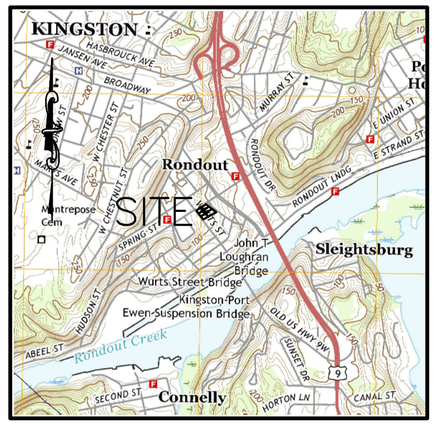
LOT 3: 0.639 Acres

A Right of way is provided for proposed Lot 2 so that access for all three lots can be on Spring Street in an effort to preserve the significant stone retaining wall.

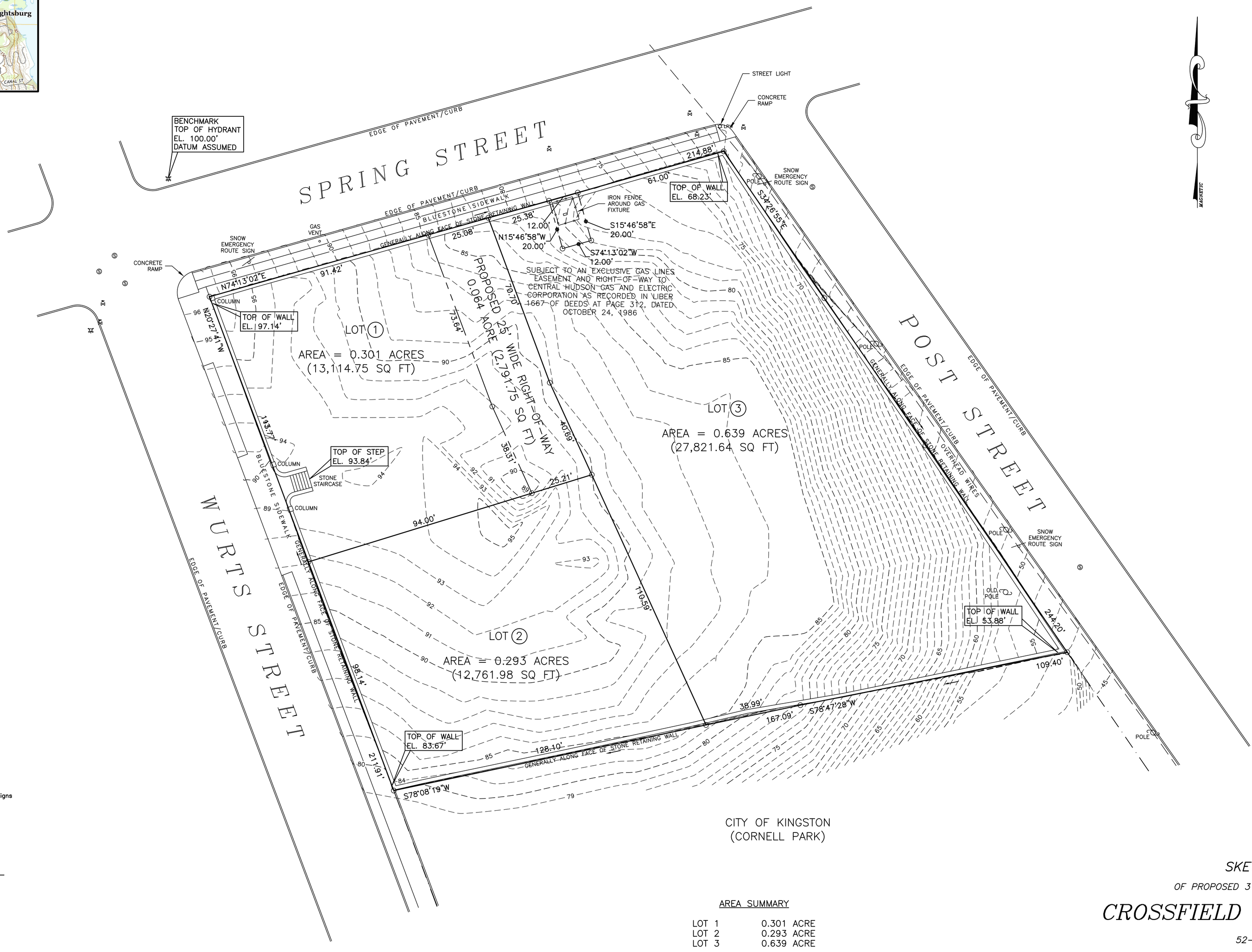
Prepared By (Please Print): Dennis M. Larios, P.E.

Date: 9/28/2020

Rev.10/02



LOCATION MAP
SCALE: 1" = 2,000'



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

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

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

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

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

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

TAX MAP REFERENCE
City of Kingston, Section No. 56.43
Block 4, Lot 1

DEED REFERENCE
Liber 4144 of Deeds at Page 61

CERTIFICATION
I hereby certify this survey to:
1. Crossfield Management, LLC
2. 9 Hone Street Corp.
3. Ulster Savings Bank, Its Successors and/or Assigns
4. Old Republic National Title Insurance Company
5. Westcor Land Title Insurance Company
6. Paul Joffe

Christopher J. Zell, P.L.S.
N.Y.S. License No. 49629

LICENSED LAND SURVEYOR · CHRISTOPHER J. ZELL · 49629 · STATE OF NEW YORK

BRINNIER & LARIOS, P. C.

AREA SUMMARY

LOT 1		0.301 ACRE
LOT 2		0.293 ACRE
LOT 3		0.639 ACRE
TOTAL	=	1.233 ACRES

APPLICANT COMMITMENT

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

SIGN _____ DATE _____

NAME (PLEASE PRINT) _____

SIGN _____ DATE _____

NAME (PLEASE PRINT) _____

PLANNING BOARD APPROVAL

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

DATE: _____

MEMBER: _____

MEMBER: _____

OWNERS' CONSENT TO FILE

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

_____

_____

CITY OF KINGSTON ZONING INFORMATION

DISTRICT: RT RONDOUT DISTRICT

MINIMUM LOT SIZE:	--[14]	S.F.
MINIMUM LOT WIDTH:	40	FEET
MINIMUM LOT DEPTH:	--	FEET
AREA/DWELLING UNIT:	2,000[14]	S.F.
MINIMUM SETBACKS: FRONT YARD:	--	FEET
SIDE YARD:	--[11]	FEET
REAR YARD:	--[11]	FEET
MAXIMUM BUILDING HEIGHT:	35	FEET
MAXIMUM BUILDING HEIGHT:	2 1/2	STORIES
MAXIMUM LOT COVERAGE:	80	%
MINIMUM USABLE OPEN SPACE/DWELLING UNIT	400	S.F.
FLOOR TO AREA RATIO	1.0	

Notes:
11) No side or rear yard is required, but, if provided they must be at least six feet and if a rear yard is contiguous to a residential district, it must be at least 10 feet in the C-2 and C-3 Districts and 30 feet in the M-2 Districts. In an M-2 District no building may be built within 10 feet of a street line.
14) For nonresidential buildings, the NB District requirements shall apply; for new and mixed-use buildings, a minimum lot area of 5,000 square feet is required.

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

SKETCH PLAN MAP

OF PROPOSED 3 LOT SUBDIVISION OF LANDS OF

CROSSFIELD MANAGEMENT, LLC

52-68 WURTS STREET

CITY OF KINGSTON ULSTER COUNTY NEW YORK

SEPTEMBER 9, 2020 SCALE: 1" = 20'

AJH

DeDea, Kyla

From: Cahill, Suzanne
Sent: Friday, October 16, 2020 12:42 PM
To: DeDea, Kyla
Subject: FW: [EXTERNAL EMAIL] Planning Board Public Comment : In Oppostion to 52-68 Wurts Street SUBDIVISION

Comment for 52-56 Wurts Street Subdivision

Suzanne Cahill, Planning Director
City of Kingston
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Kingston, New York 12401
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From: Svetlana C [mailto:schirkova@gmail.com]
Sent: Friday, October 16, 2020 12:39 PM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] Planning Board Public Comment : In Oppostion to 52-68 Wurts Street SUBDIVISION

Hi Suzanne, hope this finds you well!

I want to submit my opposition to the subdivision of 52-68 Wurtz st.

This is a historic land parcel that borders Cornell Park that lies at the heart of the Rondout. The current owner bought it in 2019 and already has it listed for sale at three times his purchase price, with the subdivision approval promised in the real estate listing!

This is pure land speculation, that creates zero value for the city of Kingston or local community.

The plans for the split up lots are non-existent, and will surely take another ride on the RE developer quick cash grab merry-go-around. The end result can only spell the eroding of the historic character of the Rondout neighbourhood while making two or three dudes more rich in the process...

Who benefits? Not Kingston.

Thank you for your time, and have a good day.

Svetlana Tchirkova
154 W Pierpont St, Kingston

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Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #11: #272 Wall Street SPECIAL PERMIT to install a wireless telecommunication site and associated site improvements. SBL 48.331-6-7. SEQR Determination. Zone C-2, Stockade Historic District, HA. Ward 2. Airosmith, Inc. d/b/a Airosmith Development; Reformed Dutch Church/owner.

Suggested Action:

Attachments:
Antenna - KingstonWest_Zoning_Application_FullSubmission_PBHLPCHAC_2020-09-23-min.pdf

Application for Special Use Permit from the Planning Board of the City of Kingston, Approval by the Historic Landmarks Preservation Commission & Heritage Area Commission

(AT&T Site: *"Kingston West,"* FA#: 12926754)

Applicant:
New Cingular Wireless PCS, LLC
Real Estate Department
2875 Union Road, Suite 352
Cheektowaga, NY 14227
(855) 860-3917

Representative for Applicant:
Airosmith, Inc. d/b/a Airosmith Development
George Santoire, Site Acquisition Specialist
318 West Ave.
Saratoga Springs, NY 12866
(518) 290-1092

Property Owner:
Old Dutch Church (First Reformed Protestant Dutch Church of Kingston)
Legally Known As: The Minister, Elders and Deacons of the Reformed Protestant Dutch Church
P.O. Box 3006
Kingston, NY 12402
Robert Sweeney, Minister of Properties & Stewardship:
(845) 750-3074

Date of Submission: September 23, 2020

Use: To Construct and Operate a new Wireless Telecommunications Facility and associated equipment.

Location:
272 Wall Street
Kingston, NY 12401
Tax Parcel No. 48.331-6-7
Zoning District: C-2 – Central Commercial
City of Kingston
Ulster County, New York

Dear Members of the City of Kingston Planning Board, Historic Landmarks Preservation Commission, and Heritage Area Commission:

New Cingular Wireless PCS, LLC ("AT&T" or "Applicant") proposes to construct and operate a new wireless telecommunications site ("Facility") on land owned by the Minister, Elders, and Deacons of the Reformed Protestant Dutch Church (the "Landowner"), otherwise known as the First Reformed Dutch Church of Kingston or "Old Dutch Church," located at 272 Wall Street (Tax Parcel No. 48.331-6-7) (the "Site") (collectively, the "Project"). The Site falls within the "C-2 – Commercial" zoning district within the City of Kingston and the Stockade Historical District. The new Facility will provide a much needed increase in coverage and capacity to the western side of the City of Kingston, the Stockade District, the major roads surrounding the area, and the residences and commercial businesses in the west side of Kingston.

The Site is an approximately 1.36 acre property, where the Facility will be located and housed primarily inside of the Old Dutch Church and its steeple, including all antennas, associated equipment and cabling. As there are no suitable telecommunication towers available within the area of the west side of Kingston and around the Stockade District, a rooftop site was pursued here, and the Old Dutch Church provided the best available location for AT&T's network's needs.

Pursuant to Chapter 405, Zoning, of the Code of the City of Kingston, wireless telecommunication sites are a permissible use upon receiving a special use permit as required from the City's Planning Board. Specifically, according to § 405-17, subsection C(1) all "radio, television and other electronic transmission stations and towers and public utility transmission lines, unit substations or other utility installations and disc antennas and similar devices" are "subject to issuance of a special use permit by the Planning Board in accordance with the provisions of § 405-32 of this chapter" within the zoning district that the Site is located, the C-2 Central Commercial District. Along with this letter, its contents, and the supporting exhibits, which constitute our entire submission, we submit this application to obtain a special use permit ("Application") from the Planning Board, and approval by the Historic Landmarks Preservation Commission and Heritage Area Commission.

Project Description:

AT&T's proposed Facility (referred to as "*Kingston West*" by AT&T) consists of an installation inside of the Old Dutch Church and its steeple. The Facility will consist principally of eight (8) panel antennas mounted entirely inside of the church's steeple at a centerline of 90ft above ground level (AGL) and 97ft AGL facing outwards through the existing wooden louvers, twenty (20) remote radio heads (RRUs) mounted at the same centerlines inside of the steeple, along with a 10ft x 20ft lease area within the basement of the church for the equipment cabinets to operate the Facility.

In addition, the Facility will include a backup generator to be shared by the Landowner and the Applicant within a 9ft x 12ft leased area outside behind the Church building camouflaged by landscaping. The Facility further consists of cabling connecting the antennas to the equipment in the church's basement, the antennas in the steeple, all associated equipment, the backup generator

and connecting to the associated utility services (power and telephone/fiberoptic service). Additional specifics on the equipment, Facility and Site, can be seen in the included drawings (**Exhibit 8**)

The proposed Facility will be operational twenty-four (24) hours a day, seven (7) days a week, and is unmanned, so it will only be visited on an as-needed basis for maintenance purposes a few times a year, or, if the case were to arise, for emergency service. Therefore, the Facility will have no impact on existing water and sewage supplies, and essentially no impact on pedestrian or vehicular traffic.

Purpose of the Facility:

AT&T has recognized an insufficient amount of 4G/LTE capacity and coverage in the west side of the City of Kingston, so the proposed Facility is designed to correct and fill that coverage gap adequately. While coverage does currently exist in the surrounding area, the Stockade District, and the entire west side of the City, for the most part this coverage is only strong enough to provide in-car service or inconsistent coverage inside residential-type structures, therefore the area is lacking sufficient coverage strength to accommodate the many commercial businesses, governmental buildings, and churches that typically are constructed of denser materials, which makes projecting the cell signal inside of these structures more challenging. In addition, the site will provide much stronger and more reliable coverage to the surrounding residential structures.

The major focus of the proposed Facility is to provide this enhanced in-building coverage and capacity where it currently is insufficient, not available, or lacking the needed capacity for heavier data usage. The new Facility will provide these important coverage improvements in both 4G/LTE coverage and capacity for the immediate surrounding area, the entire Stockade District, for I-587, down Washington Avenue and Henry Street, and all the many connecting roads and side streets. Capacity and coverage will also drastically improve for the residential areas to the south and southwest of the Site, the residences and commercial businesses to the southeast, the middle school and Forsyth Nature Center to the west of the Facility, and all the commercial businesses to the north and northwest of the site.

The current limited coverage and capacity in the west side of Kingston and the Stockade District is mainly due to its central location between two existing AT&T sites—"Hurley," which is a monopole telecommunications tower approximately 1.25 miles to the west next to I-87, and "Kingston DT WT," a City of Kingston water tank site approximately 1.49 miles to the northeast. Although these facilities are relatively close, they do not provide the needed capacity within the aforementioned areas. The amount of cellular traffic to those two existing sites also prevents them from providing adequate capacity to this part of Kingston. Additionally, while AT&T is constantly evaluating new or superior technology, adding more equipment to one or both of these existing sites wouldn't push the signal far enough either. Therefore, there is a need for this new Facility in the Stockade District.

Compliance with Chapter 405 of the Code of the City of Kingston:

AT&T's Application complies with all the stated requirements put forth in Chapter 405 of the Code of the City of Kingston. While the City does not have a designated section of Chapter 405 that specifically regulates wireless telecommunications sites, the Application satisfies each requirement that is needed for a special use permit application for a "radio, television [or] other electronic transmission stations and towers and public utility transmission lines, unit substations or other utility installations and disc antennas and similar devices." What follows below is a summary of how AT&T satisfies the stated required submittals and regulations for a special use permit for relevant and applicable sections of Chapter 405.

ARTICLE IV: District Regulations

§ 405-17. C-2 Central Commercial District.

A. Purpose. The purpose of this district is to provide for and encourage a variety of retail businesses, business and professional offices, service businesses, entertainment and cultural establishments and related activities such as parking and pedestrian spaces, all designed to serve the City and the region; to encourage the concentration of retail and service uses to achieve continuity of frontage devoted to such purposes which will strengthen and complement one another. Further, it is a purpose of this district to protect the major public investment made and to be made toward revitalization of the business area, a vital part of the City's tax base, by conserving the value of land and buildings and conserving Kingston's historical heritage.

The proposed Facility will help in achieving the stated purpose of the C-2 District. The Facility brings much needed capacity coverage for the retail, commercial, professional, and service businesses in this zoning district. Increased cellular capacity will also greatly improve the attractiveness for local businesses to do business in the area, as well as for entertainment and cultural establishments and events, which typically are taxing to the cellular network because of the increased number of people using it. Therefore, the proposed Facility will also aid in the revitalization of the business area. Due to the design and mainly internal installation of the Facility, the Facility will also preserve Kingston's historical heritage while providing these benefits.

B. Uses permitted by right.

No response required.

C. The following uses are subject to issuance of a special use permit by the Planning Board in accordance with the provisions of § 405-32 of this chapter:

(1) Radio, television and other electronic transmission stations and towers and public utility transmission lines, unit substations or other utility installations and disc antennas and similar devices.

The Project so complies and submits the Application for consideration for the issuance of a special use permit.

D. Accessory uses shall be limited to the following:

No response required.

E. Lot and bulk requirements. All lot and bulk requirements for all districts are to be found in the schedule at the end of this chapter.

Per the Lot and Bulk Requirements, no specified front, side or rear yards are required. Most of the Facility is located within the existing church building and steeple, so lot and bulk requirements are mostly not applicable.

> The Lot Bulk requirements also stipulate that in the C-2 District that "no side or rear yard is required, but, if provided, they must be at least six feet and if a rear yard is contiguous to a residential district, it must be at least 10 feet in the C-2 and C-3 Districts and 30 feet in the M-2 Districts."

The only equipment not housed within the Old Dutch Church is the backup generator outside, which will be setback from the nearest property line by at least fifteen (15) feet. For further design information please see **Exhibit 8.**

§ 405-26. Flood Hazard Overlay District.

The Site is not located within any FEMA Floodplain designation.

§ 405-27.1. Mixed Use Overlay District.

A. Purposes and principles.

(1) The Mixed Use Overlay Zoning Districts are intended to implement a City of Kingston Comprehensive Plan Element for the areas known as the "Stockade and Midtown Mixed Use Overlay Zoning District."

No response required.

(2) According to the Comprehensive Plan Element, the creation of the Mixed Use Overlay Zoning District has two underlying purposes.

(a) The first purpose is to adaptively reuse existing commercial and industrial buildings to provide rental multifamily housing, including affordable housing, to the present and future residents of the City of Kingston.

(b) The second purpose is to encourage mixed-use, mixed-income, pedestrian-based neighborhoods.

The proposed Facility is located within the Stockade Mixed Use Overlay Zoning District. The facility will aid in providing additional 4G/LTE capacity and coverage—where insufficient amounts currently exist—to these residents in their buildings which may have been originally commercial or industrial buildings, as well as providing this needed coverage to the businesses in the surrounding areas. Being that cellular and mobile communication is now more commonly used than traditional landline phones, used by commercial businesses frequently, and overall, heavily relied upon by all, the Project with help to achieve the mission of the overlay district.

B. *Proposals within the Mixed Use Overlay Zoning Districts are intended to be based on the following guidelines* […]

As previously indicated, the increase in 4G/LTE coverage and capacity will add to the overall mission of the overlay district.

C. Definitions.

No response required.

D. The following uses are subject to the issuance of a special permit by the Planning Board in accordance with the provisions of § 405-32 of this chapter […]

The Project is subject to special permit issuance by the Planning Board to begin with as stated in § 405-17 (C.)(1), so no further response is required.

E. Provision of affordable units.

No response required. No residential structures are proposed.

F. Provisions applicable to affordable housing.

No response required. No residential structures are proposed.

G. Development standards applicable to the adaptive reuse of commercial and industrial buildings that promote a mixed-use, mixed-income, pedestrian-based neighborhood.

No response required; not applicable to this Project.

ARTICLE V: Supplementary Regulations

§ 405-30. Site development plan approval.

A. Site development plan approval by the Planning Board shall be required for:
(5) Any application for a special permit.

The Project so complies and submits for site development plan approval as part of the special permit application.

B. In all cases where any amendment of any such plan is proposed, the applicant must also secure the approval of the amendment by the Planning Board. No building permit may be issued for any building within the purview of this section until an approved site development plan or amendment of any such plan has been secured by the applicant and presented to the Fire Officer. No certificate of occupancy may be issued for any building or use of land within the purview of this section unless the building is constructed or used, or the land is developed or used, in conformity with an approved site development plan or an amendment of any such plan. The Fire Officer shall certify on each site development plan or amendment to a site development plan whether or not the plan meets the requirements of this chapter, other than those enumerated in sections of this chapter regarding site development plan approval.

The Applicant shall so comply.

C. Objectives.

No response required.

D. Procedure.

(1) Presubmission.

(a) Prior to the submission of a formal site development plan, the applicant shall meet in person with the Planning Board and/or its designated representative to discuss the proposed site development plan in order to determine which of the subsequent requirements may be necessary in developing and submitting the required site development plan.

Upon the instruction of the Assistant Director of the Planning Department, this Application is submitted without a Presubmission conference. The Applicant was told in October of 2019 that such an Application of this scale does not require a Presubmission conference.

(b) Where the site is within an L Landmark District, the applicant should also meet in person with the Kingston Historic Landmark Preservation Commission and/or its designated representative in order to determine the extent to which the proposed development may conform or conflict with the standards of the Commission and this chapter and to discuss the possible diminution or elimination of any conflicts.

This Application is also submitted to the Historic Landmarks Preservation Commission and Heritage Area Commission.

(2) Within six months following the presubmission conference, the site plan and any related information shall be submitted to the Planning Director (PD) in two copies.

The site plan shall be accompanied by a fee in accordance with the schedule of fees of the City of Kingston. If not submitted within this six-month period, another presubmission conference may be required.

Three (3) copies of the Application have been submitted with this submission of this Application. The required fee of $200.00 is included here as well.

(3) The PD shall certify on each original or amended site plan whether or not the application is complete in accordance with Subsection F below or as may be modified during the presubmission conference and whether the plan meets the requirements of all the provisions of this chapter, other than those of this section regarding site plan review. The PD shall act to certify the application or return it to the applicant for completion or revision within 30 days of submission by the applicant.

No response required.

(4) Following certification by the PD, the application shall be forwarded to the Planning Board at least 10 days prior to its next regular meeting, which shall be considered the official submission date.

No response required.

(5) Simultaneously with its submission to the Planning Board, the certified application may be forwarded to the Chief of Police, Fire Chief, Health Department, Superintendent of Public Works, Plumbing Inspector and, where required, to the County Planning Board, County Highway Department and any other agency that the Building Safety Division of the Fire Department deems appropriate.

No response required.

(6) The Planning Board may hold a public hearing on the site plan if it determines that the matter is of wide public interest. If such a hearing is held, it shall be held within 62 days of the official submission date of the application, and notice shall be given at least five days prior to the date of such hearing by publication in the official City newspaper.

No response required.

(7) The Planning Board shall act to approve or disapprove with conditions any such site plan within 62 days after the public hearing or, if no hearing is held, within 62 days of the official submission date. The time within which the Planning Board must render its decision may be extended by mutual consent of the applicant and the board. Conditional approval by the Planning Bord shall include written findings upon any site plan element found contrary to the provision or intent of this chapter. In reviewing the application, the Planning Board shall consider whether a proposed plan will conform

to the intent and requirements of this chapter and/or what revisions are appropriate. In reviewing the site plans, the Planning Board shall comply with the provision of the State Environmental Quality Review Act. The decision of the Planning Board shall be filed in the office of the City Clerk within five business days of the rendering of the decision. All conditions must be satisfied prior issuance of a building permit.

No response required.

(8) Amendments to a previously approved site plan shall be acted upon in the same manner as the original site plan.

No response required.

(9) Following approval of the site plan by the Planning Board, the applicant shall file with the City Clerk a performance bond to cover the full cost of any required improvements in an amount set by the Planning Board upon advice of the City Engineer. If the value of improvements is less than $25,000, unless the Planning Board determines that improvements of lesser costs are important to the health and welfare of the City or the immediate area, the Planning Board may waive the bonding requirements. Said bond shall be in a form satisfactory to the Corporation Counsel of the City of Kingston and may be in cash or in the form of surety company bonds and, if a surety company bond, shall be in the amount of 100% of the estimated cost or, if a cash bond, 50% of the estimated cost, as certified by the City Engineer, of proposed screening and landscaping, including planting and maintenance thereof for a minimum of one year and a maximum of three years at the discretion of the Planning Board, stormwater drainage systems, public and private streets and drives, water and sanitary sewer systems, outdoor lighting and off-street parking areas, loading areas, means of vehicular access and egress to and from the site onto public streets and recreation areas, including playgrounds and garbage collection stations and fire alarm systems (if any). Said bond shall be conditioned upon the property owner's or developer's completing said work enumerated herein and set forth on the approved site plan in a manner satisfactory to the City Engineer of the City of Kingston and upon the proper functioning of said systems for a period of one year from their completion. In default thereof, said bond or deposit shall be forfeited, and the City shall use the amount thereof to complete any incomplete portion of said work or to make repairs as are necessary to assure proper functioning of said improvements; provided, however, if any amount of money remains after the City has completed said work, such excess money will be returned to the surety or the person putting up the required deposit. Said surety bond or cash deposit may be reduced by resolution of the Planning Board upon the certification of the City Engineer that one or more particular items required by the Planning Board have been satisfactorily completed. If a fifty-percent cash bond has been posted, such reduction shall be in the ratio that the completed item or items bear to the total estimated costs of the required improvements. The installation of all

improvements shall be under the direct supervision of a registered architect or professional engineer.

The Applicant will comply upon approval of the special permit.

E. Time limit on validity of approval. Approval of a site plan by the Planning Board shall be valid for a period of 120 days for the purpose of obtaining a building permit. Failure to secure a building permit during this period shall cause the site plan approval to become null and void. Upon application, the Planning Board may extended the time limit on the validity of the approval to not more than two years from the date of the original approval.

No response required.

F. Required Submissions. All maps submitted must be at a scale of not less than 30 feet to the inch. Where the site is within an L Landmark Overlay District, an additional copy of such information and letters, and a copy of any additional data required by the Planning Board, must be submitted at the same time to the Kingston Historic Landmark Preservation Commission. The information to be submitted, and which in total constitutes a site development plan, follows.

The Project so complies.

(1) Legal data.

(a) The names of all owners of record of all adjacent property and the lot, block, and section number of the property, all as shown on the City's Official Assessment Maps

Please see **Exhibit 8**, page Z1.

(b) Existing zoning and special district boundaries.

Please see attached **Exhibit 12.**

(c) Boundaries of the property, building or setback lines, if different from those required in the Building Zone Ordinance, and lines of existing streets and lots as shown on the City's Official Assessment Maps. Reservations, easements and areas dedicated to public use, if known, shall be shown.

Please see **Exhibit 8**.

(d) A survey showing all lengths shall be in feet and decimals of a foot, and all angles shall be given to the nearest minute or closer if deemed necessary by the surveyor. The error of closure shall not exceed 1 to 10,000.

Due to the relatively unchanged nature of this installation on the property that the Facility is proposed, a formal survey was not completed. Please see **Exhibit 8** for more detailed info on the design and **Exhibit 11** for an FAA 1-A Survey Certification.

(e) A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.

No new covenants or deed restrictions will be added to any part of the property.

(2) Existing facilities

(a) A drawing showing the location of existing buildings.

Please see **Exhibit 8.**

(b) The location of existing water mains, culverts, and drains on the property, with pipe sizes, grades and directions of flow.

The proposed Facility, due to the nature of the installation, has no impact on the existing water and drainage, so this was not included in the design of the Site.

(3) Topographic data.

(a) Existing contours with internals of five feet or less, referred to a datum satisfactory to the Board.

The land that the proposed Facility is to be located on is nearly completely flat and because most of the installation is located within existing buildings, topographical contours were not included on the attached drawings. For more information on the design of the Site please see **Exhibit 8**.

(b) The location of existing watercourses, marshes, wooded areas, rock outcrops, single trees with a diameter of eight inches or more, measured three feet above the base of the trunk, and other significant existing features.

Please see **Exhibit 8** for any applicable stipulations.

(4) Development data.

(a) The name of the development, data, North point, scale and the name and address of the record owner, engineer, architect, land planner or surveyor preparing the site development plan.

Please see **Exhibit 8** for this information and the immediately below.

<u>Name of the Development:</u> Kingston West

<u>Name and Address of Record Owner:</u>

Old Dutch Church (First Reformed Protestant Dutch Church of Kingston)
Legally Known As: The Minister, Elders and Deacons of the Reformed Protestant Dutch Church
P.O. Box 3006
Kingston, NY 12402

Name and Address of Engineer:
Infinigy Engineering
1033 Watervliet Shaker Road
Albany, NY 12205

(b) The proposed use or uses of land and buildings and the proposed location of buildings.

Proposed usage of land and buildings is listed earlier in this Application under "Project Description" and "Purpose of the Facility," as well as shown and further described in **Exhibit 8**.

(c) All means of vehicular ingress and egress to and from the site onto public streets.

Vehicular ingress and egress will use the existing roads surrounding the property.

(d) The location and design of any off-street parking areas or loading areas.

The Project includes no permanent off-street parking or loading areas.

(e) The location of all proposed waterlines, valves and hydrants and of all sewer lines or alternative means of water supply and sewage disposal and treatment.

The proposed Facility has no impact on waterlines, sewage or sewage disposal so this requirement is not applicable.

(f) The proposed location, direction, power and time of proposed outdoor lighting.

No outdoor lighting will be present at the Facility.

(g) The proposed screening and landscaping shown on a planting plan prepared by a qualified landscape architect or architect.

Please see **Exhibit 8.**

(h) The proposed stormwater drainage system.

The proposed Facility has no impact on the stormwater drainage system, so this requirement is not applicable.

(i) All proposed lots, easements and public and community areas. All proposed streets with profiles indicating grading and cross-sections showing the width of roadways, locations and widths of sidewalks and the location and size of utility lines, according to the standards and specifications contained in the street improvement specifications of the Department of Public Works, City of Kingston. All lengths shall be in feet and decimals of a foot, and all angles shall be given to the nearest 10 seconds or closer if deemed necessary to the surveyor. The error of closure shall not exceed 1 to 10,000.

There are no proposed lots, easements, public areas or community areas, other than an access easement granted as part of the lease agreement between the Old Dutch Church and the Applicant to access the equipment in the church steeple and the generator on the ground. There are no proposed streets and no streets will be changing, nor will any grades be changing. No changes to public utilities will take place or changes to the sidewalks. For further information on the proposed design of the Facility see **Exhibit 8**.

(j) All proposed grades.

No grade changes are proposed.

G. *Waiver of required information. Upon findings by the Planning Board that, due to special conditions peculiar to a site plan, certain information normally required as part of the site plan is inappropriate or unnecessary or that strict compliance with said requirements may cause extraordinary and unnecessary hardships, the Board may vary or waive the provision of such information, provided that such variance or waiver will not have detrimental effects on the public health, safety or general welfare or have the effect of nullifying the intent and purpose of the site plan submission, Official Map, Master Plan or this chapter.*

No response required.

H. *Any person or persons jointly or severally aggrieved by any decision of the Planning Board concerning review of a site plan may bring a proceeding to review in a manner provided by Article 78 of the Civil Practice Law and Rules in a court of record on the ground that such decision is illegal, in whole or in part.*

No response required.

§ 405-32. Special permits.

On application and after public notice and hearing, the Planning Board may authorize, by resolution, the issuance of a special permit only for those uses in a district where this chapter requires such a

permit. In authorizing the issuance of a special permit, the Board shall take into consideration the public health, safety and welfare and shall prescribe appropriate conditions and as safeguards to insure the accomplishment of the following objectives. Unless otherwise provided, all special permits shall be valid for a period determined by the Board.

No response required.

A. Objectives.

No response required.

B. Procedure. The procedure for a special permit shall be the same as set forth in the General City Law § 27-b.

No response required.

C. Application. Every application for a special permit shall be submitted in two copies and shall contain the relevant items outlined in § 405-30F, as determined during the presubmission conference.

The Application is submitted with the required number of copies.

D. Except as to special permits issued pursuant to § 405-27.1, in authorizing the issuance of a special permit, it shall be the duty of the Planning Board to attach such conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the general objectives of this chapter. The Board may require that special permits be periodically renewed. Such renewal shall be granted following due public notice and hearings and may be withheld only upon a determination that such conditions as many have been prescribed by the Board in conjunction with the issuance of the original permit have not been, or are no longer being, complied with. In such cases, a period of 60 days shall be granted the applicant for full compliance prior to the renovation of said permit. Any use for which a special permit may be granted shall be deemed to be a conforming use in the district in which such use is located, provided that: […]

No response required.

E. No special permit shall be authorized for any activity in an L Landmark Overlay District until such application shall have been referred to the Landmark Preservation Commission in accordance with the site plan procedure outlined in § 405-30D.

The Project so complies.

F. Mixed use Overlay District.

(1) Any special permit issued pursuant to § 405-27.1 (Mixed Use Overlay District) shall initially be issued for a period of one year. The Planning Board shall have the authority to renew the permit for such period as it determines.

No response required.

(2) Renewal of the permit issued pursuant to § 405-27.1 may be denied upon a determination that the conditions set forth in the permit have not been complied with, on account of violations of the New York State Uniform Fire Safety and Building Code or for reasons of public safety. With respect to special permits issued pursuant to § 405-27.1, the Planning Board need not provide a period of time for the applicant to comply with the conditions of the permit, to cure violations of the New York State Uniform Fire Safety and Building Code and/or matters affecting public safety.

No response required.

G. Any person or persons, jointly or severally aggrieved by any decision of the Planning Board concerning review of a special permit, may bring a proceeding to review in a manner provided by Article 78 of the Civil Practice Law and Rules in a court of record on the ground that such decision is illegal, in whole or in part.

No response required.

§ 405-37. Supplementary lot, yard and bulk regulations.

A. Street access.

No response required.

B. Side yards. For purposes of side yard requirements, attached dwellings on adjacent lots may be considered one building occupying one lot.

No response required

C. Corner lots. On a corner lot, one yard other than the front yard shall be deemed to be a rear yard, and the other others shall be deemed to be side yards.

No response required.

D. Through lots. On a through lot (a lot that goes through from one street to another) front yards are required on both streets.

No response required.

E. Location of accessory uses.

(1) Unless otherwise required, all accessory uses permitted in this chapter shall be located either within the principal building or in any side or rear yard. Unless otherwise specified, and not except as provided hereinafter, such uses shall be located not nearer than six feet to an adjoining property line.

Please see **Exhibit 8**.

(2) Any accessory building attached to the principal building by means other than a breezeway or roofed passageway, with open or latticed sides, shall be considered as part of the principal building and shall comply with all requirements of this chapter that are applicable to the principal building.

No response required.

Applicable Legal Standards:

AT&T is considered a public utility under New York decisional law (*Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993)) and a provider of "personal wireless services" under the Telecommunications Act of 1996 as well.

Federal Telecommunications Act of 1996:

The stated goal of the Telecommunications Act of 1996 (TCA) was to "promote competition and regulation of order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Telecommunications Act of 1996, Pub. LA No. 104-1-4, 110 State. 56 (1996).*

The TCA mandates a process designed to achieve competitive telecommunications markets. In keeping with the central goals of the TCA, the authors specify in Section 253(a) that "no State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." *TCA Section 253(a)*.

Section 332(c) of the TCA preserves the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction and modification of personal wireless service facilities, subject to several important limitations:

- "The regulations of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not unreasonably discriminate among providers of functionally equivalent services" (*TCA §332(c)(7)(B)(i)(I))*
- "The regulations of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services." (*TCA §332(c)(7)(B)(i)(II)*)
- Any decision by a State or location government on an Application must be processed "Within a reasonable period of time after the request is duly filed with such government of instrumentality." (*TCA §332(c)(7)(B)(ii) and (iii)*)
- "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the bases of the environmental effects of radio frequency emissions to the extent that such facilities comply with the [Federal Communications] Commission's regulations concerning such emissions." (*TCA §332(c)(7)(B)(iv)*)

Cellular Telephone Company v. Rosenberg et al. (1993)

In *Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993), the New York Court of Appeals determined that cellular telephone companies are public utilities. The Court held that proposed

cellular telephone installations are to be reviewed by zoning boards pursuant to the traditional standard afforded to public utilities, rather than the standards generally required for the necessary approvals:

> *"*[I]*t has long been held that a zoning board may not exclude a utility from a community where the utility has shown a need for its facilities." There can be no question of Cellular One's need to erect the cell site to eliminate service gaps in its cellular telephone service area. The proposed cell site will also improve the transmission and reception of existing service. Application of our holding in* Matter of Consolidated Edison*, supra, to siting of cellular telephone companies, such as Cellular One* [or any other carrier]*, permits those companies to construct structures necessary for their operation which are prohibited because of existing zoning laws and to provide the desired services to the surrounding community.* (Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d at 372 (citing Consolidated Edison Co. v. Hoffman, 43 N.Y.2d 598 (1978))).

It continues:

> *Moreover, the record supports the conclusion that Cellular One sustained its burden of proving the requisite public necessity. Cellular One established that the erection of the cell site would enable it to remedy gaps in its service area that currently prevent it from providing adequate service to its customers in the Dobbs Ferry area.* (Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d at 373-374)

This special treatment of a public utility stems from the essential services that it provides, and because a public utility transmitting facility must be located in a particular area in order to provide service. For example, water towers, electric switching station, water pumping station and telephones poles all must be in particular locations (including within residential areas) in order to provide the utility to a specific area.

> [Public] *utility services are needed in all districts; the service can be provided only if certain facilities (for example, substations) can be located in commercial and even in residential districts. To exclude such use would result in an impairment of an essential service.* (Anderson, New York Zoning Law Practice, 3d ed. P. 411 (1984). See also Cellular Tel. Co. v. Rosenberg, 82 N.Y.2d 364 (1993); Payne v. Taylor, 178 A.D.2d 979 (4th Dept. 1991)).

Accordingly, the law in New York is that a municipality may not prohibit facilities necessary for the transmission of a public utility. The court found that "the construction of an antenna tower […] to facilitate the supply of cellular telephone service is a 'public utility building' within the meaning of a zoning ordinance," and, as stated, a wireless facility, as a public utility, may not be excluded from a municipality where the utility has shown the facility to be necessary for the transmission of its essential service. See *Cellular Tel. Co. v. Rosenberg*, 82 N.Y.2d at 371-372. See also *Long Island Lighting Co. v. Griffin,* 272 A.D. 551 (2d Dept. 1947) (expansion of a public utility may not be prohibited by a municipality where such expansion is necessary to the maintenance of essential services).

In this specific case, AT&T does not have sufficient reliable capacity coverage in the aforementioned areas in the City of Kingston. The proposed wireless telecommunications site is a necessary remedy to this problem and to provide adequate and reliable wireless telecommunications service coverage to the area. Based on the foregoing, AT&T satisfies the requisite showing of need for the Facility under applicable New York State law.

Compelling Reasons for Approval:

AT&T's radio frequency (RF) engineers have indicated a substantial deficit in the 4G/LTE capacity coverage specifically within and around the Stockade District of Kingston, and collectively on the west side of the City. While coverage exists for phone calls outdoors, this Facility serves to increase capacity and provide stronger coverage inside of residential and commercial buildings.

A thorough investigation by the Applicant shows that the proposed Site is the most suitable candidate for a new wireless telecommunications site, as is more deeply discussed in **Exhibit 15**.

While the historicity of the Old Dutch Church cannot be questioned, the Site preserves the historic nature of the Church and the historic nature of the Stockade District, as most of the equipment comprising the site is concealed inside of the Church's steeple and the rest is shrouded behind natural landscaping that the design of which the Church has approved of. The Church steeple and structure itself is therefore essentially unchanged, all the while providing much needed service throughout the area. AT&T has had comparable experience with similar church installations, where they have installed camouflaged antennas on the exterior of a bell tower or steeple, or installed them directly inside of a church structure as is the case with this Project. Other sites have included even adding a new structure or replacing a steeple to better be able to house antennas inside of them when such a structure wasn't able to accommodate antennas or was in disrepair. So, in this regard, the construction of a project such as this one, has been done before by the Applicant, and the size and construction of the Old Dutch Church's steeple is more than adequate to support an AT&T site.

Additionally, for the past few decades the world has continued to transition to greater mobile connectivity. Nowadays the majority of phone calls are placed through cell phones, internet usage on mobile devices is approaching nearly 50% market share—on par with desktop usage—and more retail and commercial businesses than ever rely on data usage to power their operations and point of sale systems, so this new Site will allow for the people of Kingston to be better equipped to utilize such technology and create a more connected community. A City that is capable of using the latest in cellular technology and has the cell coverage capacity to do it can attract new internet-based and mobile-based businesses and services that are just starting to emerge, which will capitalize on such technologies, therefore providing the jobs of the future and further leading to a thriving City.

This greater capability to utilize new technology also supports the continued revitalization of the Stockade District by allowing for current businesses to operate more effectively. Additionally, such touchless and mobile technology has presented itself to be particularly important due to the current pandemic. The mobile networks continue to be very important as many businesses are now relying on this mobile technology to stay open and maintain profitability, the use of telemedicine has continued to grow, residential areas' usage has increased with so many workers working from home for the foreseeable future, and many students are now using mobile devices for their continued education.

In addition, the proposed Facility will be outfitted with equipment for the First Responder Network Authority ("FirstNet"). FirstNet's mission is to operate and maintain a national interoperable public safety broadband network. Any local municipality, agency or individual can use this interoperable network on exclusive spectrum bandwidth, that is a part of AT&T's network, and which provides faster, stronger coverage for all emergency communications, even when the regular cell networks are overloaded. Furthermore, it is capable of supporting communications for advanced technology such as drones and wearables.

No external lighting is necessary to operate the facility, no impact will be made to the water and sewer infrastructure, and the Church building itself remains identical to its present self. As part of the Site, a natural gas generator will be installed, which will have shared use by the Applicant and the Landowner for emergency purposes, furthering the mission of the Old Dutch Church as a place for the community where anyone is welcome, particularly during times of emergency.

In this context, the proposed Facility will provide an essential service to the City of Kingston in accordance with AT&T's FCC licenses for their wireless network, with minimal impact on the environment, while maintaining the historicity of the Stockade District, and complying with the stipulations of the Code of the City of Kingston to receive a special use permit.

Exhibits / Supporting Documents:

As required by the City of Kingston's zoning laws, and in consultation with the City Planning Board, along with the Historic Landmarks Preservation Commission and Heritage Area Commission, the attached Exhibits are submitted along with this letter in support of the Application and are referenced throughout this Application.

1. **Planning Board Application Form** filled out by Airosmith Development and signed by the Landowner
2. **Planning Board Authorization Form** executed by the Landowner and Airosmith Development
3. **Historic Landmarks Preservation Commission Application Form** filled out by Airosmith Development and signed by the Landowner, with Authorization Form executed by the Landowner and Airosmith Development.
4. **Heritage Area Commission Application Form** filled out by Airosmith Development and signed by the Landowner, with Authorization Form executed by the Landowner and Airosmith Development.
5. **Planning Board Application Checklist** completed by Airosmith Development.
6. **Current Property Card** provided as required by the Board Application Checklist.
7. **Current Property Deed** provided as required by the Board Application Checklist.
8. **Zoning Drawings** prepared by Infinigy Engineering detailing the design of the Facility.
9. **Mount Analysis Report** provided by Infinigy Engineering.
10. **Kingston Planning Board Adopted Policies, Policy#6** executed by Airosmith Development.
11. **FAA 1-A Survey Certification** prepared by Infinigy Engineering
12. **Zoning Map in Relation to Site** provided by Airosmith Development
13. **Lease Agreement, Redacted** executed between the Landowner and the Applicant provided as required by the Board Application Checklist.
14. **Radio Frequency (RF) Engineer Letter & Propagation Maps** provided by Christopher Park, RF Engineer at AT&T, detailing the necessity for the Site
15. **Site Selection Analysis** provided by Airosmith Development
16. **Short Environmental Assessment Form (EAF)** prepared by Infinigy Solutions
17. **Photo Simulations Letter Regarding Antennas** from Infinigy Engineering
18. **Photo Simulations Regarding Ground Generator** provided by Airosmith Development. Photos taken on August 26, 2020 between 10am and 11am.
19. **FCC Licenses**, AT&T's FCC licenses in Ulster County
20. **Radio Frequency Safety Survey Report Prediction (RFSSRP)** provided by Centerline Communications

Also included with this Application are the three required fees of $200.00 for Site Plan Review, $50.00 for Historic Landmarks Preservation Commission review and $20.00 for Heritage Area Commission review.

Conclusion:

Approval of this Project will allow AT&T to provide and fill the 4G/LTE capacity deficit that they currently have in the City of Kingston, continue their FCC partnership to buildout FirstNet and improve the community resource that the Old Dutch Church provides. We respectfully submit this complete Application and request that it be placed on the agendas for next meetings of the City's Planning Board, Historic Landmarks Preservation Commission and the Heritage Area Commission for approval and Special Use Permit issuance.

If you have any questions on anything in the meantime, please feel free to reach out to me. My contact information is below.

Thank you for your considerations.

Very truly yours,

George Santoire
Site Acquisition Specialist
Airosmith Development
as Contractor for AT&T Mobility, Corp.
318 West Ave.
Saratoga Springs, NY 12866
(518) 290-1092 office/fax
(518) 682-7623 cell
gsantoire@airosmithdevelopment.com

Exhibit 1

Planning Board Application Form

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) 272 Wall Street, Kingston, NY 12401

Property Tax Map ID # (SBL): 48.331-6-7

Name of applicant: AT&T Mobility c/o Airosmith Development

Applicant Phone #: ( ) 682-7623 Fax #: ( ) 290-1092 E-Mail: gsantoire@airosmithdevelopment.com

Mailing address of applicant: Airosmith Development, Attn: George Santoire, 32 Clinton Street, Saratoga Springs, NY 12866

Name and address of owner (if different from applicant): First Reformed Protestant Dutch Church, PO Box 3006, Kingston, NY 12402

Project use and/or description of improvement:

Installation of wireless cellular antennas and associated equipment within church's steeple for AT&T's wireless network.

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): First Protestant Reformed Dutch Church of Kingston

Phone #: 845 338-6759 Fax #: 845 338-6764 E-Mail: INFO@OLDDUTCHCHURCH.ORG

Signature of Owner: [signature] MINISTER OF PROPERTY STEWARDSHIP

**** 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

Exhibit 2

Planning Board Authorization Form

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 New Cingular Wireless PCS, LLC (AT&T) and its agent Airosmith Development

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of TBD date, 2020 in the matter of applying for a special use permit for the construction of a new wireless telecommunications site at the Old Dutch Church, 272 Wall Street,

Renée S. House
print property owner's name

owner's signature

272 Wall St.
Kingston, NY 12401
owner's mailing address

845-338-6759
owner's phone number

8/25/2020
date

09/09/2020
representative's signature & date

318 West Ave. Saratoga Springs, NY 12866
representative's address

518-290-1092
representative's phone #

Exhibit 3

Historic Landmarks Preservation Commission Application Form

City of Kingston
HISTORIC LANDMARKS PRESERVATION COMMISSION
Application for Review

All applications and supporting materials must be submitted by close of business on due date to the Historic Preservation Administrator in the Planning Office, and deemed complete, prior to consideration. The applicant or their representative must attend the meeting for the proposed project for the review to take place. Sections of local laws specifying and authorizing the review of proposed work by the Historic Landmarks Preservation Commission on designated and historic district properties are in Article IX of Chapter 405 Zoning of the City's Administrative Code and can be viewed at https://ecode360.com/6728941.

Questions? Contact Julie Edelson-Safford, the Historic Preservation Administrator: (845) 334-3931
jedelsonsafford@kingston-ny.gov

Property Information

Project Address: 272 Wall Street, Kingston, NY 12401 Property Tax Map ID# (SBL): 48.331-6-7

Historic District (if applicable): Stockade Zoning Districts: Commercial (C-2)

Project Scope *check all the apply*

- ☐ SIGNAGE
- ☐ PAINT
- ☐ LIGHTING
- ☐ RESTORATION
- ☐ ADDITION
- ☐ WINDOW(S)
- ☐ DOOR(S)
- ☐ ROOF
- ☑ SITE WORK *changes to sidewalk, driveway, tree bed, fence, permanent fixture*
- ☐ MECHANICAL WORK
- ☑ OTHER Installation of wireless cellular antennas internal to existing structure and backup generator

Are you interested in applying for historic rehabilitation tax credits? ☐ Yes ☑ No
For information about this program, visit https://parks.ny.gov/shpo/tax-credit-programs/

Project Description (use additional pages if necessary to attach narrative and supporting images)

Please see attached project narrative, drawings, and additional supporting images and documents.

Nature of Property Use/Business

Current: Protestant Church. New: Industrial/commercial for wireless cell site.

Applicant's Information

Applicant's Name: George Santoire, Airosmith Development, Agent for New Cingular Wireless PCS LLC (AT&T)

Mailing Address: 318 West Ave., Saratoga Springs, NY 12866

Phone: 518-290-1092 Email: gsantoire@airosmithdevelopment.com

Architect/Engineer/Contractor's Information

Name of Individual and Firm: Morgana Vazquez, Infinigy Engineering

Mailing Address: 1033 Watervliet Shaker Road, Albany, NY 12205

Phone: 551-804-6502 Email: mvazquez@infinigy.com

Website: www.infinigy.com

Property Owner's Information, Consent, and Signature

Name: Kelly S. Houser

Mailing Address: 272 Wall Street

Email: pastorsmd@oldduch Church.org Phone: 845-338-6759

As the owner/s of the property listed above, I/we hereby attest that I am familiar with the work proposed, that the information entered is correct to the best of my knowledge, and that I give permission for this application to be filed. I also grant permission, should the need arise, to the City of Kingston and the Historic Landmarks Preservation Commission members to enter the property in question for the purposes of inspection for this review.

Signature of Owner/s

Checklist of Supporting Documentation to be Submitted with this Application (submit all that apply)

- [x] Photographs of existing property from all sides viewable from the street.
- [x] Additional project description or scope of work.
- [x] Annotated site plans displaying building setbacks and accurate dimensions.
- [x] Floor plans, architectural drawings, elevations, and/or shop drawings of proposed changes.
- [x] Manufacturer's color samples, product specification sheets, and/or finish samples of proposed materials.
- [ ] Historical documentation, i.e. old photos, maps, surveys, plans.
- [ ] Plans to preserve/restore historic materials, appearance of building, the neighborhood compatibility.
- [x] Landscape plans.
- [ ] Exterior lighting details including fixtures, method of installation, illumination, and timing.
- [ ] Signage and details including color, typeface, dimensions, exact location and method of installation.

OFFICE STAFF ONLY:

Date Received: _____ Fee Paid: _____ Receipt Number: _____

SBL: _____ Ward: _____ Zone/s: _____

Local Landmark: _____ Local Landmark District: _____ NYS Register: _____ National Register: _____

Other Reviews: _____ HAC: _____ PB: _____ ZBA: _____ Common Council: _____

SEQRA: Type I _____ Type II _____ Unlisted Action _____

APPLICATION COMPLETE: Yes ___ No ___ Missing _____

Kingston Historic Landmarks Preservation Commission Application

Applications are considered complete when they contain all required documents, signatures, fees, etc... and will be accepted for placement on the next Historic Landmarks Preservation Commission meeting agenda only if they are submitted by close of business on the posted due dates. See checklist of submissions and required documentation.

Schedule of 2020-2021 Historic Landmarks Preservation Commission Meeting Dates

Meetings are held at 6:30PM on Thursday evenings, unless otherwise noted.

APPLICATION DUE	TENTATIVE MEETING
December 19, 2019	January 9, 2020
January 23, 2020	February 6, 2020
February 20, 2020	March 5, 2020
March 19, 2020	April 2, 2020
April 23, 2020	May 7, 2020
May 21, 2020	June 4, 2020
June 18, 2020	July 2, 2020
July 23, 2020	August 6, 2020
August 20, 2020	September 3, 2020
September 17, 2020	October 1, 2020
October 22, 2020	November 5, 2020
November 19, 2020	December 3, 2020
December 17, 2020	January 7, 2021

Application Fee: $50

OFFICE STAFF ONLY:

Application File Date: _____ SBL: _____ Address: _____

SEQR DECISION

Designate Lead Agency: _____

Motion by: _____ Seconded by: _____

Type I Action _____ Type II Action _____ Unlisted Action _____

Short Environmental Assessment Form Declaration: Negative _____ Conditioned Negative: _____ Positive: _____

Full Environmental Assessment Form Declaration: Negative _____ Conditioned Negative: _____ Positive: _____

PRESERVATION NOTICE OF ACTION

Motion by: _____ Seconded by: _____

Approved _____ Denied _____ Approved with Conditions _____

FINDINGS:

In Favor: _____ Opposed: _____ Abstained: _____ Recused: _____

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

TO THE CITY HISTORIC LANDMARKS PRESERVATION COMMISSION:

This will authorize New Cingular Wireless PCS, LLC (AT&T) and its agent Airosmith Development to represent me/us and make statements on my/our behalf at the City of Kingston Historic Landmarks Preservation Commission meeting of TBD Date, 2020 in the matter of constructing a new wireless telecommunications site at the Old Dutch Church 272 Wall St., to consist of cellular antennas and equipment installed within the church, and generator on the ground

Kristi S. Houser
Print Property Owner's Name

Owner's Signature

272 Wall Street, Kingston, NY 12401
Owner's Mailing Address

845-338-6759
Owner's Phone Number

8/24/2020
Date

09/09/2020
Representative's Signature & Date

318 West Ave, Saratoga Springs, NY 12866
Representative's Address

518-290-1092
Representative's Phone Number

gsantoire@airosmithdevelopment.com / www.airosmithdevelopment.com
Representative's Email/Website Address

Exhibit 4

Heritage Area Commission Application Form

City of Kingston
HERITAGE AREA COMMISSION
Application for Review

Applications and supporting materials must be received by the Historic Preservation Administrator in the Planning Office at least 14 days prior to the meeting date in order to be added to the next agenda.

Questions? Contact Julie Edelson-Safford, the Historic Preservation Administrator: (845) 334-3931 jedelsonsafford@kingston-ny.gov

Property Information

Project Address: 272 Wall Street, Kingston, NY 12401 Property Tax Map ID# (SBL): 48.331-6-7

Historic District (if applicable): Stockade Zoning Districts: Commercial (C-2)

Project Description (use additional pages if necessary to attach narrative and supporting images)

Please see attached project narrative, drawings, and additional supporting images and documents.

Please also note that the entire exterior of the church building will be unchanged, so no building facades or roofing will be altered. The installation includes no additional lighting and no exterior signage.

Nature of Property Use/Business

Current: Protestant Church. New: Industrial/commercial for wireless cell site.

Applicant's Information

Applicant's Name: George Santoire, Airosmith Development, for New Cingular Wireless PCS LLC (AT&T)

Mailing Address: 318 West Ave., Saratoga Springs, NY 12866

Phone: 518-290-1092 Email: gsantoire@airosmithdevelopment.com

Architect/Engineer/Contractor's Information

Name: Morgana Vazquez, Infinigy Engineering

Mailing Address: 1033 Watervliet Shaker Road, Albany, NY 12205

Phone: 551-804-6502 Email: mvazquez@infinigy.com

Website: www.infinigy.com

Property Owner's Information, Consent, and Signature

Name: Renee S. House

Mailing Address: 272 Wall Street, Kingston, NY 12401

Email: pastor@reformedoldduth Church.org Phone: 845-338-6759

As the owner/s of the property listed above, I/we hereby attest that I am familiar with the work proposed, that the information entered is correct to the best of my knowledge, and that I give permission for this application to be filed. I also grant permission to the City of Kingston and the Heritage Area Commission members to enter the property in question for purposes of inspection for this review.

Signature of Owner/s

Checklist of Supporting Documentation to be Submitted with this Application (submit all that apply)

- [x] Photographs of existing property from all sides viewable from the street.
- [x] Additional project description or scope of work.
- [x] Annotated site plans displaying building setbacks and accurate dimensions.
- [x] Floor plans, architectural drawings, elevations, and/or shop drawings of proposed changes.
- [x] Manufacturer's product specification sheets, and/or finish samples of materials to be used.
- [ ] Plans to preserve/restore historic materials, appearance of building, its neighborhood compatibility.
- [x] Landscape plans.
- [ ] Exterior lighting details including fixtures, method of installation, illumination, and timing.
- [ ] Signage and details including color, typeface, dimensions, and method of installation.

OFFICE STAFF ONLY:

Date Received: _____ Fee Paid: _____ Receipt Number: _____

SBL: _____ Ward: _____ Zone/s: _____

Other Reviews: ☐ PB: ☐ HLPC: ☐ UCPB: ☐ ZBA: ☐

SEQRA: Type I ☐ Type II ☐ Unlisted Action ☐

APPLICATION COMPLETE: Yes ☐ No _____

City of Kingston Heritage Area Commission
Broadway Overlay District
New Site Development Requirements

In addition to any required site plan application submissions, new site development plans in the Overlay District are required to submit the following:

☑ **(a)** Site plan which specifies all proposed demolition and construction work and includes:

- Existing structures and pedestrian ways on adjacent properties that are within 50 feet of all property lines.

☑ **(b)** Building elevations, at a minimum scale of 1/8 inch equals one foot, of all facades, which specifies all proposed demolition and construction work and includes:

- Exterior materials, changes or transitions in materials, surface lighting, surface signs, street number, awnings and similar facade accessories.
- Proposed alterations or changes to existing facades, if any.
- Elevations of new buildings being proposed must include the full facades of any adjacent structures within 50 feet of the site along Broadway for context.

☑ **(c)** Samples of any new proposed facade, roofing and sign materials.

☑ **(d)** Site plan indicating exterior lighting photometrics, spread and intensity.

☑ **(e)** A perspective color rendering illustrating what the proposal would look like if viewed from the street as a pedestrian.

☑ **(f)** Photographs of the site and surrounding area, including all existing elements required to be shown on the site plans and existing buildings within 50 feet of the proposed project site.

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

TO THE CITY HERITAGE AREA COMMISSION:

This will authorize New Cingular Wireless PCS, LLC (AT&T) and its agent Airosmith Development to represent me/us and make statements on my/our behalf at the City of Kingston Heritage Area Commission meeting of TBD Date, 2020 in the matter of constructing a new wireless telecommunications site at the Old Dutch Church, 272 Wall St., to consist of cellular antennas and equipment installed within the church, and generator on ground.

Renee S. Houst
Print Property Owner's Name

Owner's Signature

272 Wall St Kingston, NY 12401
Owner's Mailing Address

845-338-4759
Owner's Phone Number

8/24/2020
Date

09/09/2020
Representative's Signature & Date

318 West Ave, Saratoga Springs, NY 12866
Representative's Address

518-290-1092
Representative's Phone Number

gsantoire@airosmithdevelopment.com / www.airosmithdevelopment.com
Representative's Email/Website Address

Kingston Heritage Area Commission Application

Applications are considered complete when they contain all required documents, signatures, fees, etc... and will be accepted for placement on the next Heritage Area Commission meeting agenda only if they are submitted by close of business on the posted due dates. See checklist of submissions and required documentation.

Schedule of 2020-2021 Heritage Area Commission Meeting Dates
Meetings are held at 6:30PM on Wednesday evenings, unless otherwise noted.

APPLICATION DUE	TENTATIVE MEETING
January 15, 2020	January 29, 2020 **at 7PM**
February 12, 2020	February 26, 2020
March 11, 2020	March 25, 2020
April 15, 2020	April 29, 2020
May 13, 2020	May 27, 2020
June 10, 2020	June 24, 2020
July 15, 2020	July 22, 2020 - **Rescheduled** from 7/29
August 12, 2020	August 26, 2020
September 16, 2020	September 30, 2020
October 14, 2020	October 28, 2020
November 18, 2020	December 2, 2020
January 13, 2021	January 27, 2021

* The November and December HAC meetings are combined into a single session due to holiday schedules.

Application Fee: $20 (per Resolution #63 of 2016)
Coastal Consistency Review Fee: $50 (if required)

Exhibit 5

Planning Board Application Checklist

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.

George L. Santoire — 09/23/2020

Applicant Signature — Date

George Santoire, Airosmith Development as agent for: New Cingular Wireless PCS, LLC (AT&T)

Applicant Name (Please Print)

Exhibit 6

Current
Property Card

General Property Description

Prop. Address:	272 WALL ST	Municipality: KINGSTON CITY	Town Swis Code: 510800 / ULSTER COUNTY
Owner:	REFORMED DUTCH CHURCH	Tax / Map Acct#: 048.331-0006-007.0000000	School Dist: KINGSTON
Owner 2:		Print Key: 48.331-6-7	School Code: 510800
Owner Mailing:		Deed Book / Page: 4101 / 127	
	KINGSTON, NY12402	Sub Div:	Phone Number:
		Misc:	

Structural Characteristics

Bldg Sq Feet: 26432	Built: 1900	Uses As 1:
1st Floor: 0	Story Height: 25	Uses As 2:
2nd Floor: 0	Heat:	No. Of Bldgs:
House Type:	Fireplaces: 0	Residential Units: 0
Bedrooms: 0.0	Fuel:	Exterior:
Bath: 0.0	Water: PUBLIC	Garage: 0
Basement:	Sewer: PUBLIC	Number Stories: 2.0
Basement SF: 677	Utilities: GAS & ELEC	Central Air: NO
Improve 1 / YR: WALKS,CONCR 1954	Size 1: 1255 X 4	Total SqFT 1: 5020
Improve 2 / YR: PATIO,FLG/CN 1950	Size 2: 5079 X 2	Total SqFT 2: 10158
Improve 3 / YR: FENCE,ORN IR 1920	Size 3: 160 X 4	Total SqFT 3: 640
Improve 4 / YR: WALL,BRK/STN 1900	Size 4: 144 X 3	Total SqFT 4: 432

Land Characteristics

Acreage : 0.00	Land SqFt: 0	
Class Code: 620	Class Name: RELIGIOUS	Lot Size: 300 X 215
East / Longitude: 623059 / -74.1629447	North / Latitude 1129448 / 40.7665334	

Tax / Assessment Data

Tax / Map Acct #: 048.331-0006-007.0000000

Total Assessment:	$1,913,000.00
Land:	$276,000.00
Old Assessment:	$1,739,000.00
Assessor Full Market Value:	$1,913,000.00

Sales Information

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
$1.00	06/27/2005	FIRST REFORMED CHURC	4101 / 127			N

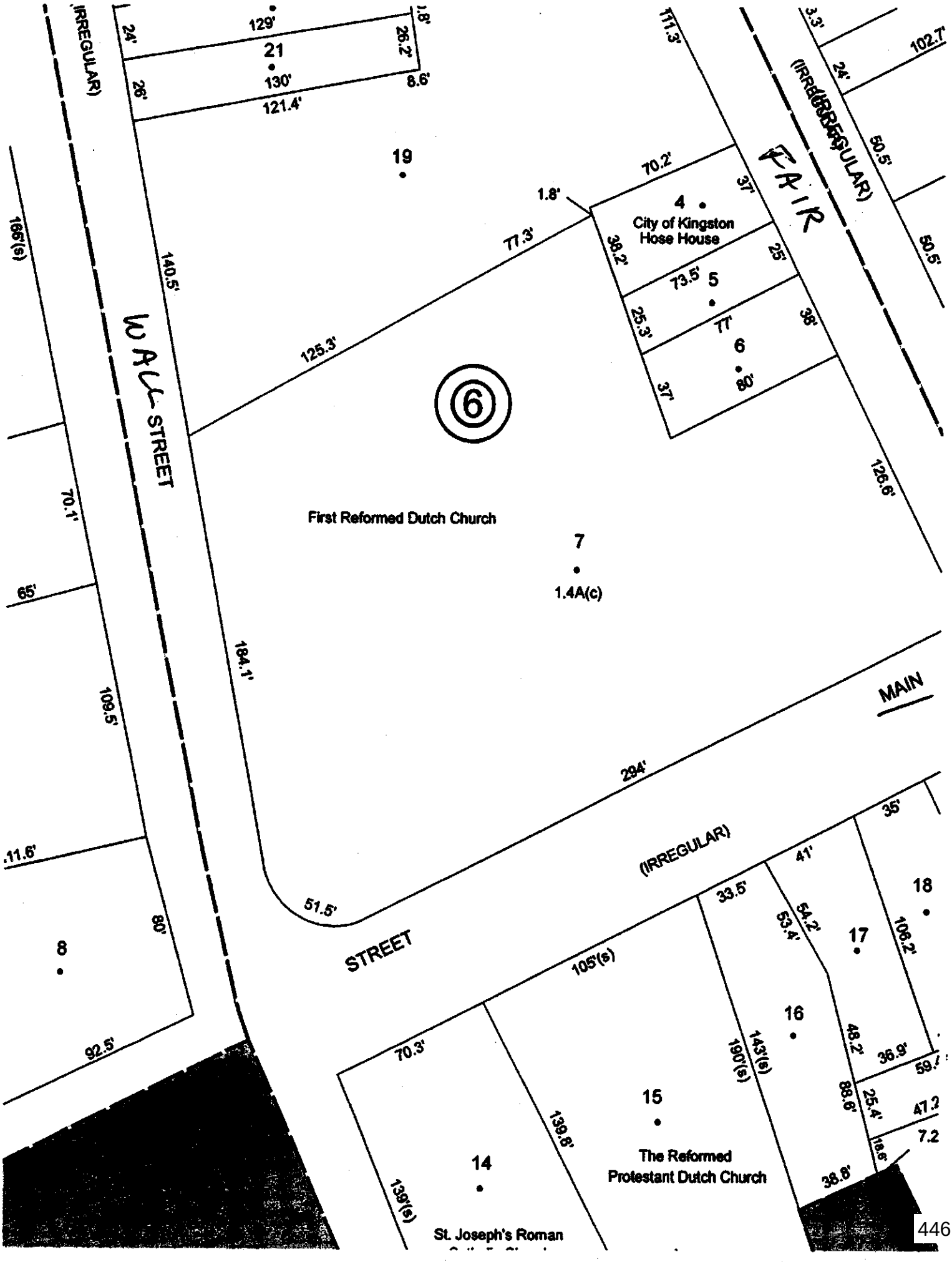

WALL STREET
(IRREGULAR)
FAIR
(IRREGULAR)
MAIN
STREET
(IRREGULAR)
21
19
4
City of Kingston Hose House
5
6
7
1.4A(c)
First Reformed Dutch Church
8
17
18
16
15
14
The Reformed Protestant Dutch Church
St. Joseph's Roman
129'
130'
121.4'
24'
26'
26.2'
8.6'
1.8'
111.3'
70.2'
37'
38.2'
25'
73.5'
25.3'
77'
38'
37'
80'
77.3'
125.3'
140.5'
165'(s)
70.1'
65'
109.5'
184.1'
51.5'
294'
126.6'
3.3'
102.7'
24'
50.5'
50.5'
11.6'
80'
92.5'
105'(s)
33.5'
41'
35'
53.4'
54.2'
106.2'
48.2'
36.9'
59.
143'(s)
190'(s)
88.6'
25.4'
47.2
18.6'
7.2
38.8'
70.3'
139.8'
139'(s)

Exhibit 7

Current Property Deed

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401

60 2005 00017125

Instrument Number: 2005- 00017125
As
Recorded On: June 29, 2005 — **D01 - Deed**

Parties: KINGSTON TOWN FREEHOLDERS&COMMONALTY TRT
To
REFORMED PROTESTANT DUTCH CHURCH

Billable Pages: 2
Num Of Pages: 2

Recorded By: PAUL KELLER ESQ
Comment: KINGSTON CITY

** Examined and Charged as Follows: **

D01 - Deed	0.00	RP5217 - 165	0.00	Tax Affidavit TP 584	0.00		
Recording Charge:	0.00						
	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	0.00	0.00	6895	Basic	0.00		
						Special Additional	0.00
				Additional	0.00	Transfer	0.00
Tax Charge:	0.00						

** THIS PAGE IS PART OF THE INSTRUMENT **

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

File Information:
Document Number: 2005- 00017125
Receipt Number: 302902
Recorded Date/Time: June 29, 2005 09:49A
Book-Vol/Pg: Bk-D Vl-4101 Pg-127
Cashier / Station: s smar / Cashier Workstation 6

Record and Return To:
REFORMED PROTESTANT DUTCH CHURCH
272 WALL ST
KINGSTON NY 12401

Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK

To all to whom these presents shall come Send Greeting; Know ye that the Trustees of the freeholders and Commonalty of the Town of Kingston, in the County of Ulster and State of New York for divers good causes and considerations them thereunto moving, but more and especially for and in consideration of the Sum of one dollar lawful money of the State of New York to them paid by The Minister Elders and Deacons of the reformed Protestant Dutch Church of the Town of Kingston in the County of Ulster aforesaid, at the sealing and delivery hereof the receipt whereof is hereby acknowledged, Have granted, bargained and sold, released, conveyed and confirmed and by these presents Do grant, bargain and sell, release, convey and confirm, unto the said Minister, Elders and Deacons of the reformed Protestant Dutch Church of the Town of Kingston in their actual possession now being and to their Successors and assigns forever. All that certain lot piece or parcel of Land situate lying and being in the Village of Kingston in the County of Ulster aforesaid, being the lot or part of which the Church now stands; and is bounded as follows, (to wit) Beginning at the East corner of the said Church and runs along the same South sixty eight degrees West twenty six links to the fore standing rock thence along the same South twenty two degrees East twenty one links and an half link thence along the front line of South sixty eight degrees West twenty three links and an half link thence South sixty eight degrees West twenty six links to the South corner of the said Church thence North twenty two degrees West twenty one links and five links, thence North sixty eight degrees East two links to the fence thence along the same North four degrees and thirty minutes West two chains and sixty links to Noah Walter Wallers Shop thence along the same North eighty five degrees East thirty four links, thence North sixty seven degrees East two chains and seventy five links to the West corner of a lot now belonging to John Schipp Junior thence along the same South three degrees and thirty minutes East two chains and two links to the North corner of a certain Lane here thence South sixty five degrees and thirty minutes West sixty seven links thence South fifteen degrees East one chain and forty links to the Church West and thence along the same South sixty six degrees and fifteen minutes West one chain and eighty five links to the place of beginning: as the same is now inclosed and staked. Together with all and singular the rights, privileges and advantages to the said lot piece or parcel of Land belonging or in any wise appertaining, and the rents, issues and profits thereof, and all the Estate, right, title, interest, use, trust, (except the trust hereafter mentioned) property, possession, claim and demand whatsoever of the said Trustees, of in, or to the premises. In trust Nevertheless that the said lot of ground or yard as has heretofore been used for the Interment of the dead, shall forever remain, and be used for no other purpose whatsoever. To have and to hold the said lot, piece or parcel of land and premises unto the said Minister Elders and Deacons of the reformed Dutch Church of the Town of Kingston their Successors and assigns to the only proper use and behoof of the said Minister Elders and Deacons of the reformed Dutch Church of the Town of Kingston their Successors and Assigns forever. In Testimony whereof the said Trustees have hereunto set their hands and caused their Corporate Seal to be affixed this twenty sixth day of February in the Year of our Lord one thousand eight hundred and eight. Sealed and delivered in the presence of us

Abm Deyo Thomas Hasbrouck Abm Van Kleeck Joseph Crispell Jno Hallet

William Sleight Henry Hasbrouck John Hasbrouck

Exhibit 8

Zoning Drawings

SHEET INDEX

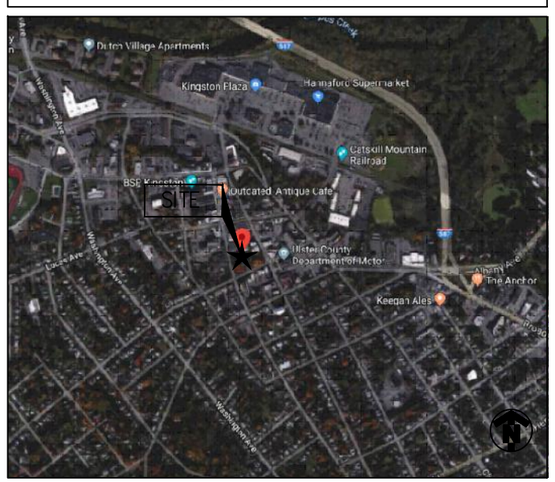
NO.	DESCRIPTION	NO.	DESCRIPTION
T1	TITLE SHEET	Z9	EQUIPMENT DETAILS
N1	GENERAL NOTES	Z10	EQUIPMENT DETAILS
N2	GENERAL NOTES		
Z1	PARCEL PLAN		
Z2	ENLARGED SITE PLAN		
Z2A	PLANTING & COMPOUND PLAN		
Z3	EQUIPMENT SITE PLAN		
Z4	SITE ELEVATION		
Z5	ANTENNA ORIENTATION & RF SCHED.		
Z6	EQUIPMENT DETAILS		
Z7	EQUIPMENT DETAILS		
Z8	EQUIPMENT DETAILS		

DRIVING DIRECTIONS

DEPART FROM AT&T: 5841 BRIDGE STREET EAST SYRACUSE, NY 13057

GET ON I-690 EAST SYRACUSE FROM BRIDGE STREET. HEAD SOUTHWEST ON BRIDGE STREET. USE THE LEFT 2 LANES TO TURN LEFT ONTO WIDEWATERS PKWY. MAKE A U-TURN. USE THE MIDDLE LANE TO TURN RIGHT AT THE 1ST CROSS STREET ONTO BRIDGE STREET. TURN LEFT ONTO THE I-690 EAST RAMP TO I-481. FOLLOW I-90 EAST AND I-87 SOUTH TO ULSTER. TAKE EXIT 19 FROM I-87 SOUTH. MERGE ONTO I-690 EAST. USE THE LEFT LANE TO TAKE THE I-481 NORTH EXIT TOWARD I-90/THRUWAY. MERGE ONTO I-481 NORTH. TAKE EXIT 6 TO MERGE ONTO I-481 NORTH. TAKE EXIT 6 TO MERGE ONTO I-90 EAST. KEEP RIGHT TO CONTINUE ON GOVERNOR THOMAS EAST. DEWEY THRUWAY/NEW YORK STATE THRUWAY, FOLLOW SIGNS FOR I-87 SOUTH/NEW YORK/BOSTON. CONTINUE ONTO I-87 SOUTH/GOVERNOR THOMAS E. DEWEY THRUWAY/NEW YORK STATE THRUWAY. TAKE EXIT 19 TOWARD NY-28/KINGSTON/RHINECLIFF BRIDGE. CONTINUE ON I587 EAST/NY-28 EAST. DRIVE TO WALL STREET IN KINGSTON. AT THE TRAFFIC CIRCLE, TAKE THE 3RD EXIT ONTO I-587 EAST/NY-28 EAST. TURN RIGHT ONTO ALBANY AVE. TURN RIGHT ONTO CLINTON AVE. TURN LEFT ONTO MAIN STREET. TURN RIGHT ONTO WALL STREET.

VICINITY MAP



at&t

SITE NAME

KINGSTON WEST

AT&T FA NUMBER:

12926754

SITE ADDRESS

272 WALL STREET
KINGSTON, NY 12401

STRUCTURE TYPE

STEEPLE

PROJECT

NEW SITE INSTALL

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEW YORK (NORTH OF 5 BOROUGHS), CALL DIG SAFELY NEW YORK
TOLL FREE: 1-800-962-7962 OR
www.digsafelynewyork.com
NEW YORK STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT TEAM

AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740
PROJECT MANAGER

INFINIGY
INFINIGY ENGINEERING, PLLC
1033 Watervliet Shaker Rd
Albany, NY 12205
OFFICE #: (518) 690-0790
FAX #: (518) 690-0793
ENGINEER

SCOPE OF WORK:

- HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
- FACILITY HAS NO PLUMBING OR REFRIGERANTS
- THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS
- ALL NEW MATERIAL SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. CABINETS, ANTENNAS/RRU AND CABLES FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR

AT&T TO INSTALL:

TOWER SCOPE OF WORK:

- INSTALL (8) NNH4-65A-R6 PANEL ANTENNAS
- INSTALL (4) RRH-4478 B14
- INSTALL (4) RRH-4415 B30
- INSTALL (4) RRH-4449 B5/B12
- INSTALL (4) RRH-8843 B25/B66A
- INSTALL (4) RRH-4415 B2
- INSTALL (12) DC POWER CABLES
- INSTALL (4) FIBER CABLES

GROUND SCOPE OF WORK, INSTALL:

- INSTALL (1) POWER PANEL
- INSTALL (2) EQUIPMENT CABINETS
- INSTALL (3) EQUIPMENT RACKS
- INSTALL NEW UTILITY CONDUIT
- INSTALL NEW GPS UNIT
- INSTALL NEW METER ENCLOSURE
- INSTALL NEW 9'-0"X9'-0" FENCED EQUIPMENT COMPOUND
- INSTALL NEW 6'-0"X4'-0" CONCRETE EQUIPMENT PAD
- INSTALL NEW NATURAL GAS GENERATOR

PROJECT SUMMARY

SITE NAME:	KINGSTON WEST
AT&T FA SITE NUMBER:	12926754
SITE ADDRESS:	272 WALL STREET KINGSTON, NY 12401
COUNTY:	DUTCHESS
SITE COORDINATES:	
LATITUDE:	41° 55' 58.33" N (41.9328702°) (NAD 83)
LONGITUDE:	74° 01' 08.26" W (-74.0189604°) (NAD 83)
STRUCTURE HEIGHT	±199'-0" AGL
GROUND ELEVATION:	±185'-0" AMSL
JURISDICTION:	DUTCHESS COUNTY
APPLICANT:	AT&T MOBILITY CORP. 5841 BRIDGE STREET EAST SYRACUSE, NY 13057
BUILDING OWNER:	OLD DUTCH CHURCH OF KINGSTON
SITE ACQUISTION SPECIALIST:	AIROSMITH DEVELOPMENT, INC. 32 CLINTON ST. SARATOGA SPRINGS, NY 12866
BUILDING CODE:	NYS EBC 2020 IBC 2018 BUILDING OFFICIALS & CODE ADMINISTRATORS IFC 2020 IECC 2018 IPC 2018 IMC 2018 LOCAL BUILDING CODE CITY/COUNTY ORDINANCES
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE (OR LATEST EDITION ADOPTED BY NYS)

ENGINEER'S LICENSE

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEW YORK.

LICENSED ENGINEER – STATE OF NEW YORK

APPROVALS

CONST.		DATE
RF		DATE
LEASING/SITE ACQ.		DATE
IN-MARKET CONSTRUCTION LEAD		DATE
SITE OWNER	NAME/COMPANY: TITLE:	DATE

INFINIGY
INFINIGY ENGINEERING, PLLC
1033 Watervliet Shaker Rd
Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793

451

at&t

STATE OF NEW YORK — 25 STATE OF — LICENSED PROFESSIONAL ENGINEER — 071096

9/8/20

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

No.	Submittal / Revision	App'd	Date
H	REVISED PER COMMENTS	MAP	09/02/20
G	REVISED PER COMMENTS	BMM	08/26/20
F	REVISED PER COMMENTS	BMM	08/17/20
E	REVISED PER COMMENTS	MAP	08/05/20
D	REVISED PER COMMENTS	MAP	07/21/20
C	REVISED PER COMMENTS	MPS	01/14/20
B	REVISED PER COMMENTS	MPS	09/03/19
A	ISSUED FOR REVIEW	BMM	04/25/19

Drawn: BMM Date: 04/25/19
Designed: MPS Date: 04/25/19
Checked: ASW Date: 04/25/19

Project Number
395-000

Project Title

KINGSTON WEST

FA #: 12926754

272 WALL STREET
KINGSTON, NY 12401

Prepared For

AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED

Date: 08/26/20

Drawing Title

TITLE SHEET

Drawing Number

T1

GENERAL CONSTRUCTION NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   GENERAL CONTRACTOR
   SUBCONTRACTOR – CONTRACTOR (CONSTRUCTION)
   OWNER – AT&T
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHIETCT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINE.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2–A OT 2–A:10–B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE–APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS–BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING." IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
35. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
36. SUBCONTRACTOR SHALL REMOVED ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
37. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
38. NO WHITE STROBE LIGHTS ARE PERMITTED. ANY REQUIRED LIGHTING MUST MEET FAA STANDARDS AND REQUIREMENTS.
39. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
40. NO SIGNIFICANT NOISE, SMOKE, DUST OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
41. NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
42. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:
   C – NATIONAL FIRE CODES
   A. UL – UNDERWRITERS LABORATORIES
   B. NEC – NATIONAL ELECTRICAL CODE
   C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
   D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT
   E. SBC – STANDARD BUILDING CODE
4. DO NOT SCALE ELECTRICAL DRAWINGS; REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS, AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS, SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTY BY AT&T.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION & APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION, BACKFILLING AND COMPACTION. REFER TO 'FOUNDATION, EXCAVATION, AND BACKFILLING NOTES.'
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA, AND IECE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURERS CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES, AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL AL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY–DUTY, QUICK–MADE AND QUICK–BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI–OXIDE COMPOUND SUCH AS "NO–OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED – NO SUBSTITUTIONS.
26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 – 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS – 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL–6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADING RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD CALV.'
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST–ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICES: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM."
34. ALL BOLTS SHALL BE STAINLESS STEEL

GROUNDING NOTES:

1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P," "A," "N," "I") WITH 1" LETTERS.
3. ALL HARDWARE 18–8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI–OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI–OXIDANT COMPOUND BEFORE MATING.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
7. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
8. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

FOUNDATION, EXCAVATION, & BACKFILL NOTES:

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL, AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2 MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557
6. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HOURS PRIOR TO BACK FILLING.
7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR–3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1–800–239–3841" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICHEVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED. I.E. FDOT TYPE NO.57 FOR FENCED COMPOUND; FDOT TYPE NO. 67 FOR ACCESS DRIVE AREA.
9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.

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10. WHEN SUBGRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOILS AND RE-COMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OR FILLS.
11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUBGRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
14. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUB GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTORS OPERATIONS.
15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
16. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

ENVIRONMENTAL NOTES:

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
6. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
7. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
8. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
9. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, (F'M=1,500 PSI). MEDIUM WEIGHT (115).
2. MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 28 DAYS).
3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
5. ALL HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.
6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
7. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
8. PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
9. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
10. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
11. REINFORCING BARS – SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
31. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
32. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
33. LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND SECTION 2104.6.1 OF CURRENT BUILDING CODE.
34. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
35. CELLS SHALL BE IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.
36. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPE.
37. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKAU OR ORGANIC MATERIAL.
38. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI-301-10
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH fc'=2,500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2 IN.
#5 AND SMALLER & WWF	1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:	
SLAB AND WALL	3/4 IN.
BEAMS AND COLUMNS	1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLD, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
7. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:
   W-SHAPES: ASTM A992, 50 KSI
   ANGLES, BARS CHANNELS: ASTM A36, 36 KSI
   HSS SECTIONS: ASTM 500, 46 KSI
   PIPE SECTIONS: ASTM A53-E, 35 KSI
2. ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION." PAINTED SURFACES SHALL BE TOUCHED UP.
4. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE 3/4" Ø CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
6. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.

SITE WORK & DRAINAGE:

PART 1 – GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:
A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR WAY CONSTRUCTION – CURRENT EDITION)
B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)

1.2 INSPECTION AND TESTING:
A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS
B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

1.3 SITE MAINTENANCE AND PROTECTION:
A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
C. KEEP SITE FREE OF ALL PONDING WATER.
D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER, AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 – PRODUCTS

2.1 SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, III, OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
2.2 NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA OR IVB) COARSE AGGREGATE. FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
2.3 POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS IA, IB, OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
2.4 SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND AND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
2.5 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).
2.6 COARSE AGGREGATE FOR ACCESS ROAD SUB BASE COURSE SHALL CONFORM TO ASTM D2940.
2.7 UNSUITABLE MATERIAL: AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
2.8 GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
2.9 PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES, 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCH. TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS, FOIL BACKING OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3 FEET DEEP. THE METALLIC CORE OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR PROVIDED WITH OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

PART 2 – EXECUTION

3.1 GENERAL:
A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH A CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.
C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.
   1. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.
   2. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.
   3. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING, AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.
D. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.
E. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.
F. SEPARATE AND STOCK PILE AL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

3.2 BACKFILL:
A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.
B. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.
C. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.
D. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY , SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.
E. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:
A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.
B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.
C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:
A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.
B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.
C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.
D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.
E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.
F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.
G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 FINISH GRADING:
A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE IMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.
B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.
C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2" – 3/"4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.
D. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE CORSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:
A. DIVISION 600 – KDOT FLEXIBLE PAVEMENT. (UPDATE PER LOCAL DOT)
B. SECTION 403 – MODOT ASPHALT CONCRETE PAVEMENT.

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at&t

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
07/1996
9/8/20

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B	REVISED PER COMMENTS	MPS	09/03/19
A	ISSUED FOR REVIEW	BMM	04/25/19

Drawn: BMM Date: 04/25/19
Designed: MPS Date: 04/25/19
Checked: ASW Date: 04/25/19

Project Number
395-000

Project Title
KINGSTON WEST
FA #: 12926754
272 WALL STREET
KINGSTON, NY 12401

Prepared For
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/26/20

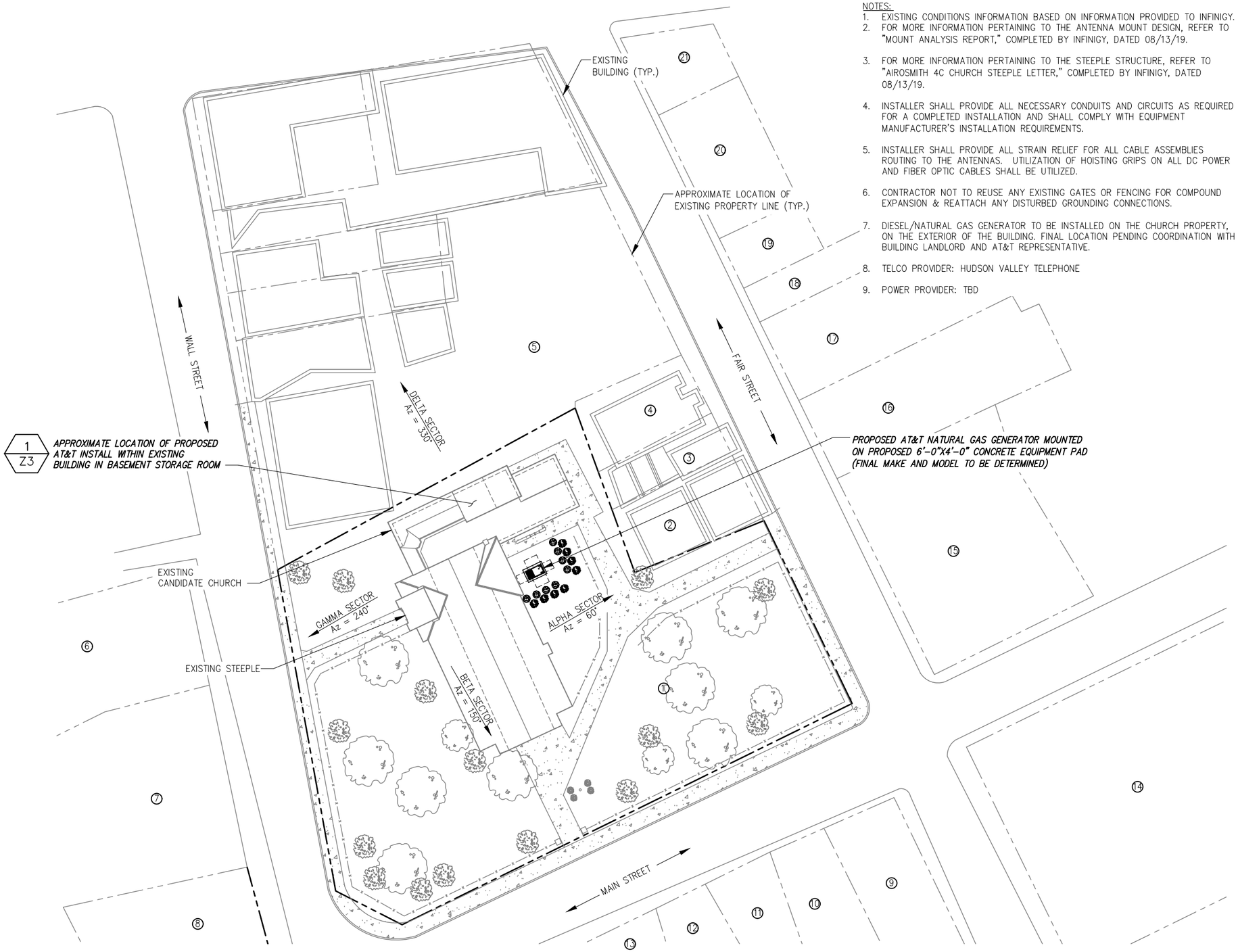
Drawing Title
GENERAL NOTES

Drawing Number
N2

PROPERTY INFORMATION:

1. ZONING: C-2 CENTRAL COMM.
   - 1.1. OWNER INFORMATION: REFORMED DUTCH CHURCH
   - 1.2. ADDRESS: 272 WALL STREET
   - 1.3. TAX ID: 48.331-6-7
2. ZONING: O-2 LIMITED OFFICE
   - 2.1. OWNER INFORMATION: JOHN G. FAIR LLC
   - 2.2. ADDRESS: 255 FAIR STREET
   - 2.3. TAX ID: 48.331-6-6
3. ZONING: O-2 LIMITED OFFICE
   - 3.1. OWNER INFORMATION: 261 FAIR STREET LLC
   - 3.2. ADDRESS: 261 FAIR STREET
   - 3.3. TAX ID: 48.331-6-5
4. ZONING: O-2 LIMITED OFFICE
   - 4.1. OWNER INFORMATION: CITY OF KINSTON
   - 4.2. ADDRESS: 265 FAIR STREET
   - 4.3. TAX ID: 48.331-6-4
5. ZONING: C-2 CENTRAL COMM.
   - 5.1. OWNER INFORMATION: ULSTER SAVING BANK
   - 5.2. ADDRESS: 280 WALL STREET
   - 5.3. TAX ID: 48.331-6-19
6. ZONING: C-2 CENTRAL COMM.
   - 6.1. OWNER INFORMATION: TAPPEN HOUSE DEVEL LLC
   - 6.2. ADDRESS: 273 WALL STREET
   - 6.3. TAX ID: 48.331-7-6
7. ZONING: C-2 CENTRAL COMM.
   - 7.1. OWNER INFORMATION: KEY BANK OF NY
   - 7.2. ADDRESS: 267 WALL STREET
   - 7.3. TAX ID: 48.331-7-7
8. ZONING: C-2 CENTRAL COMM.
   - 8.1. OWNER INFORMATION: FRIENDS OF HISTORIC KGN
   - 8.2. ADDRESS: 63 MAIN STREET
   - 8.3. TAX ID: 48.331-7-8
9. ZONING: O-2 LIMITED OFFICE
   - 9.1. OWNER INFORMATION: HUDON VALLEY FAIR LLC
   - 9.2. ADDRESS: 38 MAIN STREET
   - 9.3. TAX ID: 48.331-6-8
10. ZONING: O-2 LIMITED OFFICE
    - 10.1. OWNER INFORMATION: CLOGHEEN PROPERTIES LLC
    - 10.2. ADDRESS: 42 MAIN STREET
    - 10.3. TAX ID: 48.331-6-18
11. ZONING: O-2 LIMITED OFFICE
    - 11.1. OWNER INFORMATION: 44 MAIN STREET LLC
    - 11.2. ADDRESS: 42 MNAIN STREET
    - 11.3. TAX ID: 48.331-6-17
12. ZONING: O-2 LIMITED OFFICE
    - 12.1. OWNER CLEGG, DAVID
    - 12.2. ADDRESS: 48 MAIN STREET
    - 12.3. TAX ID: 48.331-6-16
13. ZONING: O-2 LIMITED OFFICE
    - 13.1. OWNER INFORMATION: FIRST REFORMED CHURCH
    - 13.2. ADDRESS: 50 MAIN STREET
    - 13.3. TAX ID: 48.331-6-15
14. ZONING: O-2 LIMITED OFFICE
    - 14.1. OWNER INFORMATION: COUNTY OF ULSTER
    - 14.2. ADDRESS: 244 FAIR STREET
    - 14.3. TAX ID: 48.331-5-1
15. ZONING: C-2 CENTRAL COMM.
    - 15.1. OWNER INFORMATION: MDF DEVELOPMENT LLC
    - 15.2. ADDRESS: 27 MAIN STREET
    - 15.3. TAX ID: 48.331-4-16
16. ZONING: O-2 LIMITED OFFICE
    - 16.1. OWNER INFORMATION: FAIR PAY/FAIR STREET LLC
    - 16.2. ADDRESS: 260 FAIR STREET
    - 16.3. TAX ID: 48.331-4-17
17. ZONING: C-2 CENTRAL COMM.
    - 17.1. OWNER INFORMATION: MDF DEVELOPMENT LLC
    - 17.2. ADDRESS: 27 MAIN STREET
    - 17.3. TAX ID: 48.331-4-18
18. ZONING: O-2 LIMITED OFFICE
    - 18.1 OWNER INFORMATION: DIAMONDS FAIR ST LLC
    - 18.2 ADDRESS: 268 FAIR STREET
    - 18.3 TAX ID: 48.331-4-19
19. ZONING: O-2 LIMITED OFFICE
    - 19.1 OWNER INFORMATION: HUDON VALLEY KINGSTON DE
    - 19.2 ADDRESS: 270 FAIR STREET
    - 19.3 TAX ID: 48.331-4-20
20. ZONING: O-2LIMITED OFFICE
    - 20.1 OWNER INFORMATION: CARQUILLAT, JEAN J.
    - 20.2 ADDRESS: 276 FAIR STREET
    - 20.3 TAX ID:
21. ZONING: O-2LIMITED OFFICE
    - 21.1 OWNER INFORMATION: 288 FAIR STREET LLC
    - 21.2 ADDRESS: 288 FAIR STREET
    - 21.3 TAX ID:

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION, COUNTY GIS DATA AND A SITE WALK PERFORMED BY INFINIGY SOLUTIONS ON 03/27/19 AND IS NOT THE RESULT OF A FIELD SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.



CALLED NORTH

1 OVERALL SITE PLAN
SCALE: AS NOTED

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2. FOR MORE INFORMATION PERTAINING TO THE ANTENNA MOUNT DESIGN, REFER TO "MOUNT ANALYSIS REPORT," COMPLETED BY INFINIGY, DATED 08/13/19.
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7. DIESEL/NATURAL GAS GENERATOR TO BE INSTALLED ON THE CHURCH PROPERTY, ON THE EXTERIOR OF THE BUILDING. FINAL LOCATION PENDING COORDINATION WITH BUILDING LANDLORD AND AT&T REPRESENTATIVE.
8. TELCO PROVIDER: HUDSON VALLEY TELEPHONE
9. POWER PROVIDER: TBD

GRAPHIC SCALE:
30' 15' 0 15' 30'
SCALE (11x17): 1" = 30'-0"
SCALE (22x34): 1" = 15'-0"

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STATE OF NEW YORK · STEVEN A. ROOM · 071096 · LICENSED PROFESSIONAL ENGINEER
9/8/20

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Project Number
395-000

Project Title
KINGSTON WEST

FA #: 12926754

272 WALL STREET
KINGSTON, NY 12401

Prepared For

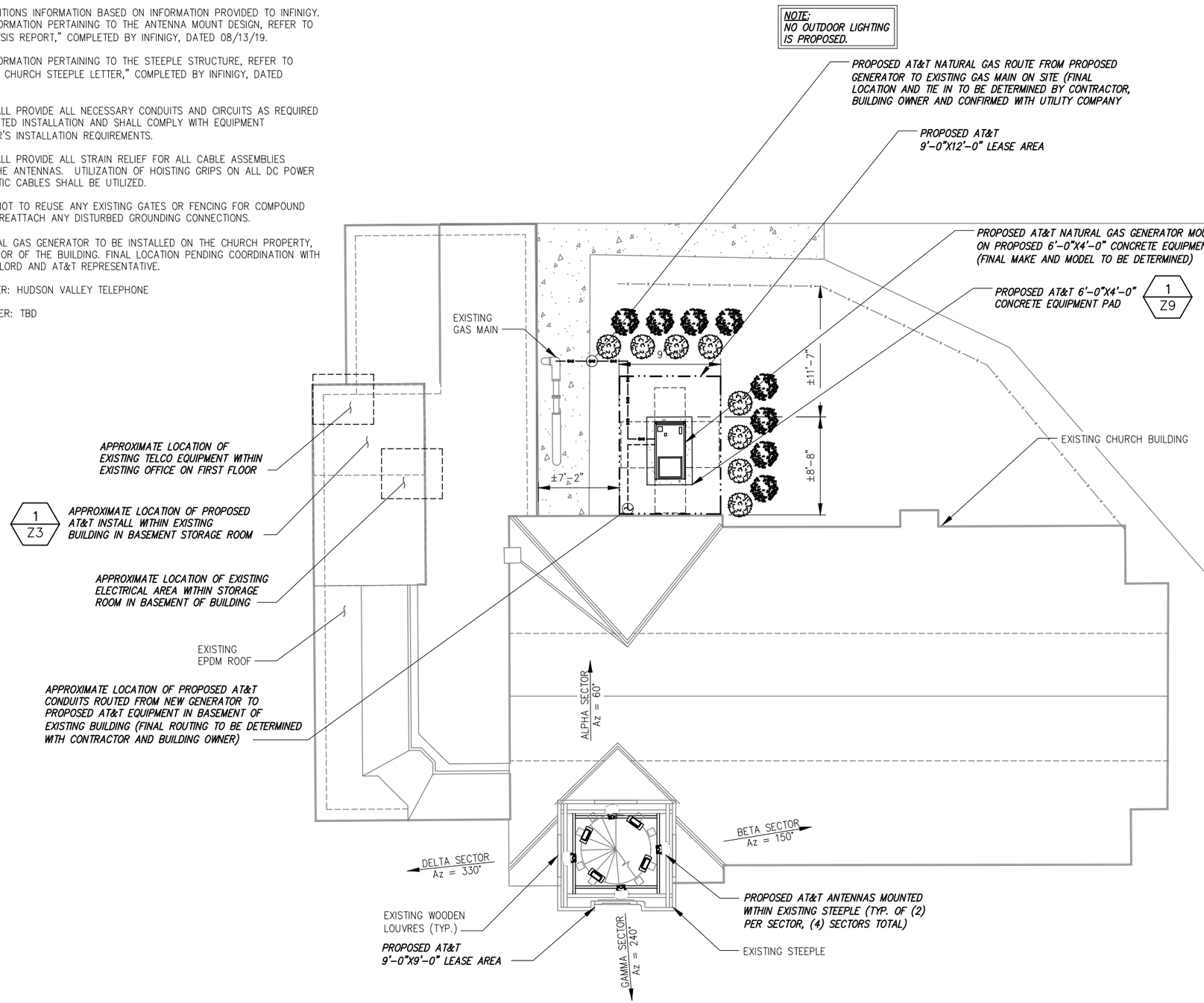
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/26/20

Drawing Title
OVERALL SITE PLAN

Drawing Number
Z1

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CALLED NORTH

1 EQUIPMENT SITE PLAN
SCALE: AS NOTED

GRAPHIC SCALE:
10' 5' 0 5' 10'
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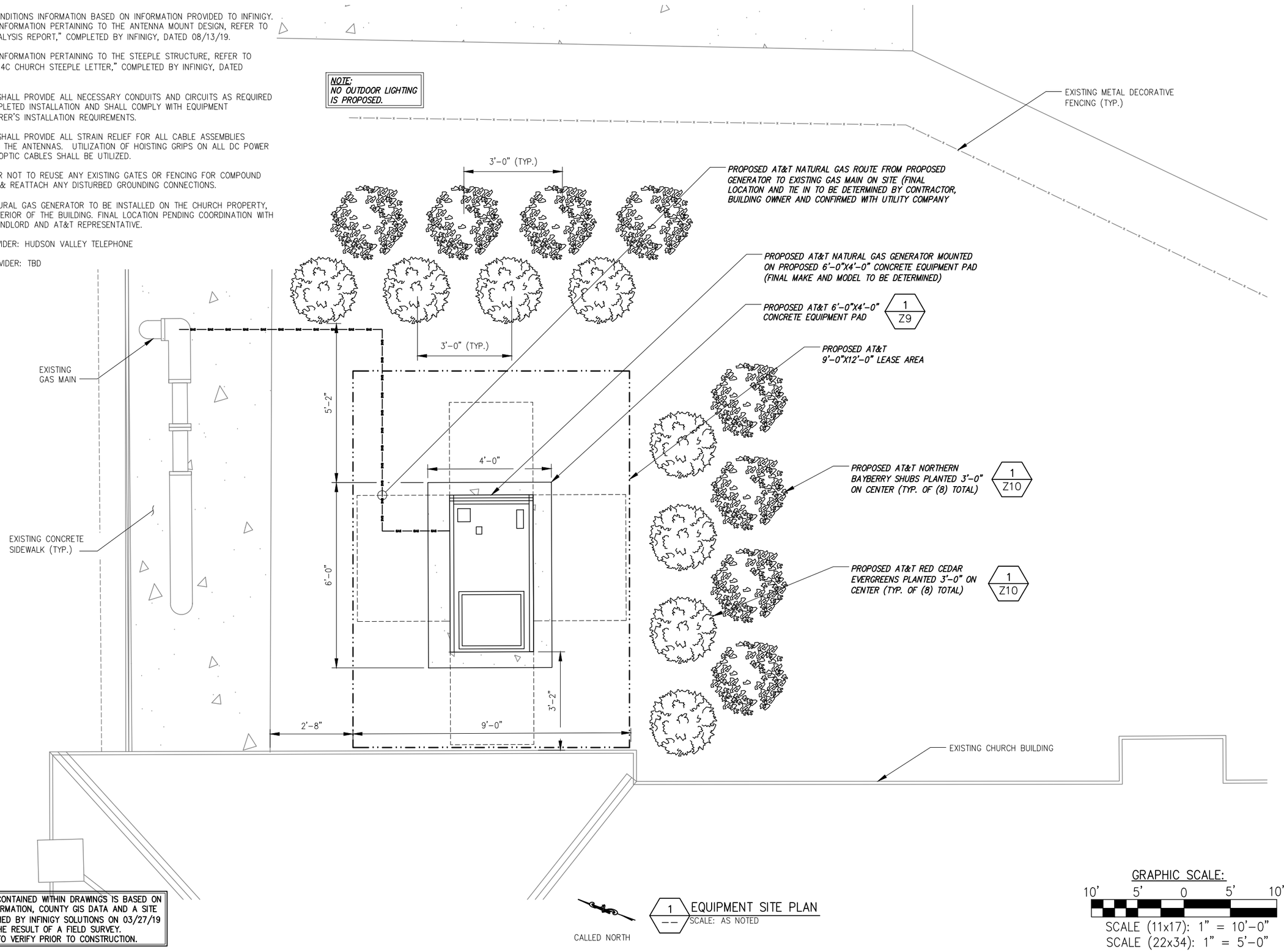
Prepared For
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
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Drawing Title
ENLARGED SITE PLAN

Drawing Number
Z2

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7. DIESEL/NATURAL GAS GENERATOR TO BE INSTALLED ON THE CHURCH PROPERTY, ON THE EXTERIOR OF THE BUILDING. FINAL LOCATION PENDING COORDINATION WITH BUILDING LANDLORD AND AT&T REPRESENTATIVE.
8. TELCO PROVIDER: HUDSON VALLEY TELEPHONE
9. POWER PROVIDER: TBD



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CALLED NORTH

1 — EQUIPMENT SITE PLAN
SCALE: AS NOTED

GRAPHIC SCALE:
10' 5' 0 5' 10'
SCALE (11x17): 1" = 10'-0"
SCALE (22x34): 1" = 5'-0"

INFINIGY
INFINIGY ENGINEERING, PLLC
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Albany, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793

at&t

STATE OF NEW YORK
STEVEN
07/096
LICENSED PROFESSIONAL ENGINEER

9/8/20

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Drawn: BMM Date: 04/25/19
Designed: MPS Date: 04/25/19
Checked: ASW Date: 04/25/19

Project Number
395-000

Project Title

KINGSTON WEST

FA #: 12926754

272 WALL STREET
KINGSTON, NY 12401

Prepared For

AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

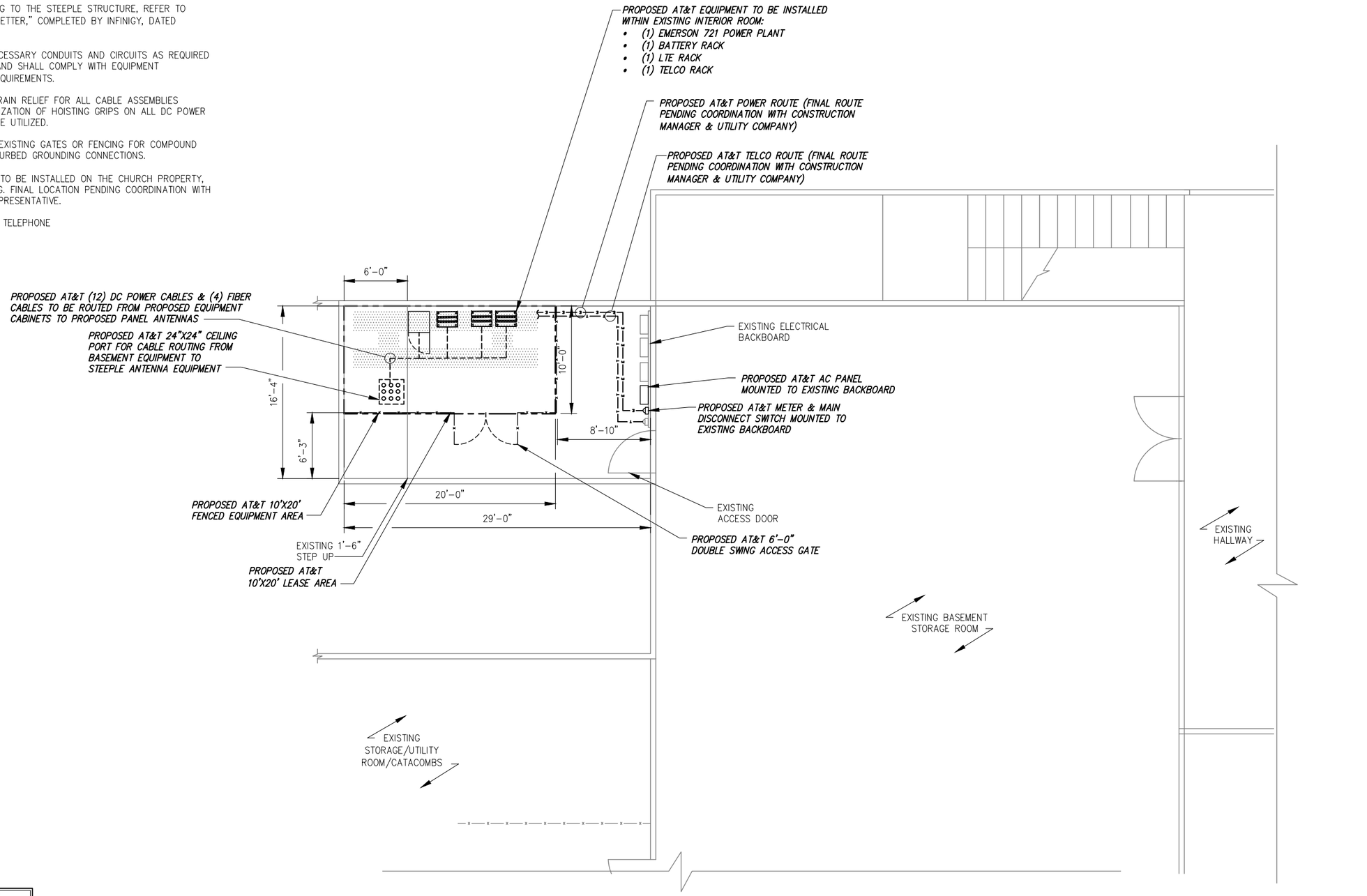
Drawing Scale:
AS NOTED

Date:
08/26/20

Drawing Title
PLANTING & COMPOUND PLAN

Drawing Number
Z2A

NOTES:
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8. TELCO PROVIDER: HUDSON VALLEY TELEPHONE
9. POWER PROVIDER: TBD



ALL INTERIOR ROOM DIMENSIONS ARE APPROXIMATE. BUILDING DRAWINGS WERE NOT AVAILABLE AT THE TIME OF ISSUANCE OF THESE DRAWINGS. CONTRACTOR TO VERIFY PRIOR TO ORDERING/INSTALLATION.

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SCALE: AS NOTED

GRAPHIC SCALE:
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STATE OF NEW YORK
CHRISTOPHER M. STEVENS
071096
LICENSED PROFESSIONAL ENGINEER
9/8/20

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Project Title
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FA #: 12926754
272 WALL STREET
KINGSTON, NY 12401

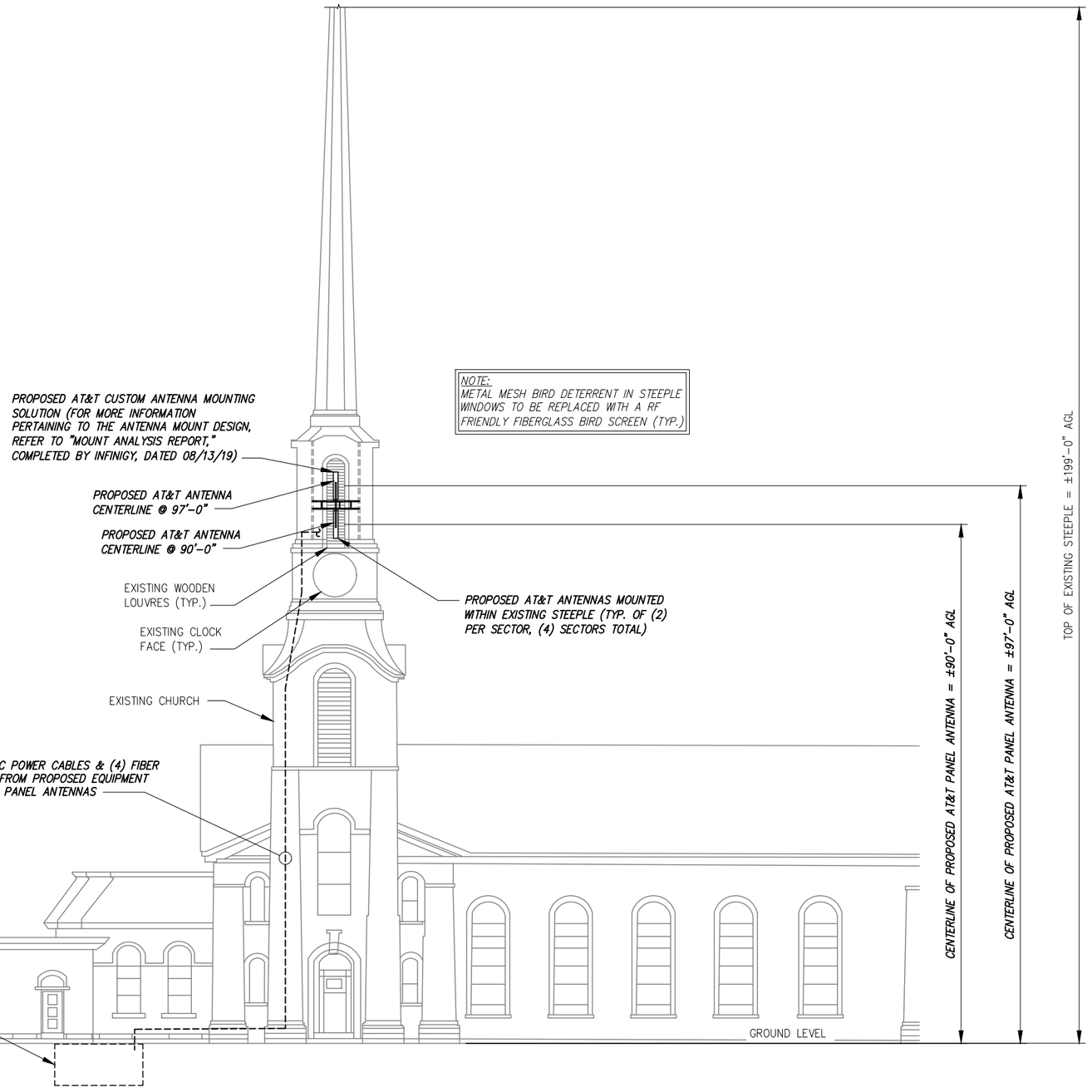
Prepared For
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/26/20

Drawing Title
EQUIPMENT SITE PLAN

Drawing Number
Z3

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9. POWER PROVIDER: TBD



1 SITE ELEVATION
NOT TO SCALE

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STATE OF NEW YORK — BRIAN A. STEVENS — 071096 — LICENSED PROFESSIONAL ENGINEER

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Project Number
395-000

Project Title
KINGSTON WEST

FA #: 12926754

272 WALL STREET
KINGSTON, NY 12401

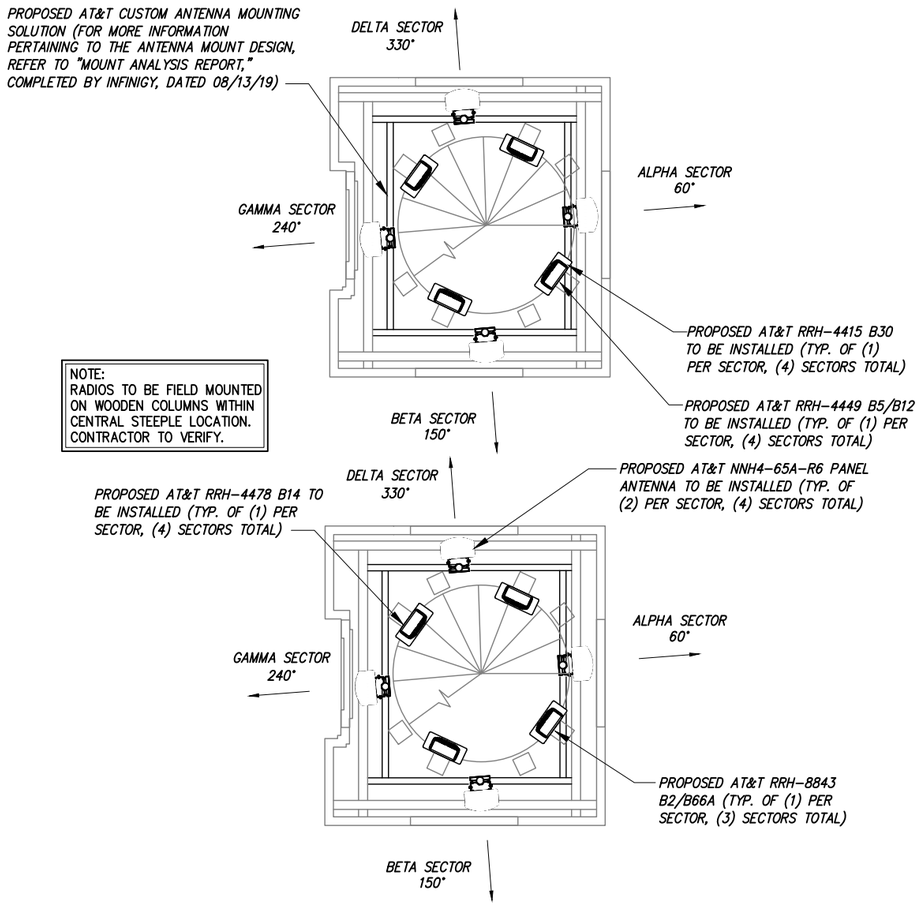
Prepared For

AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/26/20

Drawing Title
SITE ELEVATION

Drawing Number
Z4



PROPOSED AT&T EQUIPMENT @ 90'-0"/97'-0" RAD

CALLED NORTH

1 / -- ANTENNA ORIENTATION PLAN
NOT TO SCALE

PROPOSED ANTENNA AND RADIO MODEL NUMBERS

SECTOR	EXISTING/ PROPOSED	BAND	ANTENNA	ANTENNA ℄ HEIGHT	AZIMUTH	RRU	TMA/DIPLEXER	CABLE	CABLE LENGTH	SURGE
ALPHA	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	90'-0"	60°	(1) RRH-4478 B14 / (1) RRH-4415 B30 / (1) RRH-4415 B2	--	(2) DC POWER	TBD	(1) DC9-48-60-24-8C-EV
								(1) FIBER	TBD	
	--	--	--	--	--	--	--	--	--	
	--	--	--	--	--	--	--	--	--	
	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	97'-0"	60°	(1) RRH-4449 B5/B12/ (1) RRH-8843 B25/B66A	--	SHARED	--	
BETA	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	90'-0"	150°	(1) RRH-4478 B14 / (1) RRH-4415 B30 / (1) RRH-4415 B2	--	(3) DC POWER	TBD	(1) DC9-48-60-24-8C-EV
								(1) FIBER	TBD	
	--	--	--	--	--	--	--	--	--	
	--	--	--	--	--	--	--	--	--	
	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	97'-0"	150°	(1) RRH-4449 B5/B12/ (1) RRH-8843 B25/B66A	--	SHARED	--	
GAMMA	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	90'-0"	240°	(1) RRH-4478 B14 / (1) RRH-4415 B30 / (1) RRH-4415 B2	--	(3) DC POWER	TBD	(1) DC9-48-60-24-8C-EV
								SHARED	--	
	--	--	--	--	--	--	--	--	--	
	--	--	--	--	--	--	--	--	--	
	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	97'-0"	240°	(1) RRH-4449 B5/B12/ (1) RRH-8843 B25/B66A	--	SHARED	--	
DELTA	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	90'-0"	330°	(1) RRH-4478 B14 / (1) RRH-4415 B30 / (1) RRH-4415 B2	--	(3) DC POWER	TBD	(1) DC9-48-60-24-8C-EV
								SHARED	--	
	--	--	--	--	--	--	--	--	--	
	--	--	--	--	--	--	--	--	--	
	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	97'-0"	330°	(1) RRH-4449 B5/B12/ (1) RRH-8843 B25/B66A	--	SHARED	--	

2 / -- RF SCHEDULE
NOT TO SCALE

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at&t

STATE OF NEW YORK — 071096 — LICENSED PROFESSIONAL ENGINEER

9/8/20

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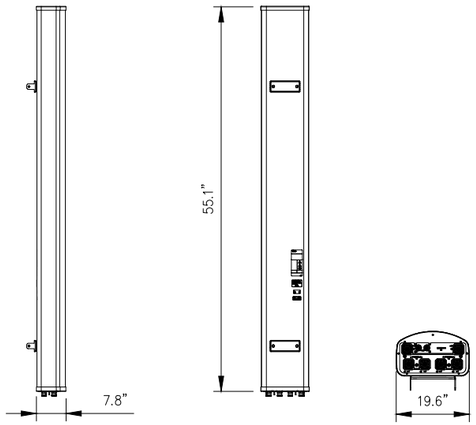
Project Title
KINGSTON WEST
FA #: 12926754
272 WALL STREET
KINGSTON, NY 12401

Prepared For
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/26/20

Drawing Title
ANTENNA ORIENTATION & SCHEDULE

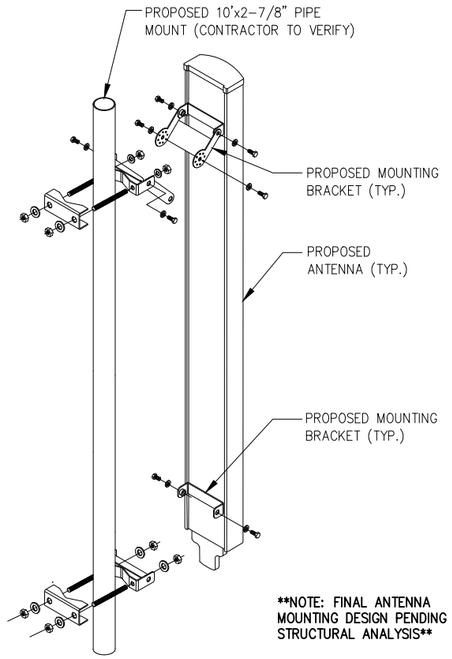
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Z5



SIDE REAR TOP

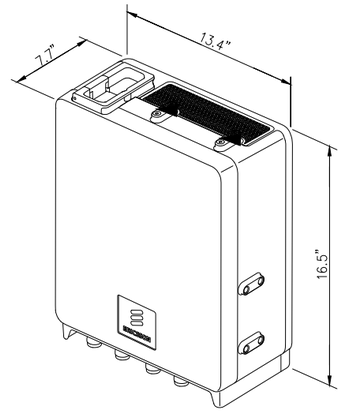
COMMSCOPE MODEL NO.:	NNH4-65A-R6
RADOME MATERIAL:	FIBERGLASS, UV RESISTANT
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	55.1"x19.6"x7.8"
WEIGHT, W/ PRE-MOUNTED BRACKETS:	72.8 LBS
CONNECTOR:	7-16 DIN FEMALE

1 ANTENNA DETAIL
NOT TO SCALE



NOTE: FINAL ANTENNA MOUNTING DESIGN PENDING STRUCTURAL ANALYSIS

2 MOUNTING DETAIL
NOT TO SCALE



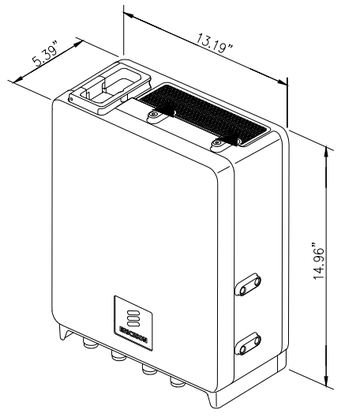
RADIO 4478 SPECIFICATIONS
- HxWxD, (INCHES): 16.5"x13.4"x7.7
- WEIGHT (LBS): 60.0
- COLOR: NCS S 1002-B/NCS S 6502-B

3 RRH-4478 RADIO DETAIL
NOT TO SCALE



RADIO 4449 SPECIFICATIONS
- HxWxD, (INCHES): 14.96"x13.2"x10.4"
- WEIGHT (LBS): 73.0
- COLOR: NCS S 1002-B/NCS S 6502-B

4 ERICSSON RADIO 4449 DETAIL
NOT TO SCALE



RADIO 4415 SPECIFICATIONS
- HxWxD, (INCHES): 14.96"x13.19"x5.39"
- WEIGHT (LBS): 44.0
- COLOR: NCS S 1002-B/NCS S 6502-B

5 ERICSSON RADIO 4415 DETAIL
NOT TO SCALE



RRUS-8843 SPECIFICATIONS
- HXWXD, (INCHES) : 28.0"X15.0"X10.0"
- WEIGHT (LBS) : 85.0
- COLOR : GRAY

6 ERICSSON RRUS-8843 DETAIL
NOT TO SCALE

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460

at&t

STATE OF NEW YORK — STEVEN M. KOENIG — 071096 — LICENSED PROFESSIONAL ENGINEER

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272 WALL STREET
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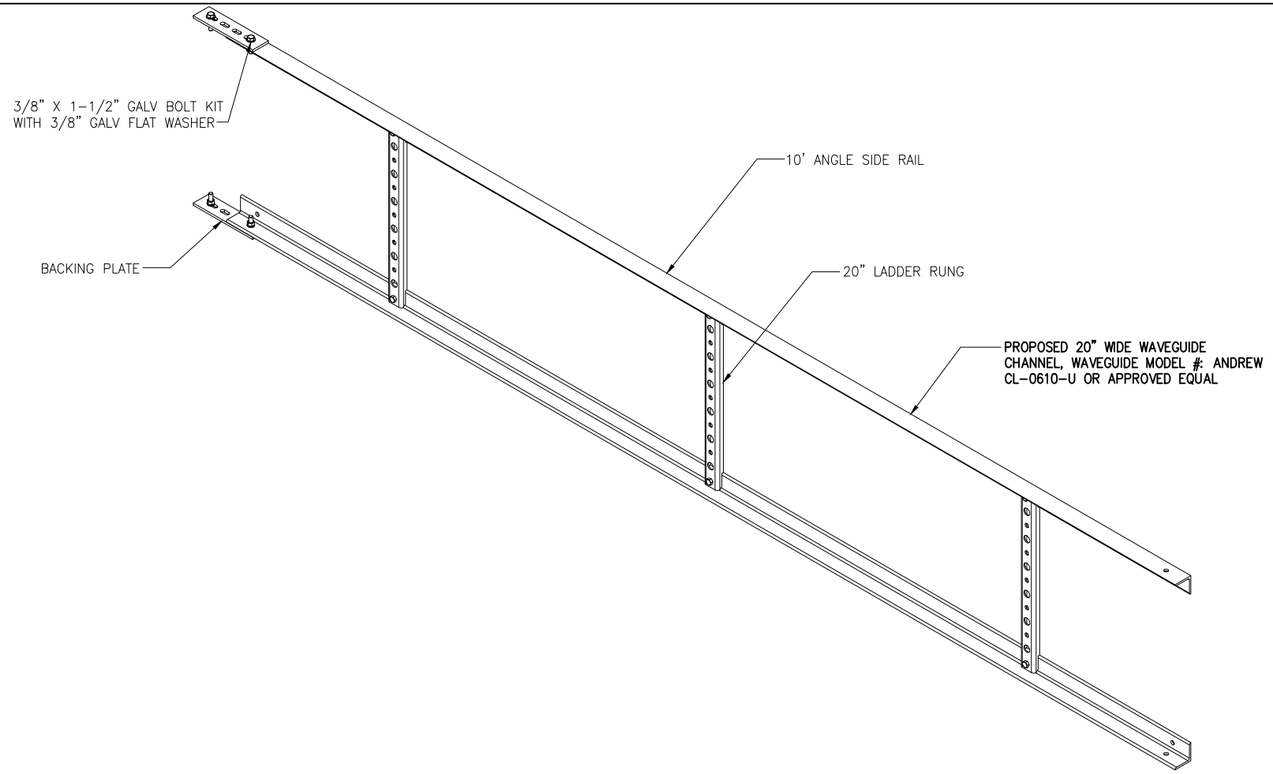
AIROSMITH DEVELOPMENT
32 CLINTON ST.
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OFFICE#. (518) 306-3740

Drawing Scale:
AS NOTED

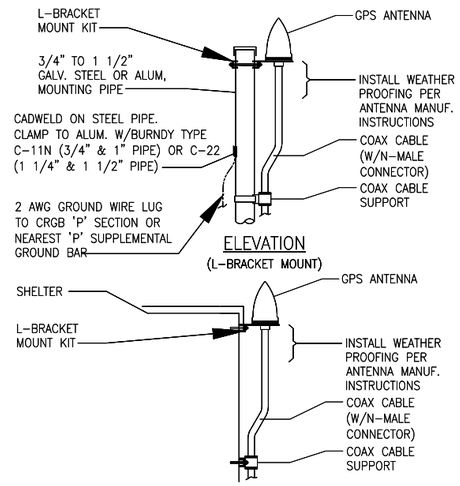
Date:
08/26/20

Drawing Title
EQUIPMENT DETAILS

Drawing Number
Z6



1 -- WAVEGUIDE BRIDGE
NOT TO SCALE



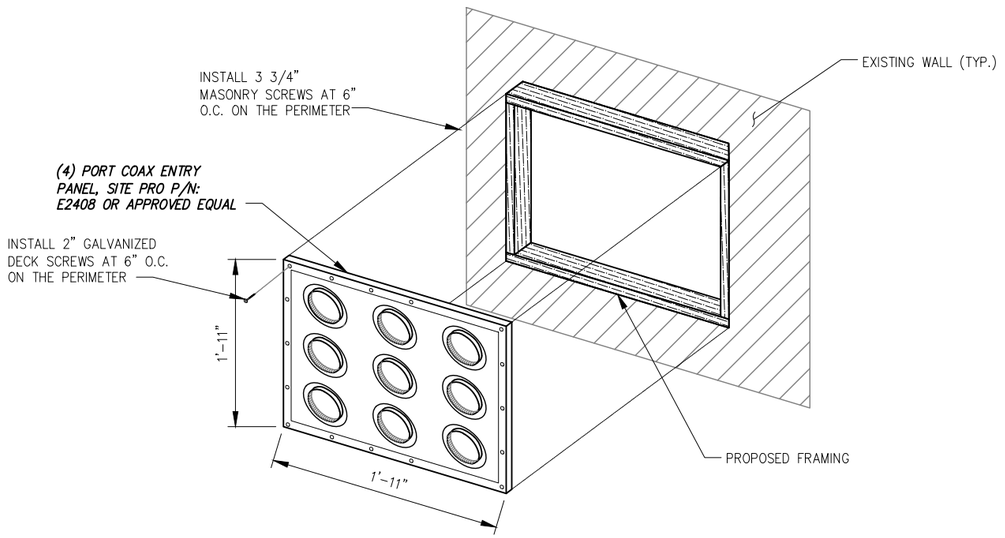
ELEVATION
(L-BRACKET MOUNT)

ELEVATION
(L-BRACKET MOUNT)

NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
3. CADWELDING SHALL NOT BE PERFORMED ON ROOFTOPS.
4. LTE-GPS ANTENNA SHALL BE LOCATED 10' FROM ALL ANTENNAS.

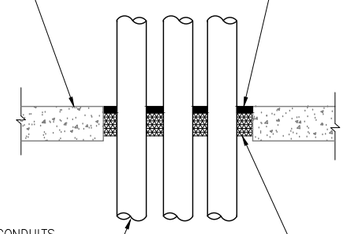
2 -- GPS DETAIL
NOT TO SCALE



3 -- COAX ENTRY PORT DETAIL
NOT TO SCALE

FLOOR OR WALL ASSEMBLY – MIN. 4 1/2" THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE FLOOR OF ULC CLASSIFIED CONCRETE BLOCK WALL (MAXIMUM AREA OF OPENING IS 87 SQ. IN. WITH MAXIMUM DIMENSION OF 14 1/2")

FIRESTOP SYSTEM – FILL VOID OR CAVITY MATERIAL-CAULK-MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR WITH BOTH SURFACES OF WALL ASSEMBLY.



UL SYSTEM #CAJ1208 & #CAJ1209 3 HR. RATING

THROUGH PENETRATION – ONE OR MORE CONDUITS MAY BE INSTALLED WITHIN THE OPENING. THE ANNULAR SPACE BETWEEN THE CONDUIT AND THE PERIPHERY OF THE OPENING SHALL BE MIN. 1" TO A MAX. 1 1/2". THE SPACE BETWEEN THE CONDUITS SHALL BE MIN. 1/2" TO MAX. 1 1/2". CONDUITS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. CONDUIT – NOM. 3" DIAMETER (OR SMALLER) EMT OR STEEL CONDUIT.

FIRESTOP SYSTEM – (PACKING MATERIAL) – MIN. 3" THICKNESS OF MIN. 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.

4 -- FIRE RATED PENETRATION – MULTIPLE CONDUIT AT CONCRETE FLOOR AND UL CLASSIFIED CONCRETE BLOCK WALL
NOT TO SCALE

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A	ISSUED FOR REVIEW	BMM	04/25/19

Drawn: BMM Date: 04/25/19
Designed: MPS Date: 04/25/19
Checked: ASW Date: 04/25/19

Project Number
395-000

Project Title

KINGSTON WEST

FA #: 12926754

272 WALL STREET
KINGSTON, NY 12401

Prepared For

AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

Drawing Scale:
AS NOTED

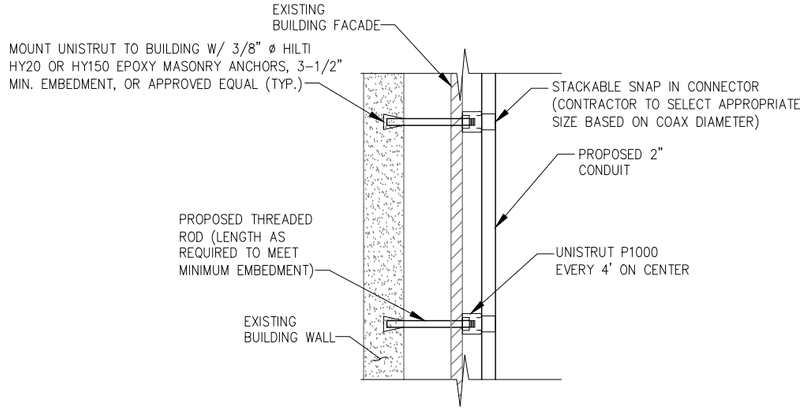
Date:
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Drawing Title

EQUIPMENT DETAILS

Drawing Number

Z7



2 CONDUIT MOUTING DETAIL
NOT TO SCALE

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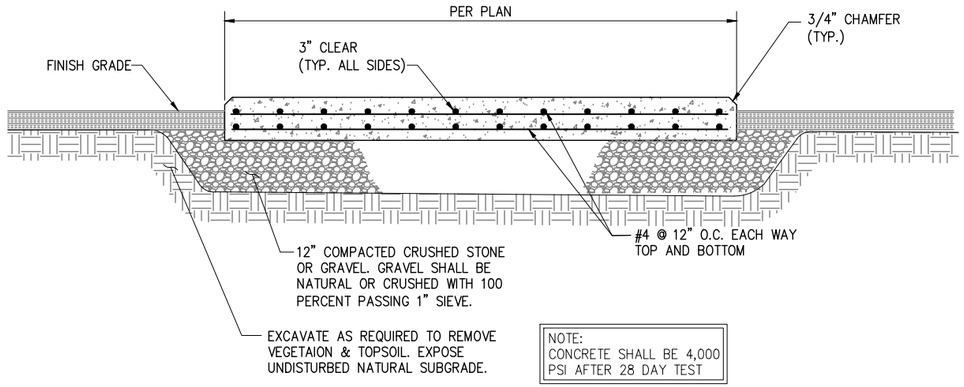
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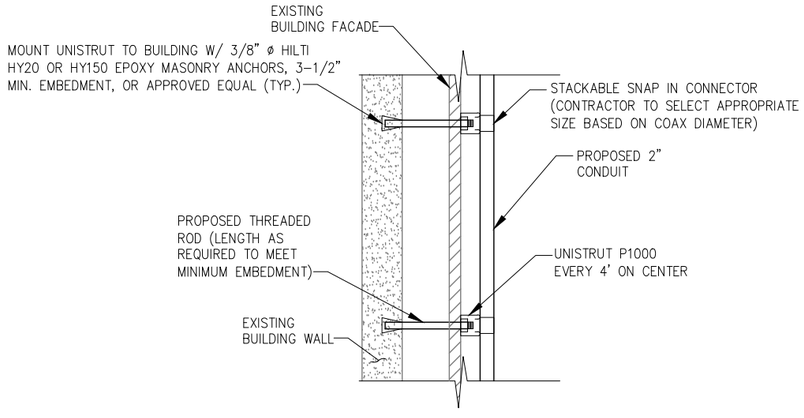
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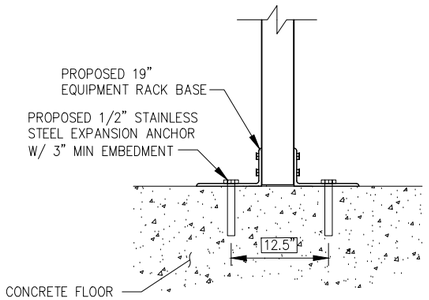
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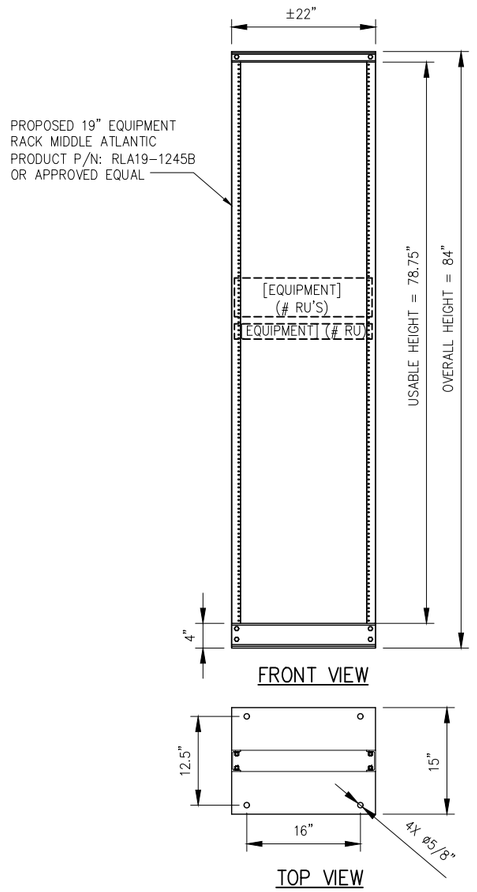
1 -- FOUNDATION DETAIL
NOT TO SCALE



2 -- CONDUIT MOUTING DETAIL
NOT TO SCALE



2 -- EQUIPMENT RACK MOUNTING DETAIL
NOT TO SCALE



3 -- EQUIPMENT RACK DETAIL
NOT TO SCALE

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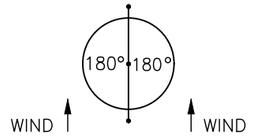
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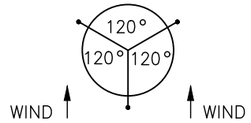
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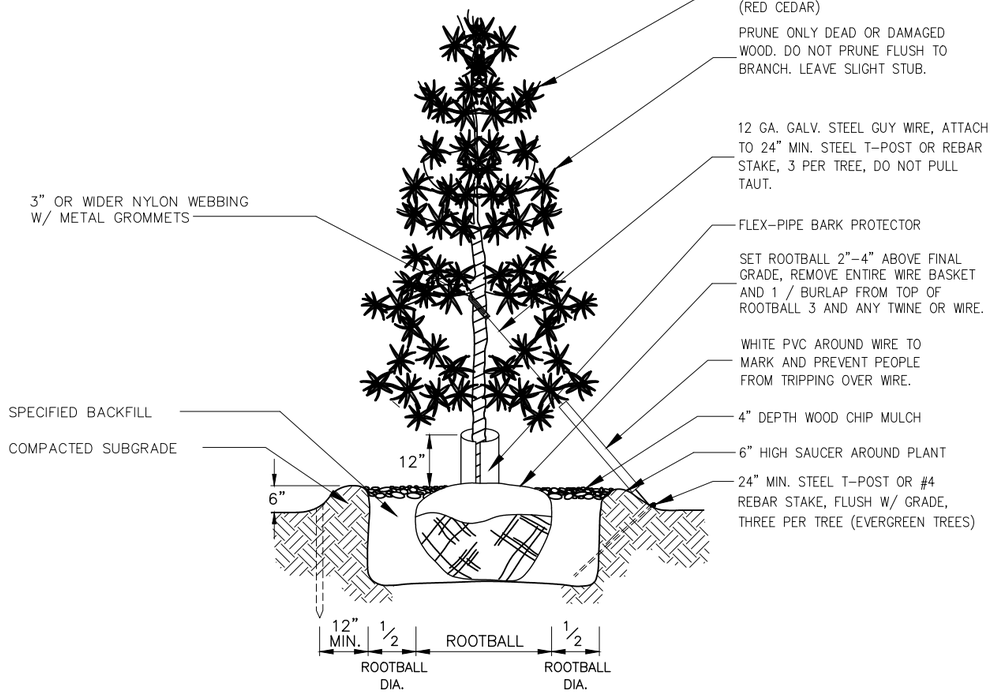


GUYING PATTERN
FOR DECIDUOUS TREE
PLANTING



FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 2 GUYS UPSLOPE, ONE DOWNSLOPE; OTHERWISE PLACE FOR PREVAILING WIND.

GUYING PATTERN
FOR EVERGREEN TREE
PLANTING



1 EVERGREEN TREE PLANTING AND GUYING DETAIL
SCALE: N.T.S.

NOTE:

- AT LEAST ONE ROW OF RED CEDAR EVERGREEN SHRUBS CAPABLE OF FORMING A CONTINUOUS HEDGE AT LEAST FIVE FEET IN HEIGHT WITHIN TWO YEARS OF PLANTING SHALL BE SPACED NOT MORE THAN FIVE FEET APART WITHIN 15 FEET OF THE SITE BOUNDARY.
- LANDSCAPING MATERIALS SHALL CONSIST OF XERIC OR DROUGHT-RESISTANT NATIVE SPECIES AND SHALL BE MAINTAINED BY THE OPERATOR OF THE PERSONAL WIRELESS SERVICE FACILITY FOR THE LIFE OF THE INSTALLATION.

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FA #: 12926754

272 WALL STREET
KINGSTON, NY 12401

Prepared For

AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#. (518) 306-3740

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AS NOTED

Date:
08/26/20

Drawing Title

EQUIPMENT DETAILS

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Exhibit 9

Mount Analysis Report

1033 WATERVLIET SHAKER RD, ALBANY, NY 12205

Mount Analysis Report

August 13, 2019

Site Name	Kingston West
FA Number	12926754
PACE Number	MRUNY012587
PTN Number	2151A0HPMJ
Client	Airosmith
Carrier	AT&T
Infinigy Job Number	1006-A0001-B
Site Location	272 Wall Street, Kingston, NY 12401 41° 55’ 58.3” N NAD83 74° 01’ 08.2” N NAD83
Structure Type	Steeple
Mount Centerline E.L.	97.0 ft.
Mount Usage	**57.6%**
Overall Result	**Pass**

Upon reviewing the results of this analysis, it is our opinion that the proposed mount meets the specified TIA code requirements. The proposed mount and anchors are therefore deemed adequate to support the final loading as listed in this report.



Ishan Patel, E.I.T
Project Engineer I | INFINIGY

Contents

Introduction…….. 3

Supporting Documentation…….. 3

Analysis Code Requirements……... 3

Conclusion…… 3

Final Configuration Loading…… 4

Structure Usages……... 4

Assumptions and Limitations…… 4

Calculations…….. Appended

Introduction

Infinigy Engineering has been requested to perform a mount analysis on the proposed AT&T structure mount. All supporting documents have been obtained from the client and are assumed to be accurate and applicable to this site. The mount was analyzed using RISA-3D Version 17.0.4 analysis software.

Supporting Documentation

SARF Details	SARF ID #22786, dated September 14, 2018
Construction Drawings	Infinigy Engineering, Project #3965-000, dated April 25, 2019
Photos	Client Provided. Dated March 27, 2019

Analysis Code Requirements

Wind Speed	115 mph (3-second Gust, V_{ULT})
Wind Speed w/ ice	40 mph (3-Second Gust, V_{ASD}) w/ 0.75" ice
TIA Revision	ASCE 7-10
Adopted IBC	2015 IBC/ 2017 NYS Uniform Code Supplement
Structure Class	II
Exposure Category	B
Topographic Category	1
Calculated Crest Height	0 ft.

Conclusion

Upon reviewing the results of this analysis, it is our opinion that the proposed mount meets the specified TIA code requirements. The proposed mount and anchors are therefore deemed adequate to support the final loading as listed in this report.

If you have any questions, require additional information, or actual conditions differ from those as detailed in this report please contact me via the information below:

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Final Configuration Loading

Mount CL (ft)	Rad. HT (ft)	Verti. O/S (ft)	Qty	Appurtenance	Carrier
97.0	97.0	0.0	4	Commscope NNH4-65A-R6	AT&T
			4	Ericsson RRH-4449 B5/B12	
			4	Ericsson RRH-8843 B25/B66A	
90.0	90.0	0.0	4	Commscope NNH4-65A-R6	AT&T
			4	Ericsson RRH-4478 B14	
			4	Ericsson RRH-4415 B30	

Structure Usages

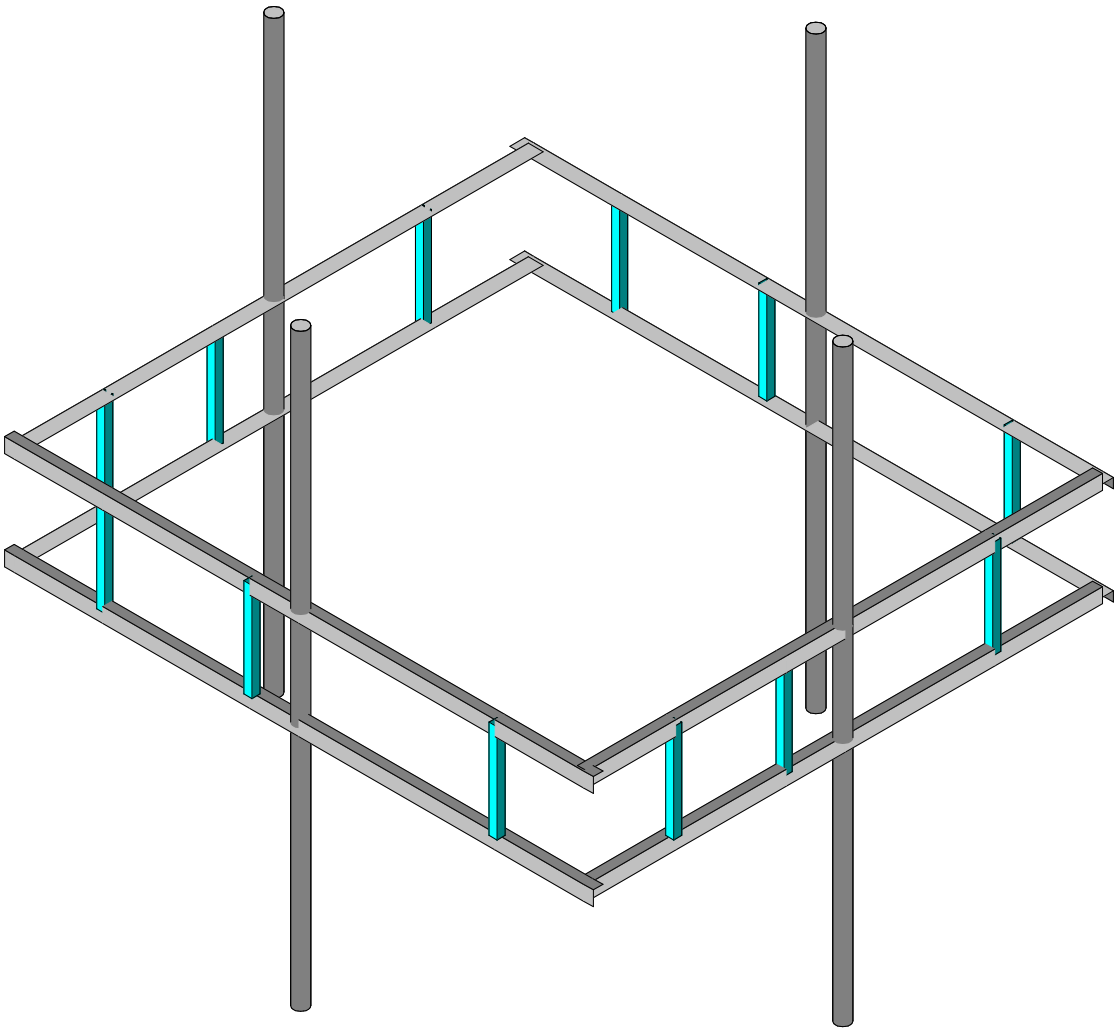
Horizontal	57.6%	Pass
Mount Pipe	3.3%	Pass
Unistrut	8.0%	Pass
Result:	**57.6%**	**Pass**

Assumptions and Limitations

Our structural calculations are completed assuming all information provided to Infinigy Engineering is accurate and applicable to this site. For the purposes of calculations, we assume an overall structure condition of "like new" and all members and connections to be free of corrosion and/or structural defects. The structure owner and/or contractor shall verify the structure's condition prior to installation of any proposed equipment. If actual conditions differ from those described in this report Infinigy Engineering should be notified immediately to complete a revised evaluation.

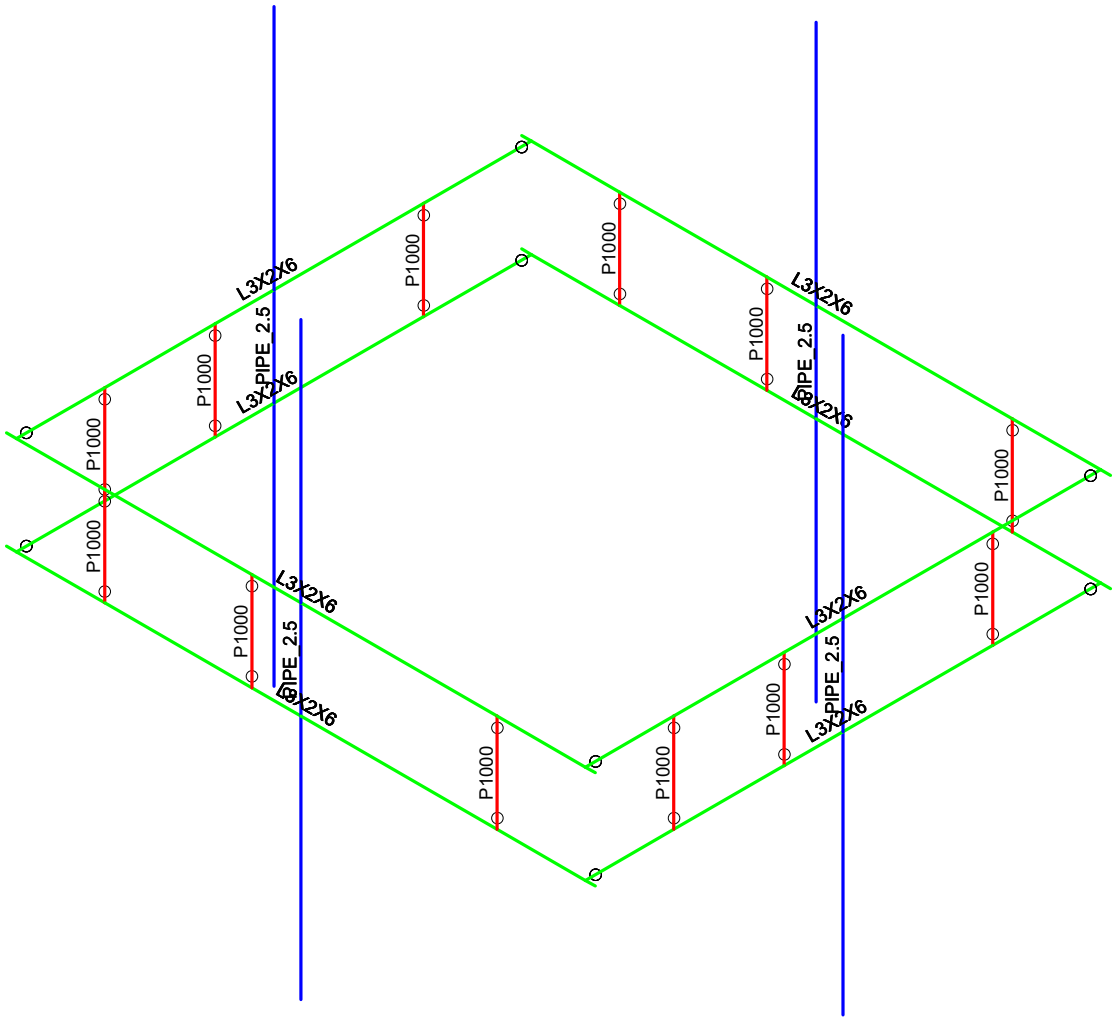
Our evaluation is completed using standard TIA, AISC, ACI, and ASCE methods and procedures. Our structural results are proprietary and should not be used by others as their own. Infinigy Engineering is not responsible for decisions made by others that are or are not based on our supplied assumptions and conclusions.

This report is an evaluation of the proposed carriers mount structure only and does not reflect adequacy of the existing tower, other mounts, or coax mounting attachments. These elements are assumed to be adequate for the purposes of this analysis and are assumed to have been installed per their manufacturer requirements.



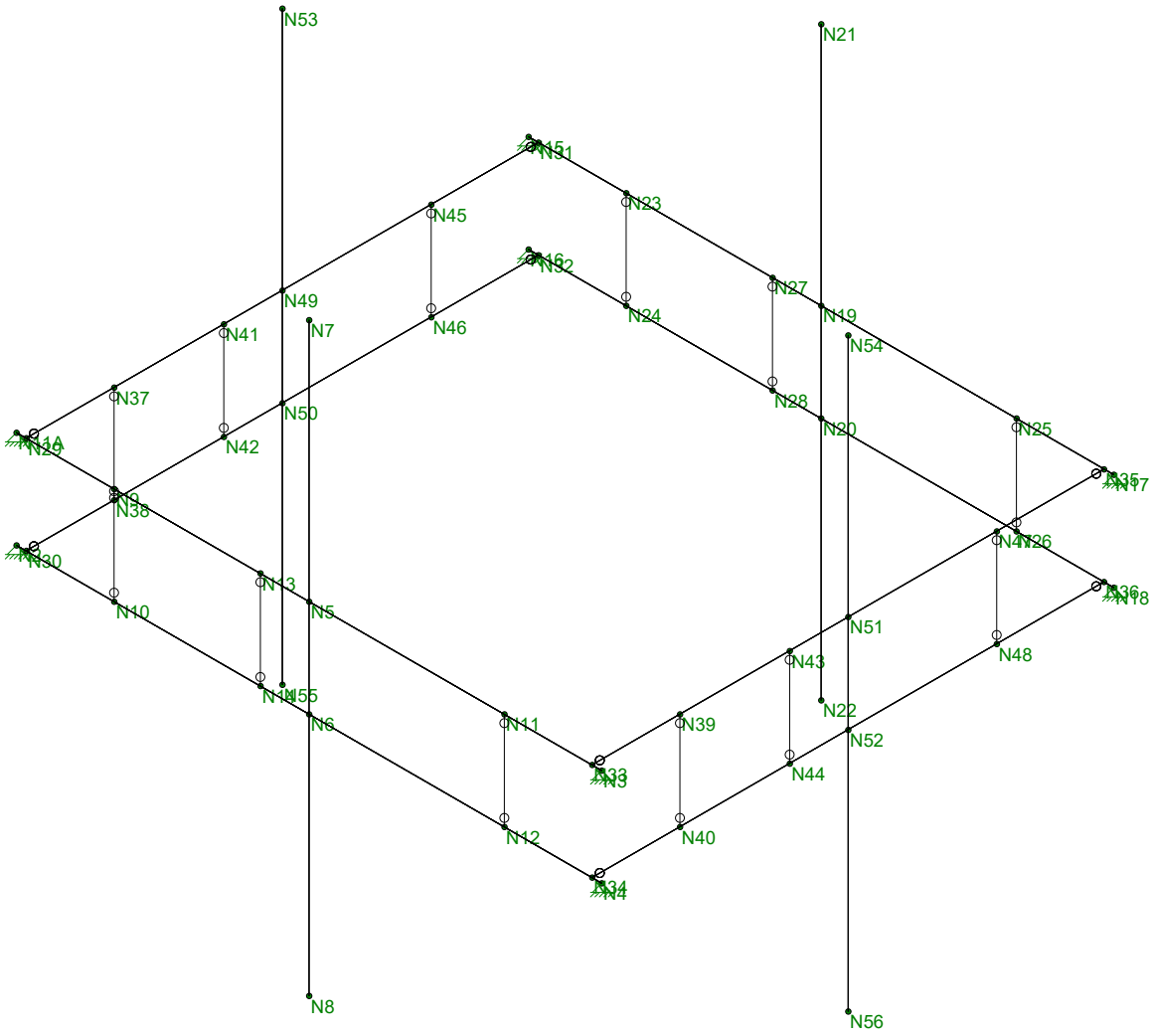
Envelope Only Solution

Infinigy Engineering PLLC	Kingston	Proposed Configuration
IP		Aug 13, 2019 at 11:26 AM
1006-A0001-B		Kingston_RISA 3D.r3d



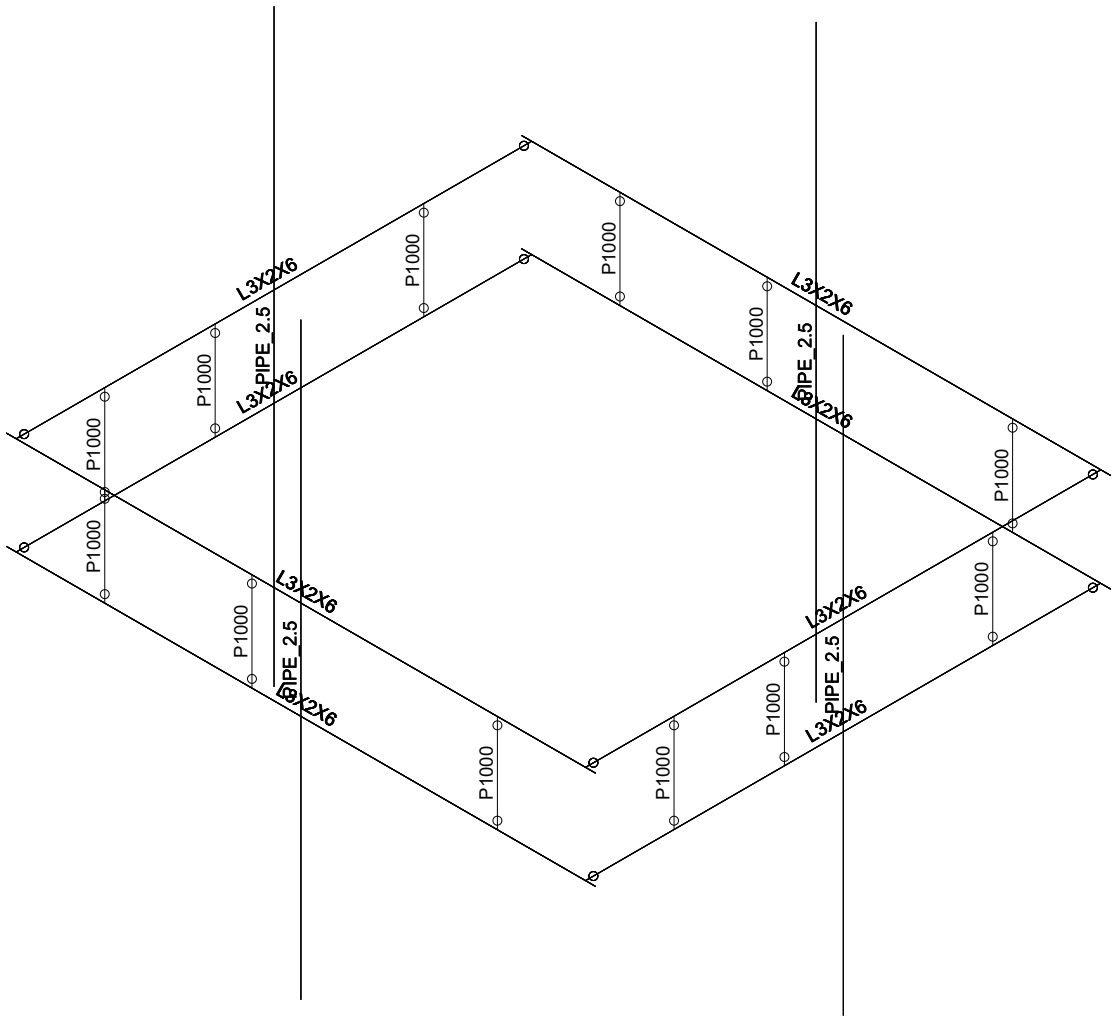
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1006-A0001-B		Kingston_RISA 3D.r3d



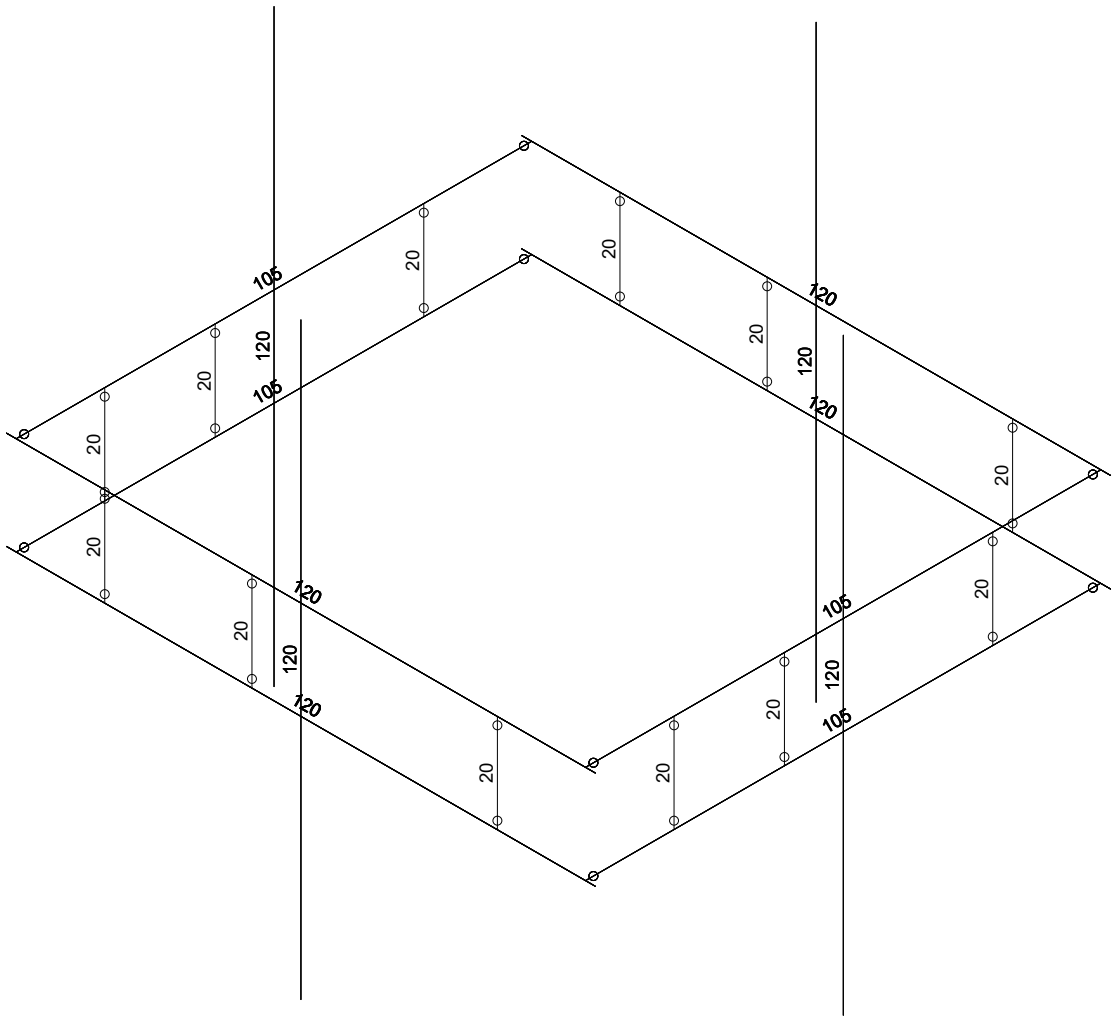
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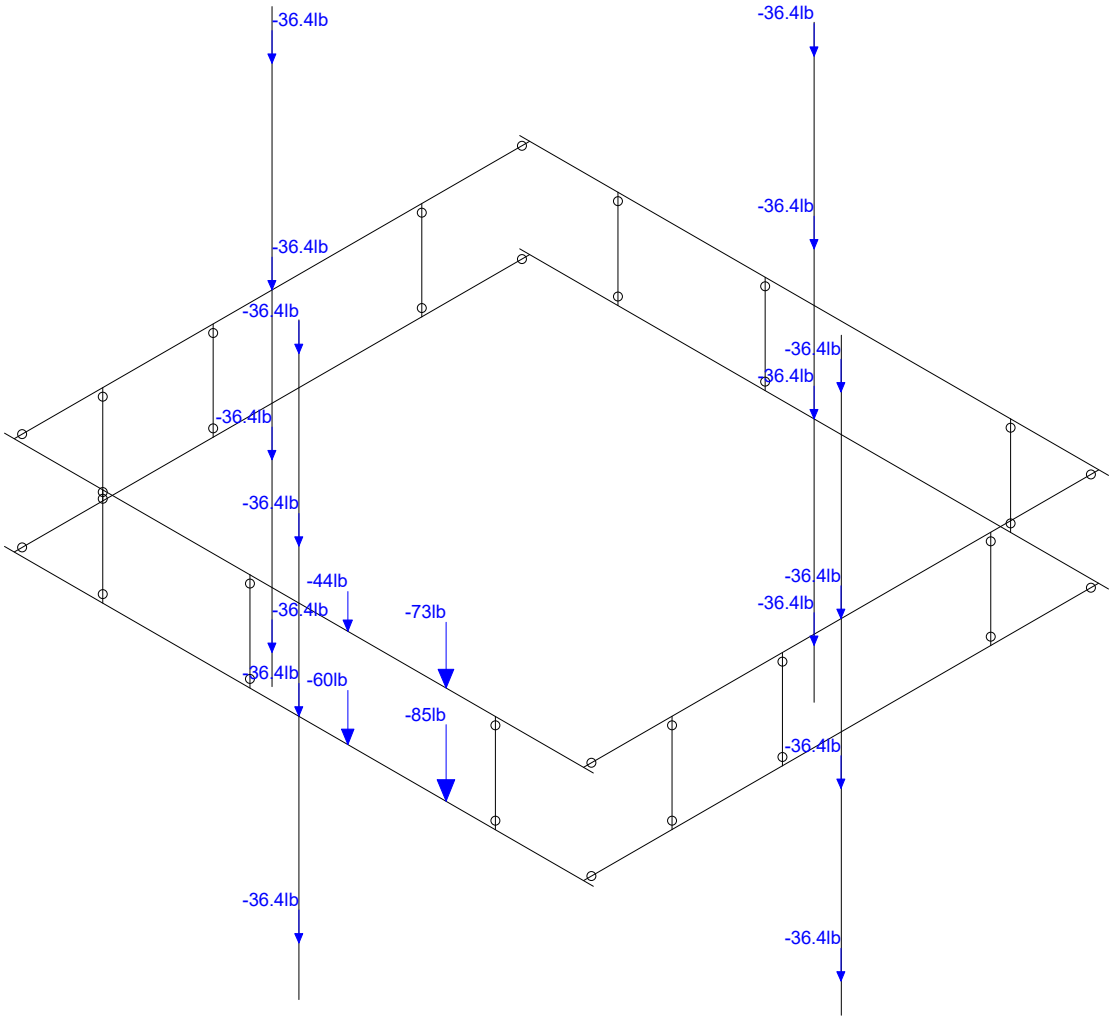
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1006-A0001-B		Kingston_RISA 3D.r3d



Member Length (in) Displayed
Envelope Only Solution

Infinigy Engineering PLLC	Kingston	Proposed Configuration
IP		Aug 13, 2019 at 11:26 AM
1006-A0001-B		Kingston_RISA 3D.r3d



Loads: BLC 1, Self Weight
Envelope Only Solution

Infinigy Engineering PLLC	Kingston	Proposed Configuration
IP		Aug 13, 2019 at 11:25 AM
1006-A0001-B		Kingston_RISA 3D.r3d

Site Name:	Kingston West
Client:	Airosmith
Carrier:	AT&T
Engineer:	IP
Date:	8/13/2019

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

INFINIGY WIND LOAD CALCULATOR 3.0.2

Site Information Inputs:

Adopted Building Code:	2015 IBC
Structure Load Standard:	ASCE 7-10
Antenna Load Standard:	ASCE 7-10
Structure Risk Category:	II
Structure Type:	Other
Number of Sectors:	3
Structure Shape 1:	Flat

Rooftop Inputs:

Rooftop Wind Speed-Up?:	No

Wind Loading Inputs:

Design Wind Velocity:	115	mph (ultimate 3-second gust)
Wind Centerline 1 (z_1):	97.0	ft
Side Face Angle (θ):	60	degrees
Exposure Category:	B	
Topographic Category:	1	

Wind with No Ice		
q_z (psf)	Gh	F_{ST} (psf)
31.51	0.85	**53.57**

Wind with Ice		
q_z (psf)	Gh	F_{ST} (psf)
3.81	0.85	**10.03**

Ice Loading Inputs:

Is Ice Loading Needed?:	Yes	
Ice Wind Velocity:	40	mph (ultimate 3-second gust)
Base Ice Thickness:	0.75	in

Input Appurtenance Information and Load Placements:

Appurtenance Name	Elevation (ft)	Total Quantity	Ka	Front Shape	Side Shape	q_z (psf)	EPA (ft^2)	Fz (lbs)	Fx (lbs)	Fz(60) (lbs)	Fx(30) (lbs)
Commscope NNH4-65A-R6	97.0	4	1.00	Flat	Flat	31.51	9.10	243.82	112.08	145.01	210.88
Ericsson RRH-4449 B5/B12	97.0	4	1.00	Flat	Flat	31.51	1.65	44.07	34.72	37.06	41.74
Ericsson RRH-8843 B25/B66A	97.0	4	1.00	Flat	Flat	31.51	3.50	93.74	63.19	70.83	86.10
Commscope NNH4-65A-R6	90.0	4	1.00	Flat	Flat	30.84	9.10	238.65	109.71	141.94	206.42
Ericsson RRH-4478 B14	90.0	4	1.00	Flat	Flat	30.84	1.84	48.30	27.76	32.89	43.17
Ericsson RRH-4415 B30	90.0	4	1.00	Flat	Flat	30.84	1.64	43.11	17.80	24.12	36.78

Member Primary Data

	Label	I Joint	J Joint	K Joint	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rules
1	H1	N11A	N3		180	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
2	H2	N2	N4		180	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
3	MP1	N7	N8			PIPE 2.5	Beam	Pipe	A53 Gr.B	Typical
4	M6	N9	N10			P1000	Beam	None	A653 SS ...	Typical
5	M7	N11	N12			P1000	Beam	None	A653 SS ...	Typical
6	M8	N13	N14			P1000	Beam	None	A653 SS ...	Typical
7	H5	N15	N17		90	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
8	H6	N16	N18		90	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
9	MP3	N21	N22			PIPE 2.5	Beam	Pipe	A53 Gr.B	Typical
10	M10	N23	N24			P1000	Beam	None	A653 SS ...	Typical
11	M11	N25	N26			P1000	Beam	None	A653 SS ...	Typical
12	M12	N27	N28			P1000	Beam	None	A653 SS ...	Typical
13	H3	N29	N31		90	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
14	H4	N30	N32		90	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
15	H7	N33	N35		180	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
16	H8	N34	N36		180	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical
17	M17	N37	N38			P1000	Beam	None	A653 SS ...	Typical
18	M18	N39	N40			P1000	Beam	None	A653 SS ...	Typical
19	M19	N41	N42			P1000	Beam	None	A653 SS ...	Typical
20	M20	N43	N44			P1000	Beam	None	A653 SS ...	Typical
21	M21	N45	N46			P1000	Beam	None	A653 SS ...	Typical
22	M22	N47	N48			P1000	Beam	None	A653 SS ...	Typical
23	MP2	N55	N53			PIPE 2.5	Beam	Pipe	A53 Gr.B	Typical
24	MP4	N56	N54			PIPE_2.5	Beam	Pipe	A53 Gr.B	Typical

Material Takeoff

	Material	Size	Pieces	Length[in]	Weight[K]
1	Hot Rolled Steel				
2	A36 Gr.36	L3X2X6	8	900	.447
3	A53 Gr.B	PIPE 2.5	4	480	.219
4	Total HR Steel		12	1380	.666
5					
6	Cold Formed Steel				
7	A653 SS Gr33	P1000	12	240	.037
8	Total CF Steel		12	240	.037

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distributed	Area(Me...	Surface(...
1	Self Weight	DL		-1			20			
2	Wind Load AZI 000	WLZ								
3	Wind Load AZI 090	WLX								
4	Ice Weight	OL1								
5	Wind + Ice Load AZI 000	OL2								
6	Wind + Ice Load AZI 090	OL3								
7	Service Live 1	LL								

Load Combinations

	Description	Solve	PDelta	S...	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Fa..... ... .
1	1.4D	Yes	Y		DL	1.4						
2	1.2D + 1W AZI 000	Yes	Y		DL	1.2	WLZ	1				
3	1.2D + 1W AZI 030	Yes	Y		DL	1.2	WLZ	.866	WLX	.5		

Load Combinations (Continued)

	Description	Solve	PDelta	S...	BLC	Factor	BLC	Factor	BLC	Factor	BLC	Fa...
4	1.2D + 1W AZI 060	Yes	Y		DL	1.2	WLZ	.5	WLX	.866		
5	1.2D + 1W AZI 090	Yes	Y		DL	1.2			WLX	1		
6	1.2D + 1W AZI 120	Yes	Y		DL	1.2	WLZ	-.5	WLX	.866		
7	1.2D + 1W AZI 150	Yes	Y		DL	1.2	WLZ	-.866	WLX	.5		
8	1.2D + 1W AZI 180	Yes	Y		DL	1.2	WLZ	-1				
9	1.2D + 1W AZI 210	Yes	Y		DL	1.2	WLZ	-.866	WLX	-.5		
10	1.2D + 1W AZI 240	Yes	Y		DL	1.2	WLZ	-.5	WLX	-.866		
11	1.2D + 1W AZI 270	Yes	Y		DL	1.2			WLX	-1		
12	1.2D + 1W AZI 300	Yes	Y		DL	1.2	WLZ	.5	WLX	-.866		
13	1.2D + 1W AZI 330	Yes	Y		DL	1.2	WLZ	.866	WLX	-.5		
14	0.9D + 1W AZI 000	Yes	Y		DL	.9	WLZ	1				
15	0.9D + 1W AZI 030	Yes	Y		DL	.9	WLZ	.866	WLX	.5		
16	0.9D + 1W AZI 060	Yes	Y		DL	.9	WLZ	.5	WLX	.866		
17	0.9D + 1W AZI 090	Yes	Y		DL	.9			WLX	1		
18	0.9D + 1W AZI 120	Yes	Y		DL	.9	WLZ	-.5	WLX	.866		
19	0.9D + 1W AZI 150	Yes	Y		DL	.9	WLZ	-.866	WLX	.5		
20	0.9D + 1W AZI 180	Yes	Y		DL	.9	WLZ	-1				
21	0.9D + 1W AZI 210	Yes	Y		DL	.9	WLZ	-.866	WLX	-.5		
22	0.9D + 1W AZI 240	Yes	Y		DL	.9	WLZ	-.5	WLX	-.866		
23	0.9D + 1W AZI 270	Yes	Y		DL	.9			WLX	-1		
24	0.9D + 1W AZI 300	Yes	Y		DL	.9	WLZ	.5	WLX	-.866		
25	0.9D + 1W AZI 330	Yes	Y		DL	.9	WLZ	.866	WLX	-.5		
26	1.2D + 1.0Di	Yes	Y		DL	1.2	OL1	1				
27	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	1		
28	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	.866	OL3	.5
29	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	.5	OL3	.866
30	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1			OL3	1
31	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	-.5	OL3	.866
32	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	-.866	OL3	.5
33	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	-1		
34	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	-.866	OL3	-.5
35	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	-.5	OL3	-.8...
36	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1			OL3	-1
37	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	.5	OL3	-.8...
38	1.2D + 1.0Di + 1.0Wi AZI ...	Yes	Y		DL	1.2	OL1	1	OL2	.866	OL3	-.5
39	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	.061		
40	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	.053	WLX	.031
41	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	.031	WLX	.053
42	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5			WLX	.061
43	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	-.031	WLX	.053
44	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	-.053	WLX	.031
45	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	-.061		
46	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	-.053	WLX	-.0...
47	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	-.031	WLX	-.0...
48	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5			WLX	-.0...
49	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	.031	WLX	-.0...
50	1.2D + 1.5L + 1.0WL (30 ...	Yes	Y		DL	1.2	LL	1.5	WLZ	.053	WLX	-.0...

Envelope Joint Reactions

	Joint		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [lb-ft]	LC	MY [lb-ft]	LC	MZ [lb-ft]	LC
1	N11A	max	-54.011	25	290.081	1	-605.383	25	0	50	0	50	0	50
2		min	-83.998	1	186.455	14	-942.23	1	0	1	0	1	0	1
3	N2	max	83.995	1	300.659	1	-609.231	25	0	50	0	50	0	50
4		min	54.009	14	193.499	14	-947.407	1	0	1	0	1	0	1
5	N3	max	-34.295	25	329.517	1	-669.743	25	0	50	0	50	0	50

Envelope Joint Reactions (Continued)

	Joint		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [lb-ft]	LC	MY [lb-ft]	LC	MZ [lb-ft]	LC
6		min	-53.561	1	212.238	14	-1042.286	1	0	1	0	1	0	1
7	N4	max	53.586	1	352.663	1	-679.199	25	0	50	0	50	0	50
8		min	34.305	14	226.477	14	-1056.77	1	0	1	0	1	0	1
9	N15	max	-10.587	25	218.933	1	950.776	1	0	50	0	50	0	50
10		min	-16.446	1	140.695	14	611.622	14	0	1	0	1	0	1
11	N16	max	16.449	1	229.618	1	938.864	1	0	50	0	50	0	50
12		min	10.589	14	147.423	14	602.993	14	0	1	0	1	0	1
13	N17	max	13.798	1	209.986	1	1066.056	1	0	50	0	50	0	50
14		min	9.034	14	135.169	14	685.465	14	0	1	0	1	0	1
15	N18	max	-9.045	25	233.861	1	1032.997	1	0	50	0	50	0	50
16		min	-13.823	1	150.035	14	663.475	14	0	1	0	1	0	1
17	Totals:	max	0	50	2165.318	1	0	50						
18		min	0	1	1391.99	14	0	1						

Envelope AISC 15th(360-16): LRFD Steel Code Checks

	Member	Shape	Code Check	Loc[in]	LC	Shear ...	Loc[in]	Dir	LC	phi*Pnc...	phi*Pnt ...	phi*Mn ...	phi*Mn ...	Cb	Eqn
1	H4	L3X2X6	.576	52.5	1	.057	105	z	1	6507.565	56700	1177.502	3002.343	1...	H2-1
2	H3	L3X2X6	.531	52.5	1	.056	105	z	1	6507.565	56700	1177.502	2966.823	1...	H2-1
3	H7	L3X2X6	.446	52.5	1	.042	105	y	1	6507.565	56700	1177.502	3103.257	1...	H2-1
4	H8	L3X2X6	.437	52.5	1	.044	105	y	1	6507.565	56700	1177.502	3109.168	1...	H2-1
5	H1	L3X2X6	.435	60	1	.071	118....	z	1	4982.354	56700	1177.502	2960.928	1...	H2-1
6	H5	L3X2X6	.427	60	1	.049	118....	y	1	4982.354	56700	1177.502	2796.26	1...	H2-1
7	H6	L3X2X6	.426	60	1	.047	118....	y	1	4982.354	56700	1177.502	2798.534	1...	H2-1
8	H2	L3X2X6	.421	58.75	1	.072	118....	z	1	4982.354	56700	1177.502	2956.346	1...	H2-1
9	MP1	PIPE_2.5	.033	50	1	.009	50		1	22373.4...	50715	3596.25	3596.25	4...	H1-1b
10	MP2	PIPE_2.5	.011	70	1	.002	50		1	22373.4...	50715	3596.25	3596.25	4...	H1-1b
11	MP4	PIPE_2.5	.010	70	1	.002	50		1	22373.4...	50715	3596.25	3596.25	4...	H1-1b
12	MP3	PIPE_2.5	.006	50	1	.000	50		1	22373.4...	50715	3596.25	3596.25	4...	H1-1b*

Envelope AISI S100-07: LRFD Cold Formed Steel Code Checks

	Member	Shape	Code ...	Loc[in]	LC	Shear ...	Loc[in]	Dir	LC	phi*Pn[lb]	phi*Tn[lb]	phi*Mny...	phi*Mnz...	Cb	Cmyy	Cmzz	Eqn
1	M18	P1000	.008	0	1	.008	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C3.3.2-1
2	M22	P1000	.007	0	1	.007	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C3.3.2-1
3	M20	P1000	.004	0	1	.004	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C3.3.2-1
4	M17	P1000	.004	0	1	.004	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C3.3.2-1
5	M21	P1000	.003	0	1	.003	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C3.3.2-1
6	M19	P1000	.002	0	1	.002	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C3.3.2-1
7	M7	P1000	.001	0	1	.000	0	y	1	12059.5...	15929.8...	543.031	732.807	1	.6	.6	C5.1.2-1
8	M8	P1000	.001	20	1	.000	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C5.2.2-1
9	M11	P1000	.000	0	1	.000	0	y	1	12059.5...	15929.8...	543.031	732.807	1	.6	.6	C5.1.2-1
10	M10	P1000	.000	0	1	.000	0	y	1	12059.5...	15929.8...	543.031	732.807	1	.6	.6	C5.1.2-1
11	M12	P1000	.000	20	1	.000	0	y	1	12059.5...	15929.8...	465.198	732.731	1	.6	.6	C5.2.2-1
12	M6	P1000	.000	0	1	.000	0	y	1	12059.5...	15929.8...	543.031	732.807	1	.6	.6	C5.1.2-1

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design R...	A [in2]	Iyy [in4]	Izz [in4]	J [in4]
1	PIPE_2.5	PIPE_2.5	Beam	Pipe	A53 Gr.B	Typical	1.61	1.45	1.45	2.89
2	L3X2X6	L3X2X6	Beam	Single Angle	A36 Gr.36	Typical	1.75	.539	1.54	.086

Cold Formed Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rules	A [in2]	Iyy [in4]	Izz [in4]	J [in4]
1	P1000	P1000	Beam	None	A653 SS Gr33	Typical	.536	.169	.228	.002

Joint Boundary Conditions

	Joint Label	X [k/in]	Y [k/in]	Z [k/in]	X Rot.[k-ft/rad]	Y Rot.[k-ft/rad]	Z Rot.[k-ft/rad]
1	N11A	Reaction	Reaction	Reaction			
2	N2	Reaction	Reaction	Reaction			
3	N3	Reaction	Reaction	Reaction			
4	N4	Reaction	Reaction	Reaction			
5	N15	Reaction	Reaction	Reaction			
6	N16	Reaction	Reaction	Reaction			
7	N17	Reaction	Reaction	Reaction			
8	N18	Reaction	Reaction	Reaction			

Member Advanced Data

	Label	I Release	J Release	I Offset[in]	J Offset[in]	T/C Only	Physical	Defl Rat...	Analysis ...	Inactive	Seismic...
1	H1						Yes				None
2	H2						Yes				None
3	MP1						Yes	Default			None
4	M6	BenPIN	BenPIN				Yes	Default			None
5	M7	BenPIN	BenPIN				Yes	Default			None
6	M8	BenPIN	BenPIN				Yes	Default			None
7	H5						Yes				None
8	H6						Yes				None
9	MP3						Yes	Default			None
10	M10	BenPIN	BenPIN				Yes	Default			None
11	M11	BenPIN	BenPIN				Yes	Default			None
12	M12	BenPIN	BenPIN				Yes	Default			None
13	H3	BenPIN	BenPIN				Yes	Default			None
14	H4	BenPIN	BenPIN				Yes	Default			None
15	H7	BenPIN	BenPIN				Yes	Default			None
16	H8	BenPIN	BenPIN				Yes	Default			None
17	M17	BenPIN	BenPIN				Yes	Default			None
18	M18	BenPIN	BenPIN				Yes	Default			None
19	M19	BenPIN	BenPIN				Yes	Default			None
20	M20	BenPIN	BenPIN				Yes	Default			None
21	M21	BenPIN	BenPIN				Yes	Default			None
22	M22	BenPIN	BenPIN				Yes	Default			None
23	MP2						Yes				None
24	MP4						Yes				None

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm (/...	Density[k/ft^3]	Yield[ksi]	Ry	Fu[ksi]	Rt
1	A992	29000	11154	.3	.65	.49	50	1.1	65	1.1
2	A36 Gr.36	29000	11154	.3	.65	.49	36	1.5	58	1.2
3	A572 Gr.50	29000	11154	.3	.65	.49	50	1.1	65	1.1
4	A500 Gr.B RND	29000	11154	.3	.65	.527	42	1.4	58	1.3
5	A500 Gr.B Rect	29000	11154	.3	.65	.527	46	1.4	58	1.3
6	A53 Gr.B	29000	11154	.3	.65	.49	35	1.6	60	1.2
7	A1085	29000	11154	.3	.65	.49	50	1.4	65	1.3

Joint Loads and Enforced Displacements

Joint Label	L,D,M	Direction	Magnitude[(lb,lb-ft), (in,rad), (lb*s^2...
No Data to Print ...			

Member Point Loads (BLC 1 : Self Weight)

	Member Label	Direction	Magnitude[lb,lb-ft]	Location[in,%]
1	MP1	Y	-36.4	6
2	MP3	Y	-36.4	6
3	H2	Y	-60	70
4	H1	Y	-44	70
5	H1	Y	-73	90
6	H2	Y	-85	90
7	MP1	Y	-36.4	70
8	MP1	Y	-36.4	40
9	MP3	Y	-36.4	40
10	MP1	Y	-36.4	110
11	MP2	Y	-36.4	6
12	MP4	Y	-36.4	6
13	MP2	Y	-36.4	70
14	MP2	Y	-36.4	40
15	MP4	Y	-36.4	40
16	MP2	Y	-36.4	110
17	MP3	Y	-36.4	70
18	MP3	Y	-36.4	110
19	MP4	Y	-36.4	70
20	MP4	Y	-36.4	110

Member Distributed Loads

Member Label	Direction	Start Magnitude[lb/ft,F,psf]	End Magnitude[lb/f...	Start Location[in,%]	End Location[in,%]
No Data to Print ...					

GENERAL NOTES:

1. THESE DOCUMENTS WERE DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF APPLICABLE LOCAL/STATE/COUNTY/CITY BUILDING CODES, AS WELL AS ANSI/TIA-222 STANDARD, AWWA-D100 STANDARD, NDS, NEC, MSJC, AND/OR THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE, UNLESS NOTED OTHERWISE IN THE CORRESPONDING STRUCTURAL REPORT.
2. ALL CONSTRUCTION METHODS SHOULD FOLLOW STANDARDS OF GOOD CONSTRUCTION PRACTICE.
3. ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN SIMILAR CONSTRUCTION.
4. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS. IF OBSTRUCTIONS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING WORK.
5. ANY CHANGES OR ADDITIONS MUST CONFORM TO THE REQUIREMENTS OF THESE NOTES AND SPECIFICATIONS, AND SHOULD BE SIMILAR TO THOSE SHOWN. ALL CHANGES OR ADDITIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL MISCELLANEOUS SHORING, BRACING, TEMPORARY SUPPORTS, ETC. NECESSARY TO PROVIDE A COMPLETE AND STABLE STRUCTURE DURING CONSTRUCTION. TIA-1019-A-2011 IS AN APPROPRIATE REFERENCE FOR THOSE DESIGNS MEETING TIA STANDARDS. THE ENGINEER OF RECORD MAY PROVIDE FORMAL RIGGING PLANS AT THE REQUEST AND EXPENSE OF THE CONTRACTOR.
7. INSTALLATION SHALL NOT INTERFERE NOR DENY ADEQUATE ACCESS TO OR FROM ANY EXISTING OR PROPOSED OPERATIONAL AND SAFETY EQUIPMENT.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY FABRICATION. CONTACT INFINIGY ENGINEERING IF ANY DISCREPANCIES EXIST.

STEEL CONSTRUCTION NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION 14TH EDITION, FOR THE DESIGN AND FABRICATION OF STEEL COMPONENTS.
2. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES, AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS' RECOMMENDATIONS.
3. ALL FIELD DRILLED HOLES TO BE USED FOR FIELD BOLTING INSTALLATION SHALL BE STANDARD HOLES, AS DEFINED BY AISC, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
5. ALL STEEL MEMBERS AND CONNECTIONS SHALL MEET THE FOLLOWING GRADES:
   - ANGLES, CHANNELS, PLATES AND BARS TO BE A36. Fy=36 KSI, U.N.O.
   - W SHAPES TO BE A992. Fy=50 KSI, U.N.O.
   - RECTANGULAR HSS TO BE A500, GRADE B. FY=46 KSI, U.N.O.
   - ROUND HSS TO BE A500, GRADE B. FY=42 KSI, U.N.O.
   - STEEL PIPE TO BE A53, GRADE B. Fy=35 KSI, U.N.O.
   - BOLTS TO BE A325-X. Fu=120 KSI, U.N.O.
   - U-BOLTS AND LAG SCREWS TO BE A307 GR A. Fu=60 KSI, U.N.O.
6. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES, U.N.O.
7. ALL WELDING SHALL CONFORM TO AISC AND AWS D1.1 LATEST EDITION.
8. ALL HILTI ANCHORS TO BE CARBON STEEL, U.N.O.
   - MECHANICAL ANCHORS: KWIK BOLT-TZ, U.N.O.
   - CMU BLOCK ANCHORS: ADHESIVE - HY120, U.N.O.
   - CONCRETE ANCHORS: ADHESIVE - HY150, U.N.O.
   - CONCRETE REBAR: ADHESIVE - RE500, U.N.O.
9. ALL STUDS TO BE NELSON CAPACITOR DISCHARGE 1/4"-20 LOW CARBON STEEL COPPER-FLASH AT 55 KSI ULT/50 KSI YIELD, U.N.O.
10. BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
11. MINIMUM EDGE DISTANCES SHALL CONFORM TO AISC TABLE J3.4.
12. REMOVAL/REPLACEMENT OF STRUCTURAL MEMBERS SHALL BE DONE ONE MEMBER AT A TIME. CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STRUCTURAL INTEGRITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

CONCRETE CONSTRUCTION NOTES:

1. CONCRETE TO BE 4000 PSI @ 28 DAYS. REINFORCING BAR TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. CONCRETE INSTALLATION TO CONFORM TO ACI-318 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE TO BE PLACED AGAINST UNDISTURBED EARTH FREE OF WATER AND ALL FOREIGN OBJECTS AND MATERIALS. A MINIMUM OF THREE INCHES OF CONCRETE SHALL COVER ALL REINFORCEMENT. WELDING OF REBAR IS NOT PERMITTED.
2. EXISTING CONCRETE SURFACES THAT ARE TO BE IN CONTACT WITH NEW PROPOSED CONCRETE SHOULD BE WIRE BRUSHED CLEAN AND TREATED WITH APPROPRIATE MECHANICAL SCRATCH COAT AND REPAIR MATERIALS OR APPROPRIATE CHEMICAL METHODS SUCH AS THE APPLICATION OF A BONDING AGENT, EX. SAKRETE OR EQUIVALENT, TO ENSURE A QUALITY BOND BETWEEN EXISTING AND PROPOSED CONCRETE SURFACES.

FIBER REINFORCED POLYMER (FRP) NOTES:

1. FRP PLATES, SHAPES, BOLTS AND NUTS (STUD/NUT ASSEMBLIES) SHALL CONFORM TO ASTM D638, 695, 790. PLATES AND SHAPES TO BE FY = 5.35 KSI LW (SAFETY FACTOR OF 8), .945 KSI CW (SAFETY FACTOR OF 8) MIN.
2. IF FIELD FABRICATION IS REQUIRED, ALL CUT EDGES AND DRILLED HOLES TO BE SEALED USING VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
3. ALL FASTENERS TO BE 1/2" DIA FRP THREADED ROD WITH FIBER REINFORCED THERMOPLASTIC NUT, SPACED AT 12 INCHES ON CENTER MAXIMUM, U.N.O., FOR PANELS AND AS DESIGNED FOR STRUCTURAL MEMBERS.
4. THE COLOR AND SURFACE PATTERN OF EXPOSED FRP PANELS SHALL MATCH THE EXTERIOR OF THE EXISTING BUILDING, U.N.O.
5. STUD/NUT ASSEMBLIES SHOULD BE LUBRICATED FOR INSTALLATION
6. ENSURE BEARING SURFACES OF THE NUTS ARE PARALLEL TO THE SURFACES BEING FASTENED.
7. TORQUE BOLTS ACCORDING TO THE FOLLOWING TABLE:

INSTALLATION TORQUE TABLE

SIZE	ULTIMATE TORQUE STRENGTH	RECOMMENDED MAXIMUM INSTALLATION TORQUE
3/8-16 UNC	8 FT-LBS	4 FT-LBS
1/2-13 UNC	18 FT-LBS	8 FT-LBS
5/8-11 UNC	35 FT-LBS	16 FT-LBS
3/4-10 UNC	50 FT-LBS	24 FT-LBS
1-8 UNC	110 FT-LBS	50 FT-LBS

8. WHEN TIGHTENING FRP STUD/NUT ASSEMBLIES, WRENCHES MUST MAKE FULL CONTACT WITH ALL NUT EDGES. A STANDARD SIX POINT SOCKET IS RECOMMENDED.
9. STUD/NUT ASSEMBLIES SHOULD BE BONDED BY APPLYING BONDING AGENT TO ENTIRE NUT AND EXPOSED STUD.
10. ALL FRP MATERIALS TO BE PROVIDED BY FIBERGRATE COMPOSITE STRUCTURES, DALLAS TX, OR APPROVED EQUAL.
11. ALL FRP SHAPES TO BE DYNAFORM PULTRUDED STRUCTURAL SHAPES.
12. ALL FRP PLATES TO BE FIBERPLATE MOLDED FRP PLATE.
13. ALL FRP PANELS TO BE FIBERPLATE CLADDING PANEL.
14. EACH FRP PANEL TO BE IDENTIFIED WITH LARR#25536 AND FIBERGRATE COMPOSITE STRUCTURAL LABEL.
15. FRP MATERIAL TO BE CLASSIFIED AS CC1 OR BETTER, AND HAVE MAXIMUM FLAME SPREAD OF 50.
16. ALL DESIGN AND CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH LOS ANGELES RESEARCH REPORT RR25536, DATED FEBRUARY 1, 2016.
17. SPECIAL INSPECTIONS MUST BE PROVIDED FOR ALL FRP INSTALLMENTS. SEE SPECIAL INSPECTION SECTION, THIS SHEET.

RATIO OF EDGE DISTANCE TO FRP FASTENER DIAMETER

	RANGE	RECOMMENDED
EDGE DISTANCE - CL* BOLT TO END	2.0-4.0	3.0
EDGE DISTANCE - CL* BOLT TO SIDE	1.5-3.5	2.5
BOLT PITCH - CL* TO CL*	4.0-5.0	5.0

WOOD CONSTRUCTION NOTES:

1. ALL EXISTING WOOD SHAPES ARE ASSUMED TO BE DOUGLAS FIR-LARCH WITH A REFERENCE DESIGN BENDING VALUE OF 1000 PSI MIN.
2. ALL PROPOSED WOOD SHAPES ARE TO BE DOUGLAS FIR-LARCH WITH A REFERENCE DESIGN BENDING VALUE OF 1000 PSI MIN. U.N.O.
3. ALL EXISTING AND PROPOSED GLUED LAMINATED TIMBERS ARE TO BE 24F-1.8C DOUGLAS FIR BALANCED WITH A REFERENCE DESIGN BENDING VALUE OF 2400 PSI MIN. U.N.O.

MASONRY CONSTRUCTION NOTES:

1. ALL BRICK TO BE 1500 PSI MIN. REINFORCING BAR (IF APPLICABLE) TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. ALL MORTAR TO BE 2000 PSI MIN.
   - FOR INTERIOR/ABOVE GRADE APPLICATIONS TYPE N MORTAR HAVING MINIMUM MODULUS OF RUPTURE OF 100 PSI SHALL BE USED. FOR EXTERIOR/BELOW GRADE APPLICATIONS TYPE M OR S MORTAR HAVING A MINIMUM MODULUS OF RUPTURE OF 133 PSI.
   - BRICK AND MORTAR INSTALLATION TO CONFORM TO MSJC BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
2. ALL CMU TO BE 1500 PSI MIN. REINFORCING BAR (IF APPLICABLE) TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. ALL MORTAR TO BE 2000 PSI MIN.
   - FOR INTERIOR/ABOVE GRADE APPLICATIONS, TYPE N MORTAR HAVING MINIMUM MODULUS OF RUPTURE OF 64 PSI SHALL BE USED FOR UNGROUTED BLOCKS, AND 158 PSI FOR FULLY GROUTED BLOCKS.
   - FOR EXTERIOR/BELOW GRADE APPLICATIONS TYPE M OR S MORTAR HAVING A MINIMUM MODULUS OF RUPTURE OF 84 PSI SHALL BE USED FOR UNGROUTED BLOCKS, AND 163 PSI FOR FULLY GROUTED BLOCKS.
   - BRICK AND MORTAR INSTALLATION TO CONFORM TO MSJC BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

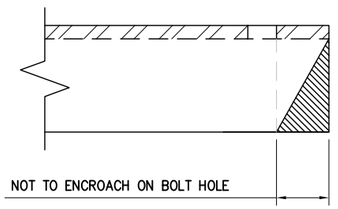
TOWER PLUMB & TENSION NOTES:

1. PLUMB AND TENSION TOWER UPON COMPLETION OF STRUCTURAL MODIFICATIONS DETAILED IN THESE DRAWINGS.
2. RETENSIONING OF EXISTING GUY WIRES SHALL BE PERFORMED AT A TIME WHEN THE WIND VELOCITY IS LESS THAN 10 MPH AT GROUND LEVEL AND WITH NO ICE ON THE STRUCTURE AND GUY WIRES.
3. PLUMB THE TOWER WHILE RETENSIONING THE EXISTING GUY WIRES. THE HORIZONTAL DISTANCE BETWEEN THE VERTICAL CENTERLINES AT ANY TWO ELEVATIONS SHALL NOT EXCEED 0.25% OF THE VERTICAL DISTANCE BETWEEN TWO ELEVATIONS FOR LATTICED STRUCTURES.
4. THE TWIST BETWEEN ANY TWO ELEVATIONS THROUGHOUT THE HEIGHT OF A LATTICE STRUCTURE SHALL NOT EXCEED 0.5 DEGREES IN 10 FEET. THE MAXIMUM TWIST OVER THE LATTICE STRUCTURE HEIGHT SHALL NOT EXCEED 5 DEGREES.

SPECIAL INSPECTIONS NOTES:

1. A QUALIFIED INDEPENDENT TESTING LABORATORY, EMPLOYED BY THE OWNER AND APPROVED BY THE JURISDICTION, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE THE GOVERNING BUILDING CODE, APPLICABLE SECTION(S) AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK:
   a. STRUCTURAL WELDING (CONTINUOUS INSPECTION OF FIELD WELDS ONLY).
   b. HIGH STRENGTH BOLTS (PERIODIC INSPECTION OF A325 AND/OR A490 BOLTS) TO BE TIGHTENED PER "TURN-OF-THE-NUT" METHOD.
   c. MECHANICAL AND EPOXIED ANCHORAGES.
   d. FIBER REINFORCED POLYMER.
      - THE SPECIAL INSPECTOR MUST VERIFY THAT THE FRP MATERIAL SPECIFIED ON THE APPROVED DESIGN DOCUMENTS IS BEING INSTALLED.
      - THE SPECIAL INSPECTOR MUST VERIFY THAT ALL CUT EDGES AND DRILLED HOLES ARE PROPERLY SEALED USING A VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
      - THE SPECIAL INSPECTOR MUST VERIFY THAT THE STRUCTURE IS BUILT IN ACCORDANCE WITH THE APPROVED DESIGN DOCUMENTS.
2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM WORK WITHOUT THE SPECIAL INSPECTIONS.

MAXIMUM ALLOWABLE ANGLE CLIP



INFINIGY ENGINEERING PLLC
1033 WATERVLIET SHAKER RD
ALBANY, NY 12205
Office # (518) 690-0790
Fax # (518) 690-0793

at&t

STATE OF NEW YORK
JOSEPH R. JOHNSTON
091187
LICENSED PROFESSIONAL ENGINEER

08-13-19

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0	ISSUED FOR REVIEW	BA	08/13/19

Drawn: LAM Date: 08/13/19
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Project Number: 1006-A0001-B

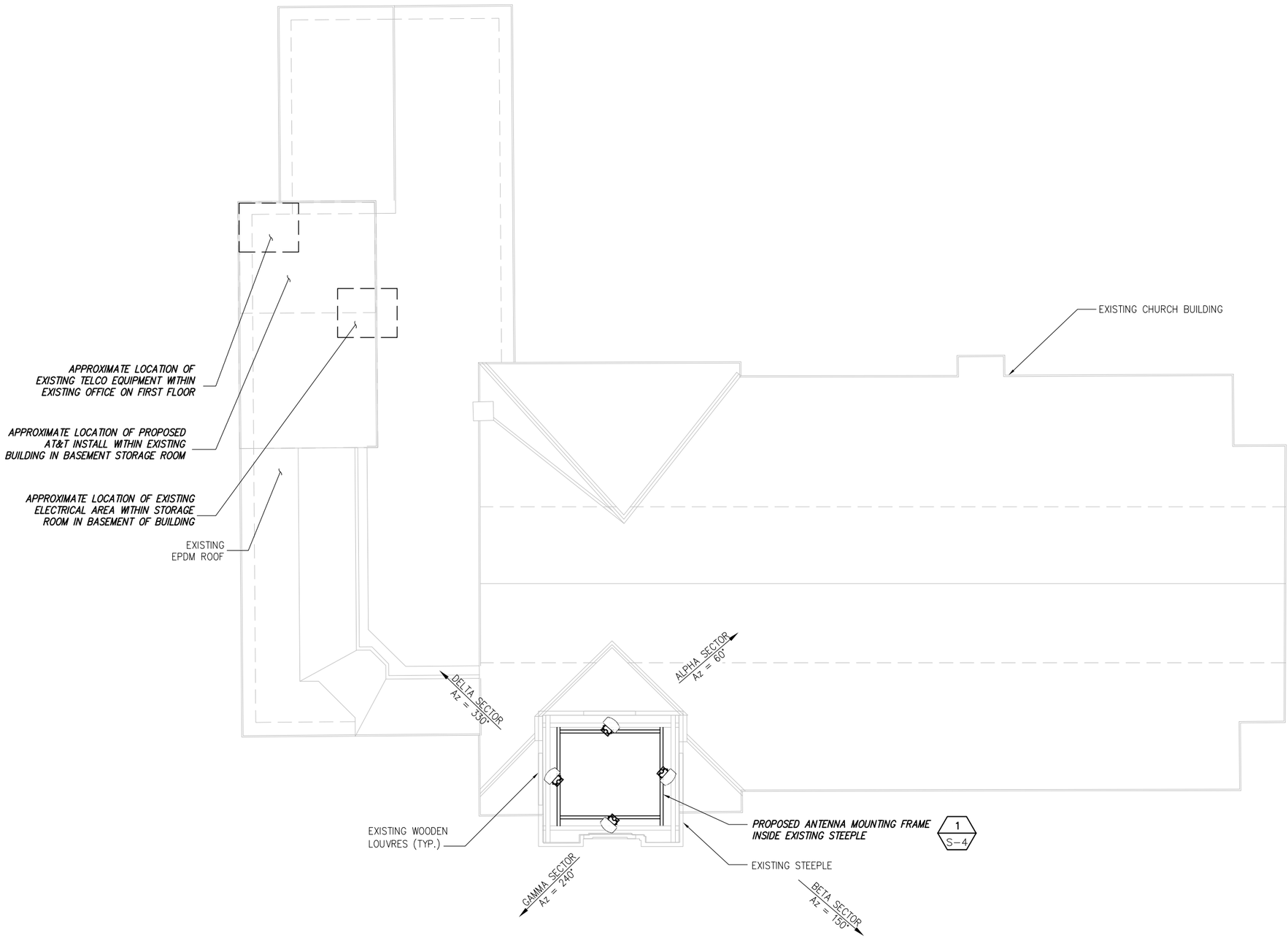
Project Title:
KINGSTON WEST
12926754
22 WALL STREET
KINGSTON, NY 12401

Prepared For:
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#: (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/13/19
0

Drawing Title
GENERAL NOTES

Drawing Number
S-1



1 -- ROOF PLAN

SCALE: NOT TO SCALE

INFINIGY ENGINEERING PLLC
1033 WATERVLIET SHAKER RD
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Drawing Scale: AS NOTED
Date: 08/13/19
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Drawing Title
ROOF PLAN

Drawing Number
S-2



1 BUILDING ELEVATION
SCALE: NOT TO SCALE

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1006-A0001-B

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12926754

22 WALL STREET
KINGSTON, NY 12401

Prepared For:

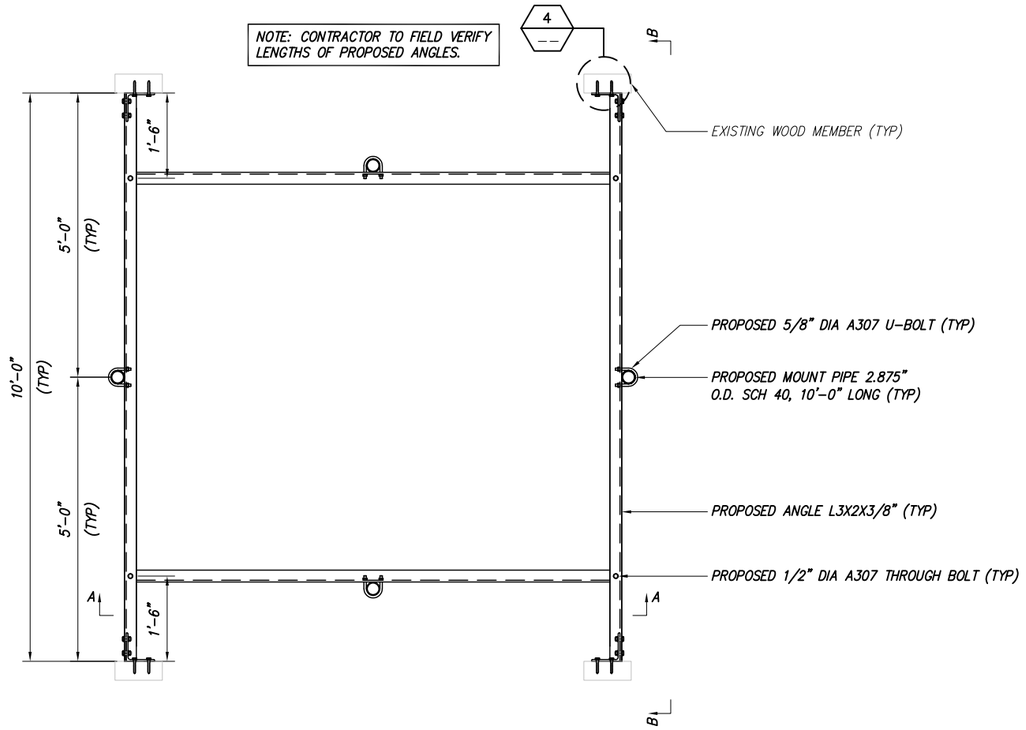
AIROSMITH DEVELOPMENT
32 CLINTON ST.
SARATOGA SPRINGS, NY 12866
OFFICE#: (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/13/19
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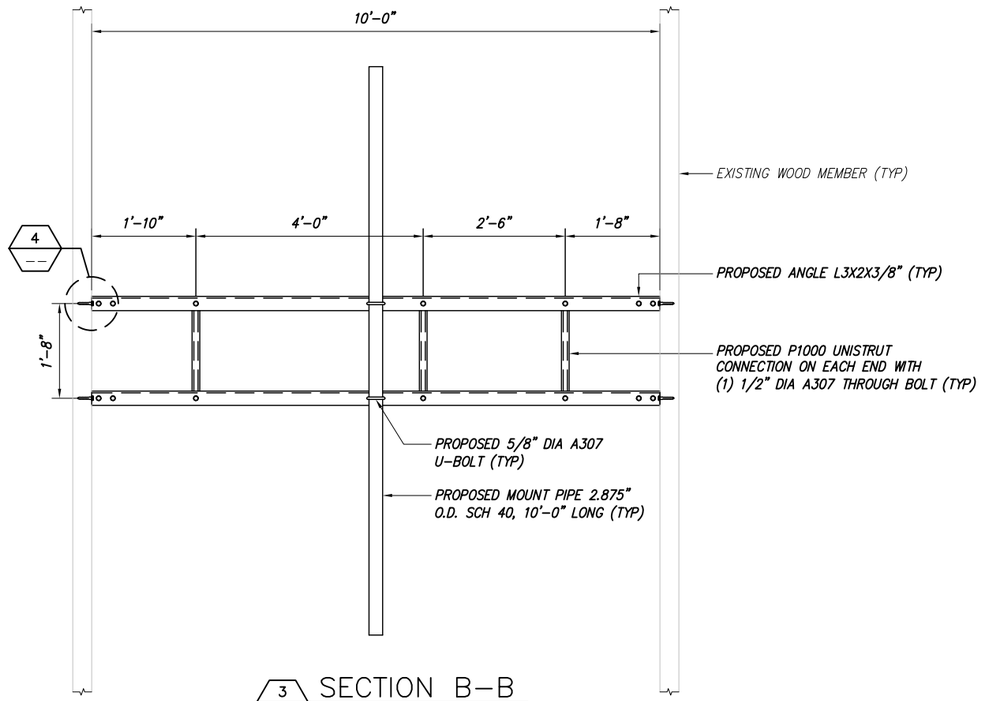
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BUILDING ELEVATION

Drawing Number
S-3

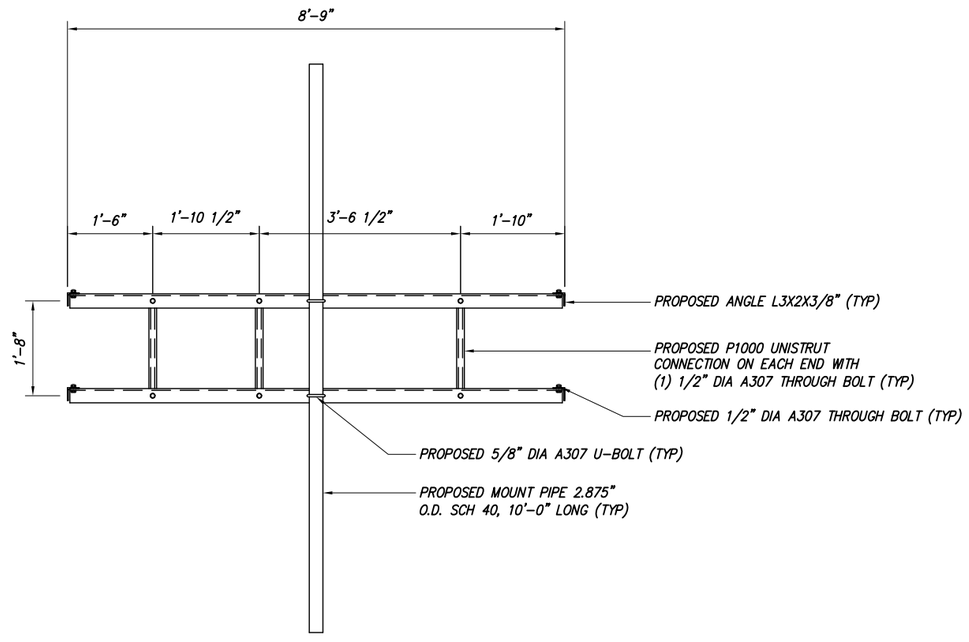
NOTE: CONTRACTOR TO FIELD VERIFY LENGTHS OF PROPOSED ANGLES.



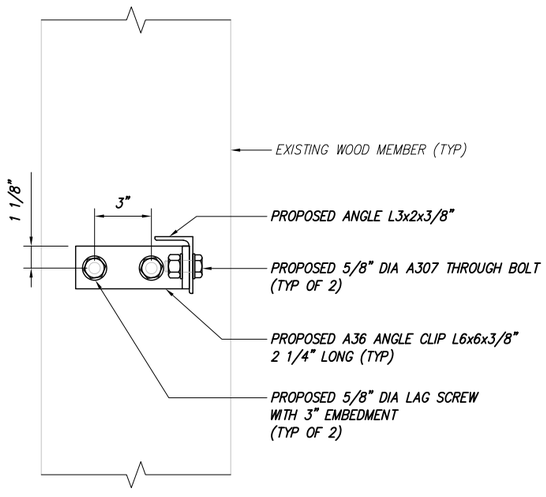
1 PLAN VIEW
SCALE: NOT TO SCALE



3 SECTION B–B
SCALE: NOT TO SCALE



2 SECTION A–A
SCALE: NOT TO SCALE



4 STEEPLE CONN.
SCALE: NOT TO SCALE

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OFFICE#. (518) 306-3740

Drawing Scale: AS NOTED
Date: 08/13/19
0

Drawing Title
FRAME DESIGN

Drawing Number
S-4

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless

1033 WATERVLIET SHAKER RD, ALBANY, NY 12205

September 5, 2019

Robyn Bright
A&E Project Manager | Airosmith Development
32 Clinton Street, Saratoga Springs, NY 12866
919.271.9266 *cell* | 518.306.1711 *fax*
rbright@airosmithdevelopment.com

RE: **AT&T 4C Church Steeple PE Letter**

Site Name	Kingston West
FA Number	12926754
PACE Number	MRUNY012587
PTN Number	2151A0HPMJ
Site Address	272 Wall Street, Kingston, NY 12401
Building Code	2015 IBC / 2017 NYS Uniform Code Supplement
Design Standard:	ASCE 7-10
Result:	**Pass**

Dear Ms. Bright:

At your request, Infinigy Engineering, PLLC has reviewed the existing church steeple mounted equipment supports at the above referenced site for adequacy to support the existing and proposed loads for the referenced project. This evaluation is based on a review of the information from the Building Drawings (dated 08/08/17) provided by John G. Waite Associates, PLLC, Construction Drawings (dated 04/25/19) provided by Infinigy Engineering, PLLC, SARF Details (dated 09/14/18) provided Client, and Photos (dated 03/27/19) provided by Client.

This evaluation assumes that all structural members are in good condition, have not been altered from the manufacturer's original design, and have been installed per the manufacturer's requirements. Prior to installation of any new appurtenances, the contractor shall inspect the condition of all relevant members and connections and shall tighten all connections. The contractor is responsible for the means and methods of construction and shall notify Infinigy Engineering, PLLC immediately if any field conditions differ from those listed above.

Should there be any questions, please do not hesitate to contact us at (518) 690-0790.

Sincerely,



Joseph R. Johnston, P.E.
VP Structural Engineering/Principal
structural@infinigy.com
New York P.E. License Number: 091187
BDA

09-05-19

Exhibit 10

Kingston Planning Board Adopted Policies, Policy #6

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 TBD 2020, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)

09/09/2020	
Sign Date	Sign Date
George Santoire	
Name (please print)	Name (please print)

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

Exhibit 11

FAA 1-A Survey Certification

INFINIGY
FROM ZERO TO INFINIGY

FAA 1-A SURVEY CERTIFICATION

Applicant: AT&T
5841 Bridge Street
Syracuse, New York 12065

Site Name: Kingston West
FA Number: 12926754
Site Address: 272 Wall Street
Kingston, New York 12401

Horizontal Datum Source *(select all that apply):*
☐ Ground Survey ☒ GPS Survey ☒ NAD 83

Vertical Datum Source *(select all that apply):*
☐ Ground Survey ☒ GPS Survey ☒ NAVD 88

Structure Type *(select one):*
☐ New Tower (_____) ☐Existing Tower (_____) ☐ Building ☐ Water Tank
☐ Smokestack ☒ Other (describe): (Steeple)

Latitude:	N 41°-55'-58.68" NAD83 / 41.932966 NAD83	
Longitude:	W 74°-01'-08.84" NAD83 / -74.019122 NAD83	
Ground Elevation:	185 feet AMSL NAVD88	
Main Roof (Parapet):	49.40 feet AGL	234.40 feet AMSL (Roof Ridge)
Overall Structure Height:	198.60 feet AGL	383.60 feet AMSL (Steeple)
Overall Height (Highest Point):	200.20 feet AGL	385.20 feet AMSL (Lightning Rod)

CERTIFICATION: I certify that the latitude and longitude are accurate to within +/- 20 feet horizontally and that the ground elevation is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are expressed in terms of degrees, minutes, seconds and hundredths of seconds. The vertical datum (heights) are expressed in terms of feet.

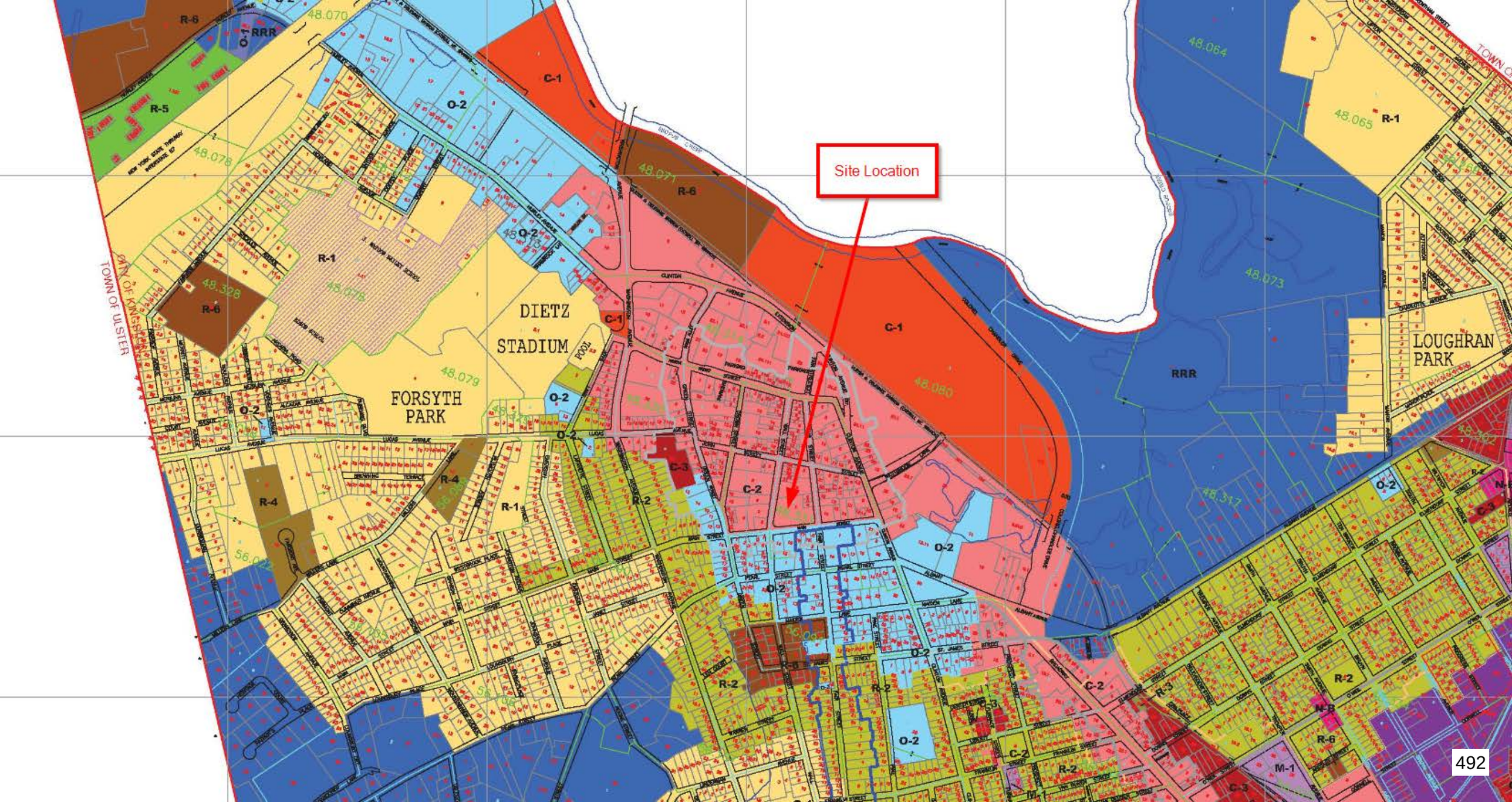
Printed Name: Michael D. Rozeski, L.S.
Surveyor License No: 050523
Company: Northeast Tower Surveying, Inc.
Phone: 716-548-2894
Date: November 18, 2019



Northeast Tower Surveying, LLC Project No.:19-201

Exhibit 12

Zoning Map in relation to Site


Site Location
DIETZ STADIUM
FORSYTH PARK
LOUGHRAN PARK
TOWN OF KINGSTON
TOWN OF ULSTER
R-1
R-2
R-3
R-4
R-5
R-6
C-1
C-2
C-3
O-1
O-2
RRR
M-1
N-B
POOL

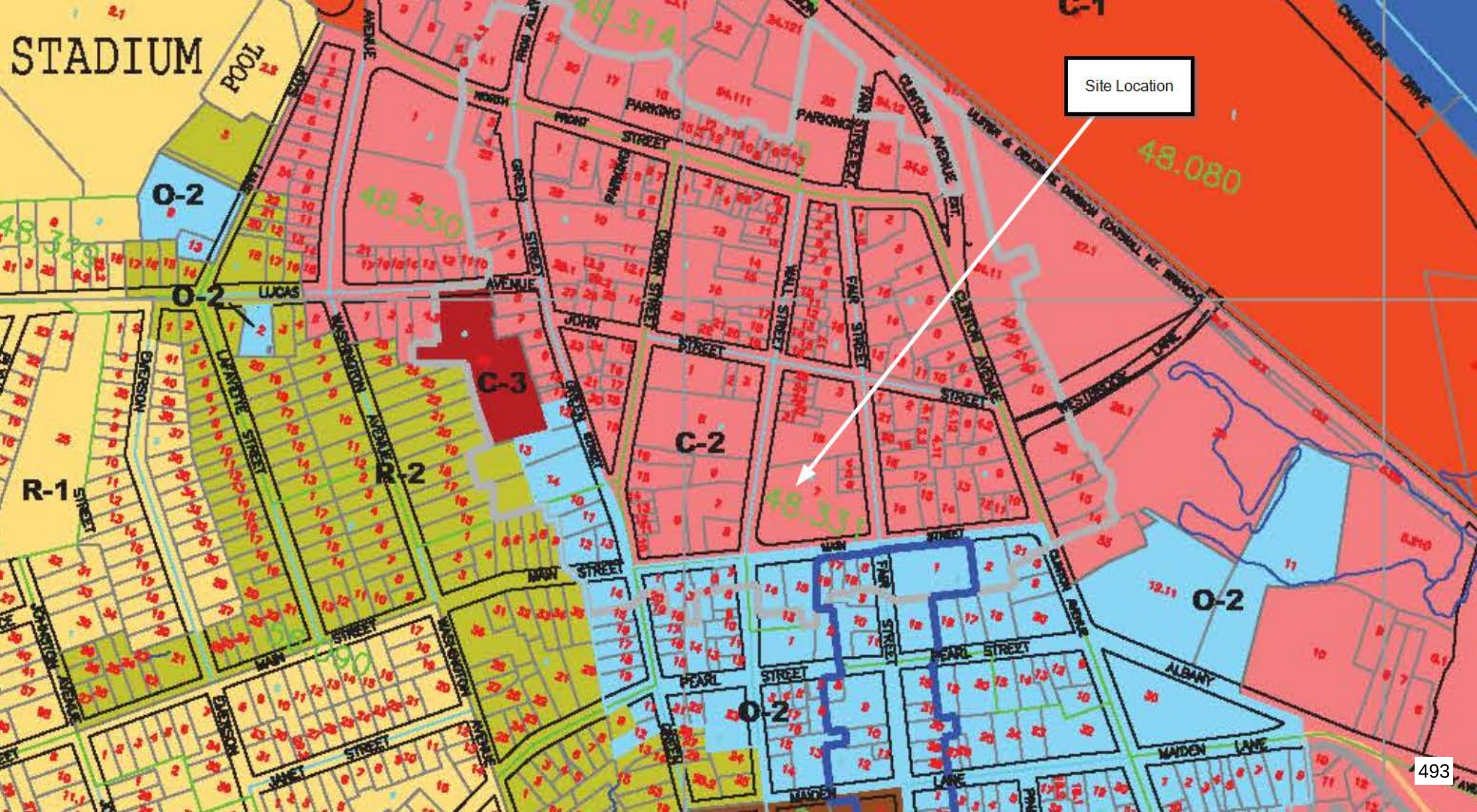

Site Location
STADIUM
POOL
O-2
C-3
C-2
R-1
R-2
O-2
O-2
48.080
48.330
48.314
48.329
48.33
56.090
LUCAS
AVENUE
FRONT
STREET
MAIN
STREET
JOHN
STREET
PEARL
STREET
LAFAYETTE
STREET
WASHINGTON
AVENUE
JANET
STREET
MAIDEN
LANE
ALBANY
CLINTON
AVENUE
CHANDLER
DRIVE
PARKING
PARKING

Exhibit 13

Lease Agreement, Redacted

Market: Upstate New York
Cell Site Name: Kingston West
Fixed Asset Number: 12926754

OPTION AND STRUCTURE LEASE AGREEMENT

THIS OPTION AND STRUCTURE LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation, having a mailing address of P.O Box 3006, Kingston, NY 12402 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, improved with a structure (the "**Structure**"), together with all rights and privileges arising in connection therewith, located at 272 Wall Street, Kingston, in the County of Ulster, State of New York (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. **OPTION TO LEASE.**

(a) Landlord grants to Tenant an option (the "**Option**") to lease a portion of the Property consisting of:

(i) approximately three hundred eight (308) square feet in the aggregate including the air space above such rooftop/basement/ground space where applicable, as described on attached **Exhibit 1** for the placement of Tenant's Communication Facility (the "**Ground Space**");

(ii) that portion of the Structure [illegible] as described on **Exhibit 1**, dedicated for Tenant's exclusive use and within which any portion of Tenant's communication equipment and improvements might be located, operated or maintained (collectively, the "**Equipment Space**"); and

(iii) those certain areas where Tenant's conduits, wires, cables, cable trays and other necessary connections are located between the Equipment Space and the Ground Space, and between the Equipment Space and the electric power, telephone, and fuel sources for the Property (hereinafter collectively referred to as the "**Connection Space**"). Landlord agrees that Tenant shall have the right to install connections between Tenant's equipment in the Equipment Space and Ground Space; and between Tenant's equipment in the Equipment Space and the electric power, telephone, and fuel sources for the Property, and any other improvements. Landlord further agrees that Tenant shall have the right to install, replace and maintain utility lines, wires, poles, cables, conduits, pipes and other necessary connections over or along any right-of-way extending from the nearest public right-of-way to the Premises. Notwithstanding the foregoing, Tenant, to the extent feasible, shall locate all lines, wires, conduits and cables on existing poles extending from the roadway into Landlord's Property. The Equipment Space, Ground Space, and Connection Space are hereinafter collectively referred to as the "**Premises.**"

(b) During the Option Term, and during the term of this Agreement, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to inspect, examine, conduct soil borings, drainage testing, material sampling, radio frequency testing and other geological or engineering tests or studies of the Property (collectively, the "**Tests**"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include, without limitation, applications for zoning variances, zoning ordinance amendments, special use permits,

and construction permits (collectively, the "**Government Approvals**"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Property, the environmental history of the Property, Landlord's title to the Property and the feasibility or suitability of the Property for Tenant's Permitted Use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's inspection. Tenant will restore the Property to its condition as it existed at the commencement of the Option Term, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted.

(c) In consideration of Landlord granting Tenant the Option, Tenant agrees to pay Landlord the sum of ithin thirty (30) business days of the Effective Date. The Option will be for an initial term commencing on the Effective Date (the "**Initial Option Term**") and (the "**Renewal Option Term**") upon written notification to Landlord and d ater than five (5) days prior to the expiration date of the Initial Option Term. The Initial Option Term and any Renewal Option Term are collectively referred to as the "**Option Term.**"

(d) The Option may be sold, assigned or transferred at any time by Tenant to an Affiliate (as that term is hereinafter defined) of Tenant or to any third party agreeing to be subject to the terms hereof. Otherwise, the Option may not be sold, assigned or transferred without the written consent of Landlord, such consent not to be unreasonably withheld, conditioned or delayed. From and after the date the Option has been sold, assigned or transferred by Tenant to an Affiliate or a third party agreeing to be subject to the terms hereof, Tenant shall immediately be released from any and all liability under this Agreement, including the payment of any rental or other sums due, without any further action.

(e) During the Initial Option Term, Tenant may exercise the Option by notifying Landlord in writing. If Tenant exercises the Option, then Landlord leases the Premises to Tenant subject to the terms and conditions of this Agreement. If Tenant does not exercise the Option during the Initial Option Term or any extension thereof, this Agreement will terminate and the parties will have no further liability to each other.

(f) If during the Initial Option Term, or during the term of this Agreement if the Option is exercised, Landlord decides to subdivide, sell, or change the status of the zoning of the Premises, Property or any of Landlord's contiguous, adjoining or surrounding property (the "**Surrounding Property,**" which includes without limitation the remainder of the Structure) or in the event of foreclosure, Landlord shall immediately notify Tenant in writing. Landlord agrees that during the Option Term, or during the Term of this Agreement if the Option is exercised, Landlord shall not initiate or consent to any change in the zoning of the Premises, Property or Surrounding Property or impose or consent to any other use or restriction that would prevent or limit Tenant from using the Premises for the Permitted Use. Any and all terms and conditions of this Agreement that by their sense and context are intended to be applicable during the Option Term shall be so applicable.

2. PERMITTED USE.

(a) Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and upgrade of its communication fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, I beams, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively, the "**Communication Facility**"), as well as the right to test, survey and review title on the Property; Tenant further has the right, but not the obligation, to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the "**Permitted Use**"). Tenant shall install a backup generator, which uses natural gas as its fuel source, as part of Tenant's Communication Facility ("**Generator**"). The Generator shall be for Tenant's use and Landlord shall have the right to share in the use of said Generator for emergency purposes or when no alternative source of power is available. Landlord is responsible for making any necessary attachments to the Generator, subject to Tenant's review and approval of any such attachments. Tenant shall not be held liable to Landlord for any damages incurred by or claimed against Landlord and Landlord shall indemnify Tenant regarding the operation, maintenance, or use of the Generator, nor shall Tenant be liable for any Landlord

power interruption that the Generator is unable to remedy for any reason and Landlord shall indemnify Tenant for any claims in connection with the foregoing. Landlord and Tenant agree that any portion of the Communication Facility that may be conceptually described on **Exhibit 1** will not be deemed to limit Tenant's Permitted Use. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of Landlord's contiguous, adjoining or Surrounding Property as described in **Exhibit 1** as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, and to make other improvements, alterations, upgrades or additions appropriate for Tenant's Permitted Use, including the right to construct a fence around the Premises and undertake any other appropriate means to secure the Premises at the Tenant's expense. Tenant has the right to modify, supplement, replace, upgrade, expand the equipment, increase the number of antennas or relocate the Communication Facility at any time during the term of this Agreement. Tenant will be allowed to make such alterations to the Property in order to ensure that Tenant's Communication Facility complies with all applicable federal, state or local laws, rules or regulations. In the event Tenant desires to modify or upgrade the Communication Facility, in a manner that requires an additional portion of the Property (the "**Additional Premises**") for such modification or upgrade, Landlord agrees to lease to Tenant the Additional Premises, upon the same terms and conditions set forth herein, except that the Rent shall increase, in conjunction with the lease of the Additional Premises by the amount equivalent to the then-current per square foot rental rate charged by Landlord to Tenant times the square footage of the Additional Premises. Landlord agrees to take such actions and enter into and deliver to Tenant such documents as Tenant reasonably requests in order to effect and memorialize the lease of the Additional Premises to Tenant.

(b) Notwithstanding **Exhibit 1**, prior to the initial installation of the Communication Facility, Tenant will supply Landlord with plans and specifications ("**Plans**") to be reviewed and approved by Landlord prior to commencement of construction, specifically regarding the landscaping of the Generator on the Property. Landlord's approval will not be unreasonably withheld, conditioned or delayed (and in no event delayed beyond ten (10) days). After Landlord's (i) failure to respond in writing to Tenant's proposed Plans within ten (10) days of their receipt; or (ii) failure to provide a written response within five (5) days of receipt of Plans revised by Tenant after comment from Landlord in accordance with this Section, the Plans will be deemed approved. After approval or deemed approval, the Plans will be considered incorporated in this Agreement as **Exhibit 1**. If Landlord disapproves the Plans then the Tenant will provide Landlord with revised Plans, such revisions to be within Tenant's reasonable discretion. In the event Landlord disapproves of the revised Plans, Tenant may either i) make further revisions to the Plans and submit them to Landlord for review or ii) terminate this Agreement without further liability by providing written notice to Landlord. Landlord will not knowingly permit or suffer any person to copy or utilize the Plans for any purpose other than as provided in this Agreement and will return the Plans to Tenant promptly upon request. Tenant maintains the right to perform routine maintenance, repairs, replacements and upgrades without Landlord approval when no changes to the exterior appearance of Tenant's Communication Facility are made. Tenant may only modify, replace, or supplement the landscaping or vegetation that acts as a visual buffer to the Generator during the Term of this Agreement with prior written consent from Landlord, not to be unreasonably withheld, conditioned, or delayed.

3. **TERM.**

(a) The initial lease term will be five (5) years ("**Initial Term**"), commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of the Option (the "**Term Commencement Date**"). The Initial Term will terminate on the fifth (5th) anniversary of the Term Commencement Date.

(b) This Agreement will automatically renew (5) year term shall be defined as an "**Extension Term**"), upon the same terms and conditions unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the existing Initial Term or then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, then upon the expiration of the final Extension Term this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter (each an "**Annual Term**") until terminated by either party by giving to the other written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rental during such annual terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and the Holdover Term are collectively referred to as the Term (the "**Term**").

4. **RENT.**

(a) Commencing on the first day of the month following the date that Tenant commences construction (the "**Rent Commencement Date**"), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance [illegible] Rent"), at the address set forth above. In any partial month occurring after the Rent Commencement Date, Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within forty-five (45) days after the Rent Commencement Date.

(b) In the event that Tenant needs to use or occupy an Additional RAD Center (defined below) on the Structure, outside of the Premises, [illegible] (the "**Additional RAD Rent**"). An "Additional RAD Center" includes any area on a horizontal plane, extending in all directions from the Structure, that is perpendicular to any portion of vertical space on the Structure on which Tenant's incremental equipment is located, operated, or maintained. The initial amount of Additional RAD Rent shall be subject to adjustment as provided in Section 4 (c) below

(c) In year one (1) of each Extension Term, the Rent paid during the previous five (5) year term.

(d) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

5. **APPROVALS.**

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for Tenant's Permitted Use and Tenant's ability to obtain and maintain all Government Approvals. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 15 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant upon written notice to Landlord for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement including the following: 5 Approvals, 6(a) Termination, 6(b) Termination, 6(c) Termination, 6(d) Termination, 11(d) Environmental, 18 Condemnation or 19 Casualty.

7. **INSURANCE.**

(a) During the Term, Tenant will carry, at its own cost and expense, the following insurance: (i) workers' compensation insurance as required by law; and (ii) commercial general liability (CGL) insurance with respect to its activities on the Property, such insurance to afford protection of up to Three Million Dollars ($3,000,000) per occurrence and Six Million Dollars ($6,000,000) general aggregate, based on Insurance Services Office (ISO) Form CG 00 01 or a substitute form providing substantially equivalent coverage. Tenant's CGL insurance shall contain a provision including Landlord as an additional insured. Such additional insured coverage:

(i) shall be limited to bodily injury, property damage or personal and advertising injury caused, in whole or in part, by Tenant, its employees, agents or independent contractors;

(ii) shall not extend to claims for punitive or exemplary damages arising out of the acts or omissions of Landlord, its employees, agents or independent contractors or where such coverage is prohibited by law or to claims arising out of the gross negligence of Landlord, its employees, agents or independent contractors; and

(iii) shall not exceed Tenant's indemnification obligation under this Agreement, if any.

(b) Notwithstanding the foregoing, Tenant shall have the right to self-insure the coverages required in subsection (a). In the event Tenant elects to self-insure its obligation to include Landlord as an additional insured, the following provisions shall apply (in addition to those set forth in subsection (a)):

(i) Landlord shall promptly and no later than thirty (30) days after notice thereof provide Tenant with written notice of any claim, demand, lawsuit, or the like for which it seeks coverage pursuant to this Section and provide Tenant with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like;

(ii) Landlord shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Tenant; and

(iii) Landlord shall fully cooperate with Tenant in the defense of the claim, demand, lawsuit, or the like.

8. **INTERFERENCE.**

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as those existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party, if the exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in

writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

9. **INDEMNIFICATION.**

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees or agents, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. **WARRANTIES.**

(a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license and solely owns the structure; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) as long as Tenant is not in default then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises without hindrance or ejection by any persons lawfully claiming under Landlord; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Landlord will provide promptly to Tenant a mutually agreeable subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest substantially in the form of Exhibit 10(b).

11. **ENVIRONMENTAL.**

(a) Landlord represents and warrants that, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities, and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**") to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date of this Agreement or from such contamination caused by the acts or omission of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnifications of this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous substances on the Property, or any environmental, health or safety condition or matter relating to the Property that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or third-party liability, Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. **ACCESS.** At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("**Access**") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access at no additional cost to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. Landlord acknowledges that in the event Tenant cannot obtain Access to the Premises, Tenant shall incur significant damage. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement. In connection with such default, in addition to any other rights or remedies available to Tenant under this Agreement or at law or equity, Landlord shall pay Tenant, as liquidated damages and not as a penalty, in consideration of Tenant's damages until Landlord cures such default. Landlord and Tenant agree that Tenant's damages in the event of a denial of Access are difficult, if not impossible, to ascertain, and the liquidated damages set forth herein are a reasonable approximation of such damages.

13. **REMOVAL/RESTORATION.** All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during or after the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during or after the Term. Tenant will repair any damage to the Property resulting from Tenant's removal activities. Any portions of the Communication Facility that Tenant does not remove within one hundred twenty (120) days after the later of the end of the Term and cessation of Tenant's operations at the Premises shall be deemed abandoned and owned by Landlord. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation.

14. **MAINTENANCE/UTILITIES.**

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted.

(b) Landlord will maintain and repair the Property and access thereto, the Structure, and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of landscaping on the Property, including any landscaping installed by Tenant to act as a visual buffer to the Generator, as a condition of this Agreement or any required permit. Landlord shall at all times during the Term of this Agreement reserve and have ready for Tenant's immediate use sufficient structural loading capacity on the Structure to support Tenant's installation of up to . of Wind Load Surface Area, in the aggregate, of the Communications Facility anywhere on the Structure (the "Allowed Wind Load Surface Area"). "Wind Load Surface Area" means the Flat Plate Equivalent Area, as defined in ANSI TIA standards, of any appurtenance (excluding all mounts, platforms, cables and other non-operating equipment) at ninety degrees (90°) perpendicular to wind direction, possessing the characteristics of flat material, with associated drag factors. Landlord shall be responsible for the costs of all structural modifications to the Structure required to support the Allowed Wind Load Surface Area. In the event that Tenant has used the Allowed Wind Load Surface Area and an installation of additional equipment within the Premises will require structural modifications to comply with then-current applicable law, Tenant will pay Landlord either (i) the portion of the structural modifications that is necessary to support Tenant's loading in excess of the Allowed Wind Load Surface Area; or (ii) an incremental increase in Rent commensurate with the price per square inch being charged for the Allowed Wind Load Surface Area. In no event shall Tenant be responsible for Structure modification costs to support the installations of other tenants or for the Structure to comply with applicable law so long as Tenant's installation is within the Allowed Wind Load Surface Area.

(c) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to submeter from Landlord. When submetering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Landlord agrees that it will not include a markup on the utility charges. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within forty-five (45) days of receipt of the usage data and required forms. As noted in Section 4(c) above, any utility fee recovery by Landlord is limited to a twelve (12) month period. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(d) Landlord hereby grants to any company providing utility or similar services, including electrical power and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such companies may from time to time require in order to provide such services to the Premises. Upon Tenant's or the service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. **DEFAULT AND RIGHT TO CURE.**

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 of this Agreement within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 of this Agreement within twenty-four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition, or breach of any warranty or covenant under this Agreement within forty-five (45) days of written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. **ASSIGNMENT/SUBLEASE.** Tenant will have the right to assign this Agreement or sublease the Premises and its rights herein, in whole or in part, without Landlord's consent, provided that the assignee or sublessee assumes, recognizes and also agrees to become responsible to Landlord for the performance of all terms and conditions of this Agreement to the extent of such assignment or sublease. Upon notification to Landlord of such assignment, Tenant will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment.

17. **NOTICES.** All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notice will be addressed to the parties as follows:

If to Tenant:

New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site Name: Kingston West (NY)
Fixed Asset No: 12926754
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, GA 30319

With a copy to:

New Cingular Wireless PCS, LLC
Attn.: Legal Department

Re: Cell Site Name: Kingston West (NY)
Fixed Asset No: 12926754
208 S. Akard Street
Dallas, TX 75202

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Landlord: Old Dutch Church
P.O. Box 3006
Kingston, NY 12402

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

18. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within forty-eight (48) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a prorata basis.

19. **CASUALTY.** Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within forty-eight (48) hours of the casualty or other harm. If any part of the Communication Facility or Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a prorata basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of the Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant, and Tenant decides not to terminate under this Section, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. **TAXES.**

(a) Landlord shall be responsible for timely payment of all taxes and assessments levied upon the lands, improvements and other property of Landlord, including any such taxes that may be calculated by the taxing

authority using any method, including the income method. Tenant shall be responsible for any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises if and as set forth in this Section 21. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord does not provide such notice or notices to Tenant within such time period, Landlord shall be responsible for payment of the tax or assessment set forth in the notice, and Landlord shall not have the right to reimbursement of such amount from Tenant. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Tenant may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17 and, in addition, a copy of any such notices shall be sent to the following address. Promptly after the Effective Date of this Agreement, Landlord shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant. In the event that Tenant's tax address changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. **SALE OF PROPERTY.**

(a) Landlord shall not be prohibited from the selling, leasing or use of any of the Property or the Surrounding Property except as provided below.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or subdivide all or any part of the Premises, or all or any part of the Property or Surrounding Property, or to sell or otherwise transfer all or any part of the Premises, or all or any part of the Property or Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this subsection (b) to Tenant. Until Tenant receives all such documents, Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement.

i. Old deed to Property
ii. New deed to Property
iii. Bill of Sale or Transfer
iv. Copy of current Tax Bill
v. New IRS Form W-9
vi. Completed and Signed AT&T Payment Direction Form
vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or Surrounding Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment.

(d) The provisions of this Section shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and Access obligations.

23. **RENTAL STREAM OFFER.** If at any time after the date of this Agreement, Landlord receives a bona fide written offer from a third party seeking an assignment or transfer of Rent payments associated with this Agreement ("**Rental Stream Offer**"), Landlord shall immediately furnish Tenant with a copy of the Rental Stream Officer. Tenant shall have the right within twenty (20) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the twenty (20) day period, Landlord may assign the right to receive Rent payments pursuant to the Rental Stream Offer, subject to the terms of this Agreement. If Landlord attempts to assign or transfer Rent payments without complying with this Section, the assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section.

24. **MISCELLANEOUS.**

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum or Short Form of Lease substantially in the form attached as **Exhibit 24b**. Either party may record this Memorandum or Short Form Lease at any time during the Term, in its absolute discretion. Thereafter during the Term of this Agreement, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease.

(c) **Limitation and Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations ("**Laws**") applicable to Tenant's use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord's ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in this Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including, any change in Landlord's name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

The Minister, Elders and Deacons of the
Reformed Protestant Dutch Church,
a religious corporation

By: _____

Print Name: Jesse S. House
Its: Minister, President
Date: July 29, 2020

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Print Name: Misty Terango
Its: Sr. Manager of Real Estate & Construction
Date: 8/14/2020

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

TENANT ACKNOWLEDGMENT

State of NEW YORK)

) ss.:

County of Onondaga)

On the 14th day of August in the year 2020 before me, the undersigned, personally appeared Molly Torango, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Printed Name: Sarah E Luteran

My Commission Expires: 7/29/2023

SARAH E LUTERAN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Onondaga County
01LU6396582
MY COMMISSION EXPIRES 07/29/2023

LANDLORD ACKNOWLEDGMENT

State of New York)

) ss.:

County of Ulster)

PATRICIA N HALL
NOTARY PUBLIC STATE OF NEW YORK
NO. 01HA6017804
QUALIFIED IN ULSTER COUNTY
COMMISSION EXPIRES 12/14/2022

On the 29th day of July in the year 2020 before me, the undersigned, personally appeared Renee G. Horan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Patricia N. Hall

Notary Public

Printed Name: PATRICIA N. HALL

My Commission Expires: 12/14/2022

EXHIBIT 1

DESCRIPTION OF PREMISES

to the Option and Structure Lease Agreement dated Aug 14, 2020, by and between The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

[PROPERTY LEGAL DESCRIPTION BEGINS ON FOLLOWING PAGE]

INSTR#: 2005-17125 06/29/2005 DEED Image: 1 of 2

Ulster County
Albert Spada
County Clerk
Kingston, NY 12401

Instrument Number: 2005-00017125

Recorded On: June 29, 2005 As D01 - Deed

Parties: KINGSTON TOWN FREEHOLDERS&COMMONALTY TRT
To
REFORMED PROTESTANT DUTCH CHURCH

Billable Pages: 2

Recorded By: PAUL KELLER ESQ

Num Of Pages: 2

Comment: KINGSTON CITY

** Examined and Charged as Follows: **

D01 - Deed	0.00	RP5217 - 165	0.00	Tax Affidavit TP 584	0.00
Recording Charge:	0.00				
	Amount	Consideration Amount	RMCDA		
Tax-Transfer	0.00	0.00	0.00	Basic	0.00
				Special Additional	0.00
				Additional	0.00 Transfer 0.00
Tax Charge:	0.00				

** THIS PAGE IS PART OF THE INSTRUMENT **

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

File Information:

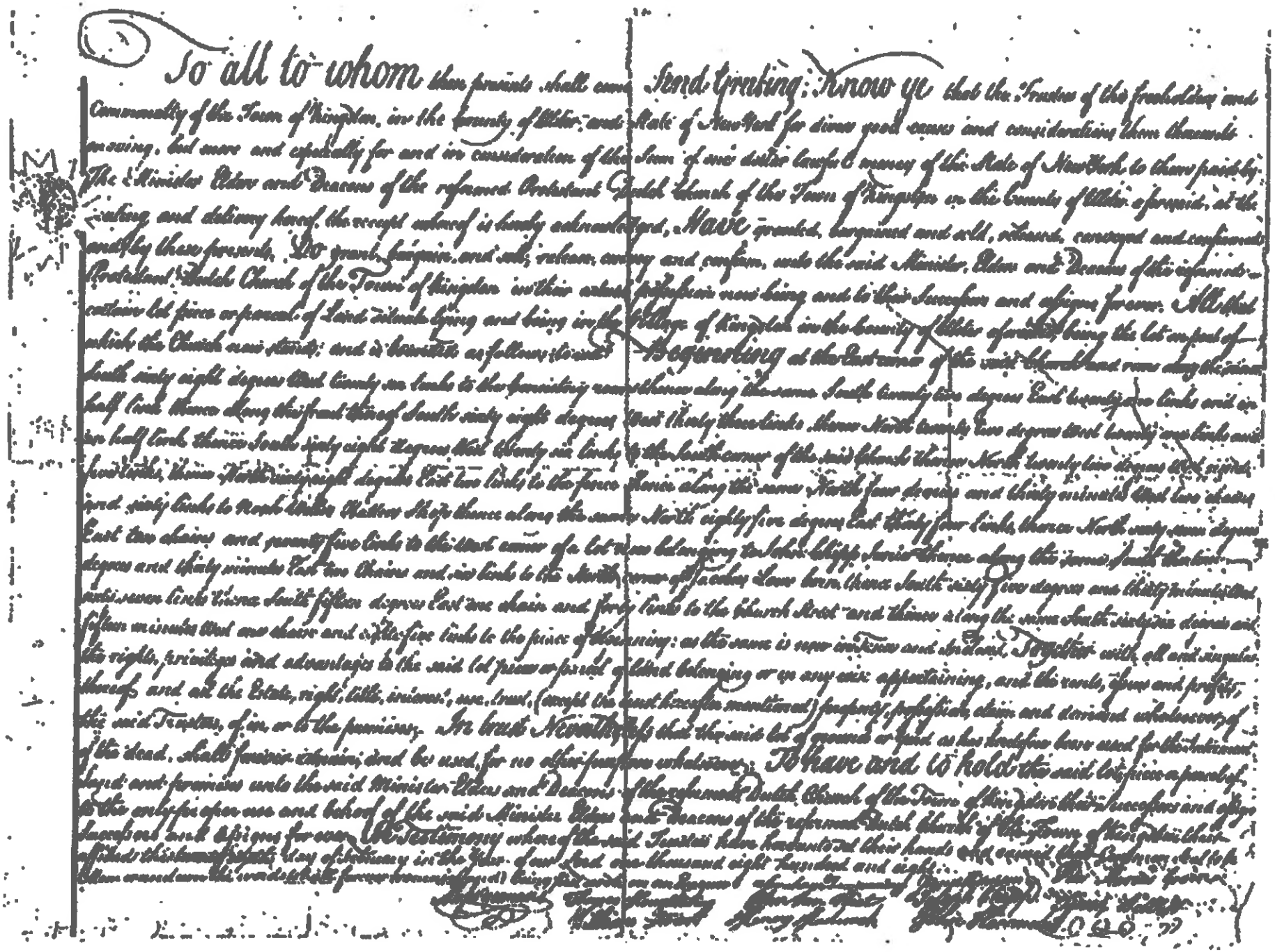
Document Number: 2005-00017125
Receipt Number: 302902
Recorded Date/Time: June 29, 2005 09:49A
Book-Vol/Pg: Bk-D VI-4101 Pg-127
Cashier / Station: s smar / Cashier Workstation 6

Record and Return To:

REFORMED PROTESTANT DUTCH CHURCH
272 WALL ST
KINGSTON NY 12401

Albert Spada

ALBERT SPADA, ULSTER COUNTY CLERK



To all to whom these presents shall come Send Greeting: Know ye that the Trustees of the Freeholders and Commonalty of the Town of Kingston, in the County of Ulster, and State of New York for divers good causes and considerations them thereunto moving, but more and especially for and in consideration of the sum of one dollar lawful money of the State of New York to them paid by The Minister Elders and Deacons of the reformed Protestant Dutch Church of the Town of Kingston in the County of Ulster aforesaid, at the sealing and delivery hereof the receipt whereof is hereby acknowledged, Have granted, bargained and sold, released, conveyed and confirmed and by these presents Do grant, bargain, sell, release, convey and confirm, unto the said Minister, Elders and Deacons of the reformed Protestant Dutch Church of the Town of Kingston their successors and assigns forever All that certain lot piece or parcel of land situate lying and being in the Village of Kingston in the County of Ulster aforesaid being the lot or part of which the Church now stands; and is bounded as follows (to wit) Beginning at the East corner of the said Church lot now standing thence South south eighty eight degrees West twenty one links to the fronting row thence along the same South twenty two degrees East twenty two links and a half link thence along the front line of South sixty eight degrees West sixty links and an half link thence South sixty eight degrees West twenty six links to the South corner of the said Church thence North twenty two degrees West eighty two links thence North sixty eight degrees East two links to the fence thence along the same North four degrees and thirty minutes West four links thence North eighty five degrees East thirty four links thence North sixty seven degrees and thirty minutes East two chains and seventy five links to the West corner of a lot now belonging to John Hasbrouck Esquire thence along the same South sixty four degrees East two chains and ninety five links to the East corner of said lot thence along the front line of a valley Lane here thence South sixty four degrees and thirty minutes East two chains and twenty five links to the North corner of the Church lot thence along the same South sixty four degrees and thirty minutes West two chains and six links to the South corner of the same thence South fifteen degrees East one chain and seventeen links thence South fifteen degrees East one chain and forty links to the Church street and thence along the same South sixty six degrees and fifteen minutes West one chain and eighty five links to the place of beginning: as the same is now known and bounded. Together with all and singular the rights, privileges and advantages to the said lot piece or parcel of land belonging or in any wise appertaining, and the rents, issues and profits thereof and all the Estate, right, title, interest, use, trust, (except the trust hereby mentioned) property, possession, claim and demand whatsoever of the said Trustees, of in or to the premises. In trust Nevertheless that the said lot of ground or land as her heretofore have used for the interment of the dead shall forever remain, and be used for no other purpose whatsoever. To have and to hold the said lot piece or parcel of land and premises unto the said Minister Elders and Deacons of the aforesaid Dutch Church of the Town of Kingston their successors and assigns to the only proper use and behoof of the said Minister Elders and Deacons of the reformed Dutch Church of the Town of Kingston their successors and assigns forever. In testimony whereof the said Trustees have hereunto set their hands and seals this twenty second day of February in the year of our Lord one thousand eight hundred and eight. [illegible] [illegible] [illegible]

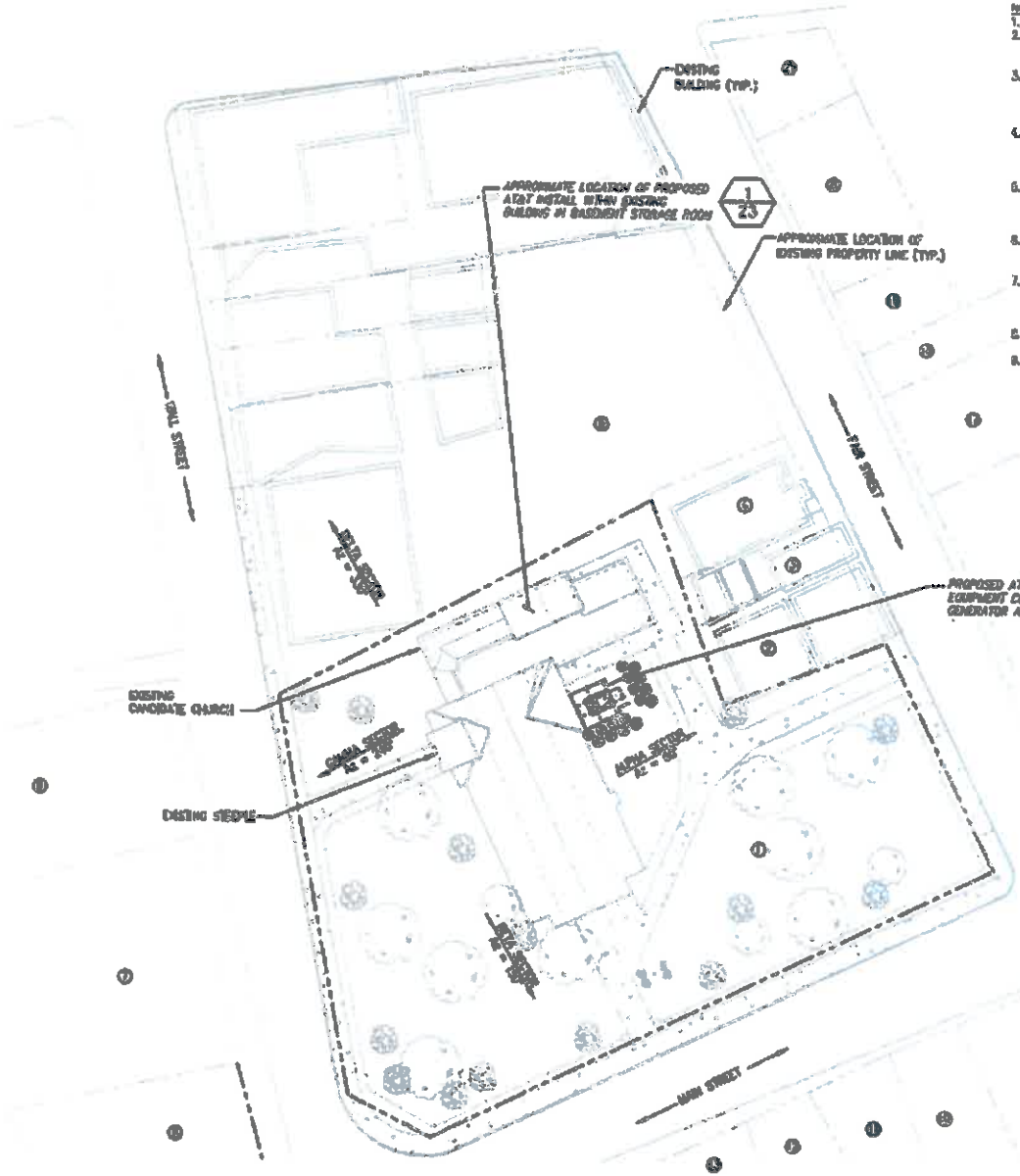
The Premises are described and/or depicted as follows:

[PREMISES DESCRIBED/DEPICTED BEGINS ON FOLLOWING PAGE]

PROPERTY INFORMATION:

1. ZONING: C-2 CENTRAL CORR.
   1.1. OWNER INFORMATION: BETHANY WESLEYAN CHURCH
   1.2. ADDRESS: 200 MAIN STREET
   1.3. TAX ID: 48.331-3-7
2. ZONING: C-2 LIMITED OFFICE
   2.1. OWNER INFORMATION: JOHN G. FAIR LLC
   2.2. ADDRESS: 208 MAIN STREET
   2.3. TAX ID: 48.331-3-6
3. ZONING: C-2 LIMITED OFFICE
   3.1. OWNER INFORMATION: 201 FAIR STREET LLC
   3.2. ADDRESS: 201 FAIR STREET
   3.3. TAX ID: 48.331-3-5
4. ZONING: C-2 LIMITED OFFICE
   4.1. OWNER INFORMATION: CITY OF NEWBURGH
   4.2. ADDRESS: 200 FAIR STREET
   4.3. TAX ID: 48.331-3-4
5. ZONING: C-2 CENTRAL CORR.
   5.1. OWNER INFORMATION: ORANGE COUNTY BANK
   5.2. ADDRESS: 201 MAIN STREET
   5.3. TAX ID: 48.331-3-10
6. ZONING: C-2 CENTRAL CORR.
   6.1. OWNER INFORMATION: TAYLOR MADE REAL LLC
   6.2. ADDRESS: 270 MAIN STREET
   6.3. TAX ID: 48.331-3-8
7. ZONING: C-2 CENTRAL CORR.
   7.1. OWNER INFORMATION: KEY BANK OF NY
   7.2. ADDRESS: 207 MAIN STREET
   7.3. TAX ID: 48.331-3-7
8. ZONING: C-2 CENTRAL CORR.
   8.1. OWNER INFORMATION: TRUSTEES OF HOUSING AUTH
   8.2. ADDRESS: 83 MAIN STREET
   8.3. TAX ID: 48.331-3-6
9. ZONING: C-2 LIMITED OFFICE
   9.1. OWNER INFORMATION: HUDSON VALLEY FAIR LLC
   9.2. ADDRESS: 30 GRAY STREET
   9.3. TAX ID: 48.331-4-8
10. ZONING: C-2 LIMITED OFFICE
   10.1. OWNER INFORMATION: CLARKSON PROPERTIES LLC
   10.2. ADDRESS: 42 MAIN STREET
   10.3. TAX ID: 48.331-3-10
11. ZONING: C-2 LIMITED OFFICE
   11.1. OWNER INFORMATION: 54 MAIN STREET LLC
   11.2. ADDRESS: 54 MAIN STREET
   11.3. TAX ID: 48.331-3-17
12. ZONING: C-2 LIMITED OFFICE
   12.1. OWNER: CITIBANK
   12.2. ADDRESS: 60 MAIN STREET
   12.3. TAX ID: 48.331-3-20
13. ZONING: C-2 LIMITED OFFICE
   13.1. OWNER INFORMATION: FIRST REFORMED CHURCH
   13.2. ADDRESS: 30 MAIN STREET
   13.3. TAX ID: 48.331-4-15
14. ZONING: C-2 LIMITED OFFICE
   14.1. OWNER INFORMATION: COUNTY OF ULSTER
   14.2. ADDRESS: 240 FAIR STREET
   14.3. TAX ID: 48.331-3-1
15. ZONING: C-2 CENTRAL CORR.
   15.1. OWNER INFORMATION: 107 DEVELOPMENT LLC
   15.2. ADDRESS: 27 MAIN STREET
   15.3. TAX ID: 48.331-4-28
16. ZONING: C-2 LIMITED OFFICE
   16.1. OWNER INFORMATION: ONE FOR/FOR STREET LLC
   16.2. ADDRESS: 200 FAIR STREET
   16.3. TAX ID: 48.331-4-27
17. ZONING: C-2 CENTRAL CORR.
   17.1. OWNER INFORMATION: KEY DEVELOPMENT LLC
   17.2. ADDRESS: 37 MAIN STREET
   17.3. TAX ID: 48.331-4-26
18. ZONING: C-2 LIMITED OFFICE
   18.1. OWNER INFORMATION: DOMINICK FAIR ST LLC
   18.2. ADDRESS: 255 MAIN STREET
   18.3. TAX ID: 48.331-4-15
19. ZONING: C-2 LIMITED OFFICE
   19.1. OWNER INFORMATION: HUDSON VALLEY FEDERAL CU
   19.2. ADDRESS: 270 FAIR STREET
   19.3. TAX ID: 48.331-4-29
20. ZONING: C-LIMITED OFFICE
   20.1. OWNER INFORMATION: CAVALLARI, JOHN J.
   20.2. ADDRESS: 276 FAIR STREET
   20.3. TAX ID:
21. ZONING: C-LIMITED OFFICE
   21.1. OWNER INFORMATION: 283 FAIR STREET LLC
   21.2. ADDRESS: 283 FAIR STREET
   21.3. TAX ID:

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION, COUNTY GIS DATA AND A SITE WALK PERFORMED BY INFINITY SOLUTIONS ON 03/27/19 AND IS NOT THE RESULT OF A FIELD SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.



1 OVERALL SITE PLAN
SCALE: AS NOTED

NOTES:
1. EXISTING CONDITIONS INFORMATION BASED ON INFORMATION PROVIDED TO INFINITY.
2. FOR MORE INFORMATION PERTAINING TO THE ANTENNA MOUNT DESIGN, REFER TO "MOUNT ANALYSIS REPORT," COMPLETED BY INFINITY, DATED 08/13/19.
3. FOR MORE INFORMATION PERTAINING TO THE STEEPLE STRUCTURE, REFER TO "ANNOMATH 4C CHURCH STEEPLE LETTER," COMPLETED BY INFINITY, DATED 08/13/19.
4. INSTALLER SHALL PROVIDE ALL NECESSARY CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED INSTALLATION AND SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. INSTALLER SHALL PROVIDE ALL STRAIN RELIEF FOR ALL CABLE ASSEMBLIES ROUTING TO THE ANTENNAS. UTILIZATION OF HOISTING GRIPS ON ALL DC POWER AND FIBER OPTIC CABLES SHALL BE UTILIZED.
6. CONTRACTOR NOT TO REUSE ANY EXISTING GATES OR FENCING FOR COMPOUND EXPANSION & REATTACH ANY DISTURBED GROUNDING CONNECTIONS.
7. DIESEL/NATURAL GAS GENERATOR TO BE INSTALLED ON THE CHURCH PROPERTY, ON THE EXTERIOR OF THE BUILDING. FINAL LOCATION PENDING COORDINATION WITH BUILDING LANDLORD AND AT&T REPRESENTATIVE.
8. TELCO PROVIDER: HUDSON VALLEY TELEPHONE
9. POWER PROVIDER: TBD

GRAPHIC SCALE:
30' 15' 0 15' 30'
SCALE (11x17): 1" = 30'-0"
SCALE (22x34): 1" = 15'-0"

NOTES:
1. EXISTING CONDITIONS INFORMATION BASED ON INFORMATION PROVIDED TO INFINIGY.
2. FOR MORE INFORMATION PERTAINING TO THE ANTENNA MOUNT DESIGN, REFER TO "MOUNT ANALYSIS REPORT," COMPLETED BY INFINIGY, DATED 08/13/18.
3. FOR MORE INFORMATION PERTAINING TO THE STEEPLE STRUCTURE, REFER TO "ARCHITECTURAL AT CHURCH STEEPLE LETTER," COMPLETED BY INFINIGY, DATED 08/13/18.
4. INSTALLER SHALL PROVIDE ALL NECESSARY CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED INSTALLATION AND SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. INSTALLER SHALL PROVIDE ALL STRAIN RELIEF FOR ALL CABLE ASSEMBLIES ROUTING TO THE ANTENNAS. UTILIZATION OF HOISTING GRIPS ON ALL DC POWER AND FIBER OPTIC CABLES SHALL BE UTILIZED.
6. CONTRACTOR NOT TO REUSE ANY EXISTING GATES OR FENCING FOR COMPOUND EXPANSION & REATTACH ANY DISTURBED GROUNDING CONNECTIONS.
7. DIESEL/NATURAL GAS GENERATOR TO BE INSTALLED ON THE CHURCH PROPERTY, ON THE EXTERIOR OF THE BUILDING. FINAL LOCATION PENDING COORDINATION WITH BUILDING LANDLORD AND AT&T REPRESENTATIVE.
8. TELCO PROVIDER: RHOSON VALLEY TELEPHONE
9. POWER PROVIDER: TBD

NOTE:
NO OUTDOOR LIGHTING IS PROPOSED.

APPROXIMATE LOCATION OF PROPOSED AT&T NATURAL GAS ROUTE FROM NEW GENERATOR TO NEAREST CONNECTION POINT (FINAL ROUTE TO BE DETERMINED WITH CONTRACTOR, BUILDING OWNER AND UTILITY COMPANY)

PROPOSED AT&T 9'-0"X13'-0" LEASE AREA

PROPOSED AT&T 6'-0" DOUBLE SWING ACCESS GATE (1/Z8)

PROPOSED AT&T NATURAL GAS GENERATOR MOUNTED ON PROPOSED 6'-0"X4'-0" CONCRETE EQUIPMENT PAD (FINAL MAKE AND MODEL TO BE DETERMINED)

PROPOSED AT&T 6'-0"X4'-0" CONCRETE EQUIPMENT PAD (1/Z9)

PROPOSED AT&T 9'-0"X9'-0" FENCED EQUIPMENT COMPOUND (1/Z8)

EXISTING CHURCH BUILDING

APPROXIMATE LOCATION OF EXISTING TELCO EQUIPMENT WITHIN EXISTING OFFICE ON FIRST FLOOR

(1/Z3) APPROXIMATE LOCATION OF PROPOSED AT&T INSTALL WITHIN EXISTING BUILDING IN BASEMENT STORAGE ROOM

APPROXIMATE LOCATION OF EXISTING ELECTRICAL AREA WITHIN STORAGE ROOM IN BASEMENT OF BUILDING

EXISTING EPDM ROOF

APPROXIMATE LOCATION OF PROPOSED AT&T CONDUITS ROUTED FROM NEW GENERATOR TO PROPOSED AT&T EQUIPMENT IN BASEMENT OF EXISTING BUILDING (FINAL ROUTING TO BE DETERMINED WITH CONTRACTOR AND BUILDING OWNER)

57'-2"

EXISTING WOODEN LOUVERS (TYP.)

PROPOSED AT&T 9'-0"X9'-0" LEASE AREA

PROPOSED AT&T ANTENNAS MOUNTED WITHIN EXISTING STEEPLE (TYP. OF (3) PER SECTOR, (4) SECTORS TOTAL)

EXISTING STEEPLE

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION, COUNTY GIS DATA AND A SITE WALK PERFORMED BY INFINIGY SOLUTIONS ON 03/27/18 AND IS NOT THE RESULT OF A FIELD SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

(1/--) EQUIPMENT SITE PLAN
SCALE: AS NOTED

CALLED NORTH

GRAPHIC SCALE:
10' 5' 0 5' 10'
SCALE (11x17): 1" = 10'-0"
SCALE (22x34): 1" = 5'-0"

NOTES:
1. EXISTING CONDITIONS INFORMATION BASED ON INFORMATION PROVIDED TO INFINITY
2. FOR MORE INFORMATION PERTAINING TO THE ANTENNA MOUNT DESIGN, REFER TO "MOUNT ANALYSIS REPORT," COMPLETED BY INFINITY, DATED 08/13/18.
3. FOR MORE INFORMATION PERTAINING TO THE STEEPLE STRUCTURE, REFER TO "APOSMITH 4C CHURCH STEEPLE LETTER," COMPLETED BY INFINITY, DATED 08/13/18.
4. INSTALLER SHALL PROVIDE ALL NECESSARY CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED INSTALLATION AND SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. INSTALLER SHALL PROVIDE ALL STRAIN RELIEF FOR ALL CABLE ASSEMBLIES ROUTING TO THE ANTENNAS. UTILIZATION OF MOISTURE DRIPS ON ALL DC POWER AND FIBER OPTIC CABLES SHALL BE UTILIZED.
6. CONTRACTOR NOT TO REUSE ANY EXISTING GATES OR FENCING FOR COMPOUND EXPANSION & REATTACH ANY DISRUPTED GROUNDING CONNECTIONS
7. DIESEL/NATURAL GAS GENERATOR TO BE INSTALLED ON THE CHURCH PROPERTY, ON THE EXTERIOR OF THE BUILDING. FINAL LOCATION PENDING COORDINATION WITH BUILDING LANDLORD AND AT&T REPRESENTATIVE.
8. TELCO PROVIDER: HUDSON VALLEY TELEPHONE
9. POWER PROVIDER: NBO

PROPOSED AT&T POWER ROUTE (FINAL ROUTE PENDING COORDINATION WITH CONSTRUCTION MANAGER & UTILITY COMPANY)

PROPOSED AT&T TELCO ROUTE (FINAL ROUTE PENDING COORDINATION WITH CONSTRUCTION MANAGER & UTILITY COMPANY)

PROPOSED AT&T 6'-0" DOUBLE SWING ACCESS GATE

PROPOSED AT&T EQUIPMENT TO BE INSTALLED WITHIN EXISTING INTERIOR ROOM:
- (1) EMERSON 721 POWER PLANT
- (1) BATTERY RACK
- (1) LTE RACK
- (1) TELCO RACK

PROPOSED AT&T (12) DC POWER CABLES & (4) FIBER CABLES TO BE ROUTED FROM PROPOSED EQUIPMENT CABINETS TO PROPOSED PANEL ANTENNAS

PROPOSED AT&T 24"X24" CEILING PORT FOR CABLE ROUTING FROM BASEMENT EQUIPMENT TO STEEPLE ANTENNA EQUIPMENT

PROPOSED AT&T 10'X10' FENCED EQUIPMENT AREA

PROPOSED AT&T 10'X20' LEASE AREA

10'-0"

20'-0"

EXISTING ELECTRICAL BACKBOARD

PROPOSED AT&T AC PANEL MOUNTED TO EXISTING BACKBOARD

PROPOSED AT&T METER & MAIN DISCONNECT SWITCH MOUNTED TO EXISTING BACKBOARD

±32'-4"

EXISTING ELECTRICAL ROOM

EXISTING HALLWAY

25'-0"

EXISTING CONCRETE STEP UP (TYP.)

±69'-0"

EXISTING ACCESS DOOR

EXISTING BASEMENT STORAGE ROOM

EXISTING STORAGE/UTILITY ROOM/CATACOMBS

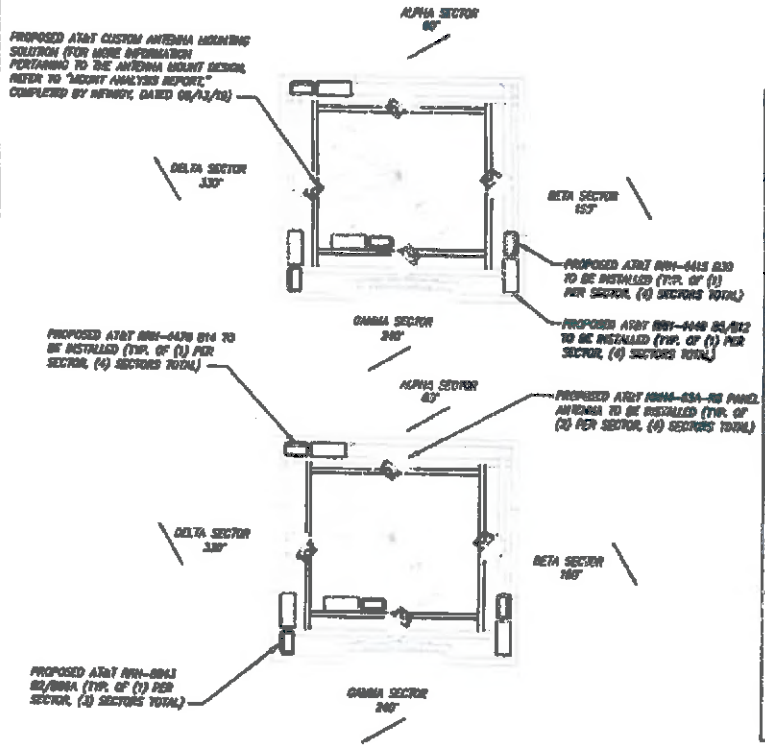
ALL INTERIOR ROOM DIMENSIONS ARE APPROXIMATE. BUILDING DRAWINGS WERE NOT AVAILABLE AT THE TIME OF ISSUANCE OF THESE DRAWINGS. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION/FABRICATION.

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION, COUNTY GIS DATA AND A SITE WALK PERFORMED BY INFINITY SOLUTIONS ON 08/27/18 AND IS NOT THE RESULT OF A FIELD SURVEY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

CALLED NORTH

1 EQUIPMENT SITE PLAN
SCALE: AS NOTED

GRAPHIC SCALE:
10' 5' 0 5' 10'
SCALE (11x17): 1" = 10'-0"
SCALE (22x34): 1" = 5'-0"



PROPOSED AT&T EQUIPMENT @ 90'-0"/97'-0" RAD



1 ANTENNA ORIENTATION PLAN
NOT TO SCALE

PROPOSED ANTENNA AND RADIO MODEL NUMBERS

SECTOR	EXISTING/ PROPOSED	BAND	ANTENNA	ANTENNA C. HEIGHT	AZIMUTH	RRH	TMA/DIPLEXER	CABLE	CABLE LENGTH	SLANT
ALPHA	PROPOSED	LTE	(1) COMMSCOPE NNH4-65A-R6	90'-0"	60°	(1) RRH-4478 B14 / (1) RRH-4415 B30 / (1) RRH-4415 B2	---	(2) DC POWER (1) FIBER	TBD TBD	(1) 120-0-0-N-N-0-0-0

Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 10(b)

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

[FOLLOWS ON NEXT PAGE]

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT ("Agreement"), dated as of the date below, between _____ having its principal office at _____, (hereinafter called "**Mortgagee**") and The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation, having a mailing address of P.O Box 3006, Kingston, NY 12402 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

RECITALS:

A. Tenant has entered into a certain lease dated _____, 20___, (the "**Lease**") with Landlord, covering property more fully described in **Exhibit 1** attached hereto and made a part hereof (the "**Premises**"); and

B. Landlord has given to Mortgagee a mortgage (the "**Mortgage**") upon property having a street address of _____, being identified as Lot _____ in Block _____ in the _____of _____, _____ County, State of New York ("**Property**"), a part of which Property contains the Premises; and

C. The Mortgage on the Property is in the original principal sum of _____($_____) Dollars, which Mortgage has been recorded in the appropriate public office in and for _____ County, New York ("**Mortgage**"); and

D. Tenant desires to be assured of continued occupancy of the Premises under the terms of the Lease and subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. So long as this Agreement will remain in full force and effect, the Lease is and will be subject and subordinate to the lien and effect of the Mortgage insofar as it affects the real property and fixtures of which the Premises forms a part (but not Tenant's trade fixtures and other personal property), and to all renewals, modifications, consolidations, replacements and extensions thereof, to the full extent of the principal sum secured thereby and interest thereon, with the same force and effect as if the Mortgage had been executed, delivered, and duly recorded among the above-mentioned public records, prior to the execution and delivery of the Lease.

2. In the event Mortgagee takes possession of the Premises as mortgagee-in-possession, including but not limited to, by deed in lieu of foreclosure or foreclosure of the Mortgage, Mortgagee agrees not to affect or disturb Tenant's right to possession of the Premises and any of Tenant's other rights under the Lease in the exercise of Mortgagee's rights so long as Tenant is not then in default, after applicable notice and/or grace periods, under any of the terms, covenants, or conditions of the Lease.

3. In the event that Mortgagee succeeds to the interest of Landlord or other landlord under the Lease and/or to title to the Premises, Mortgagee and Tenant hereby agree to be bound to one another under all of the terms, covenants and conditions of the Lease; accordingly, from and after such event, Mortgagee and Tenant will have the same remedies against one another for the breach of an agreement contained in the Lease as Tenant and Landlord had before Mortgagee succeeded to the interest of Landlord; provided, however, that Mortgagee will not be:

(a) personally liable for any act or omission of any prior landlord (including Landlord); or

(b) bound by any rent or additional rent which Tenant might have paid for more than the payment period as set forth under the Lease (one month, year etc.) in advance to any prior landlord (including Landlord).

4. In the event that Mortgagee or anyone else acquires title to or the right to possession of the Premises upon the foreclosure of the Mortgage, or upon the sale of the Premises by Mortgagee or its successors or assigns after foreclosure or acquisition of title in lieu thereof or otherwise, Tenant agrees not to seek to terminate the Lease by reason thereof, but will remain bound unto the new owner so long as the new owner is bound to Tenant (subject to paragraph 3 above) under all of the terms, covenants and conditions of the Lease.

5. Mortgagee understands, acknowledges and agrees that notwithstanding anything to the contrary contained in the Mortgage and/or any related financing documents, including, without limitation, any UCC-1 financing statements, Mortgagee will acquire no interest in any furniture, equipment, trade fixtures and/or other property installed by Tenant on the Property. Mortgagee hereby expressly waives any interest which Mortgagee may have or acquire with respect to such furniture, equipment, trade fixtures and/or other property of Tenant now, or hereafter, located on or affixed to the Property or any portion thereof and Mortgagee hereby agrees that same do not constitute realty regardless of the manner in which same are attached or affixed to the Property.

6. This Agreement will be binding upon and will extend to and benefit the successors and assigns of the parties hereto and to any assignees or subtenants of Tenant which are permitted under the Lease. The term "Mortgagee", when used in this Agreement will be deemed to include any person or entity which acquires title to or the right to possession of the Premises by, through or under Mortgagee and/or the Mortgage, whether directly or indirectly.

7. This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

[Remainder of Page Intentionally Blank – Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed as of the last signature date below.

LANDLORD: The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation

By: _____

Print Name: _____
Its: _____
Date: _____

TENANT: New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Print Name: _____
Its: _____
Date: _____

MORTGAGEE: _____,

By: _____

Print Name: _____
Its: _____
Date: _____

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

ACKNOWLEDGEMENTS

LANDLORD

STATE OF NEW YORK

COUNTY OF _____

1. Individual or Representative Capacity:

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

_____

Notary Public

Printed Name: _____

My Commission Expires: _____

Note the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust, custodian, nominee or any other individual or entity in its own or any representative capacity.

TENANT

STATE OF NEW YORK

COUNTY OF _____

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

_____

Notary Public

Printed Name: _____

My Commission Expires: _____

Note the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust, custodian, nominee or any other individual or entity in its own or any representative capacity.

MORTGAGEE

STATE OF NEW YORK

COUNTY OF _____

1. Individual or Representative Capacity:

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

_____

Notary Public

Printed Name: _____

My Commission Expires: _____

Note the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust, custodian, nominee or any other individual or entity in its own or any representative capacity.

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

The Property is legally described as follows:

The Premises is legally described as follows:

EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that the Property, as of the date of this Agreement, is free of hazardous substances except as follows:

1. NONE.

EXHIBIT 12

STANDARD ACCESS LETTER

[FOLLOWS ON NEXT PAGE]

[Landlord Letterhead]

DATE

Building Staff / Security Staff
Backstage Productions (BSP)
323 Wall Street
Kingston, NY 12401

Re: Authorized Access granted to AT&T

Dear Building and Security Staff,

Please be advised that we have signed a lease with AT&T permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to the leased area. Thank you for your assistance.

_____
Landlord Signature

EXHIBIT 24b

MEMORANDUM OF LEASE

[FOLLOWS ON NEXT PAGE]

MEMORANDUM OF LEASE

Prepared by:
Courtney Washington
Airosmith Development, Inc.
318 West. Ave.
Saratoga Springs, NY 12866

Return to:
AT&T Mobility
2875 Union Road, Ste. 352
Cheektowaga, NY 14227
Attn: Network Real Estate
Cell Site Name: Kingston West
Fixed Asset Number: 12926754
State: New York
County: Ulster

MEMORANDUM
OF
LEASE

This Memorandum of Lease is entered into on this ____ day of _____, 20___, by and between The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation, having a mailing address of P.O Box 3006, Kingston, NY 12402 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd, NE, 3rd Floor, Atlanta, GA 30319 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Option and Structure Lease Agreement ("**Agreement**") on the _____ day of _____, 20____, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.

2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with eight (8) successive five (5) year options to renew.

3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.

4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation

By: _____
Name: _____
Its: _____
Date: _____

"TENANT"

New Cingular Wireless PCS, LLC
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: _____
Its: Sr. Manager of Real Estate & Construction
Date: _____

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

State of NEW YORK)

) ss.:

County of ERIE)

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

_____

Notary Public

Printed Name: _____

My Commission Expires: _____

LANDLORD ACKNOWLEDGMENT

State of _____)

) ss.:

County of _____)

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

_____

Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT 1

DESCRIPTION OF PREMISES

Page _____ of _____

to the Memorandum of Lease dated _____ ___, 20___, by and between The Minister, Elders and Deacons of the Reformed Protestant Dutch Church, a religious corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

The Premises are described and/or depicted as follows

W-9 FORM

[FOLLOWS ON NEXT PAGE]

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

___ - ___ - ____

or

Employer identification number

__ - _____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Exhibit 14

Radio Frequency (RF) Engineer Letter & Propagation Maps

NETWORK ENGINEERING
1762 CENTRAL AVE
ALBANY, NEW YORK 12205

NEW SITE BUILD
SITE ID: KINGSTON WEST
272 WALL STREET, KINGSTON, NY 12401 (N 41.9328702, W -74.0189604)
Ulster County, New York

AT&T proposes to build a new facility ("cell site") within the Old Dutch Church located in Kingston, NY. The new AT&T facility will be a tenant improvement build internal to the existing Old Dutch Church. The Kingston West site is specifically designed and ideally situated to address a significant coverage gap within AT&T's wireless network. The purpose of this facility is to improve AT&T's in-car and in-building wireless service in Kingston, NY.

AT&T seeks to provide reliable 4G (LTE) service to the coverage objective. The 4G network (LTE 700 MHz) radio frequency (RF) predicted signal propagations included herein depict existing and proposed future coverage at varying signal strength thresholds represented in levels from -75 dBm (Dense Urban Indoor) to -115 dBm (Outdoor service only). Sufficient service levels are those consistent signal strengths required to make and sustain good audio and data speeds. These set levels prevent failed access or originations, as well as frequent dropped calls or lost data sessions and poor or garbled audio conditions.

Exhibit 1 shows the topography (lay of the land) in and around the proposed wireless facility. Exhibit 2 demonstrates the clutter/morphology in and around the proposed facility. It depicts the composition of what the area has for foliage, structures etc.

Existing coverage (Exhibit 3) levels for much of the area surrounding the proposed site ranges from -100 dBm (Residential Stretch) to <-105 dBm (In Car), which will result in poor in-building signal coverage after losses due to penetrating typical wood, concrete and constructed buildings. Signal strengths of -95 -dBm or greater are required to maintain consistent and adequate service inside these types of buildings. Areas within the plots greater than -110 dBm, but less than -105 will be poor for in-car service. Areas in gray which are signal strengths greater than -115 dBm but less than -110 dBm pose issues with customers using their devices outdoors. Areas less than -115 dBm will not have reliable service (white areas within plots). These areas are historically troublesome to AT&T users, who frequently experience dropped calls or lost data sessions, which are particularly worse during summer months with the foliage on the trees.

The proposed location AT&T antennas will be placed at a centerline height of 90' and 97' Internal to the existing church steeple to meet the coverage objectives for this area. Exhibit 4 depicts the signal propagation of the proposed site along with the neighboring sites in the area.

All RF predictions in this study were calculated using Forsk's Atoll software which provides the plots and data to show the proposed location is the best location. The Atoll radio planning tool is employed to predict receive signal levels based on path loss predictions via a standard propagation model (SPM), tuned/calibrated using continuous wave (CW) transmitters, considering the new sites' specific morphology type (urban, suburban, rural) and clutter or RF obstacles types (building height, density, trees, topography (terrain)). The studies included herein were done using a Mixed General Aster model which consists of rural and suburban morphologies.

Based on my evaluation of the current service needs within AT&T's network, the proposed facility will provide consistent and adequate service at desired levels within the coverage objective area, and therefore will address AT&T's coverage gaps.

Christopher Park
Radio Access Network (RAN) Engineer
AT&T Mobility
Dated: October 23, 2019

List of Exhibits
Exhibit 1: Topography of Underlying Area
Exhibit 2: Clutter/Morphology of Underlying Area
Exhibit 3: Existing LTE (4G) Coverage from Neighboring Sites
Exhibit 4: Proposed LTE (4G) Coverage from the New Site @ 97'

Oct 23, 2019

KINGSTON WEST, ULSTER COUNTY, NY
AT&T NEW SITE BUILD
272 WALL STREET, KINGSTON 41.9328702, -74.0189604
FA# 12926754

CHRIS PARK AT&T RAN ENGINEER UPNY

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KINGSTON WEST SATELLITE WITH PROPOSED NEW SITE BUILD LOCATION

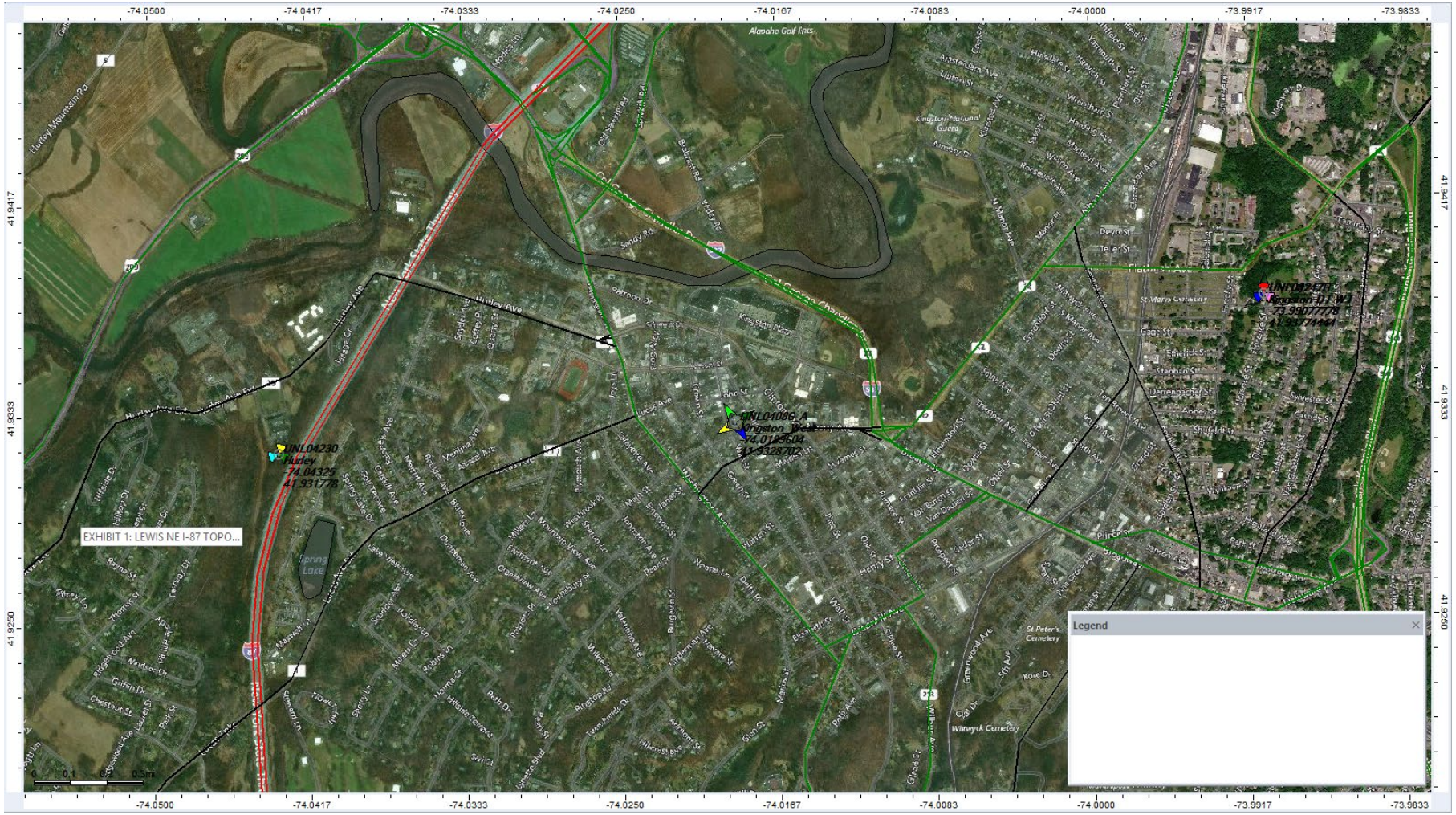


EXHIBIT 1: KINGSTON WEST TOPOLOGY

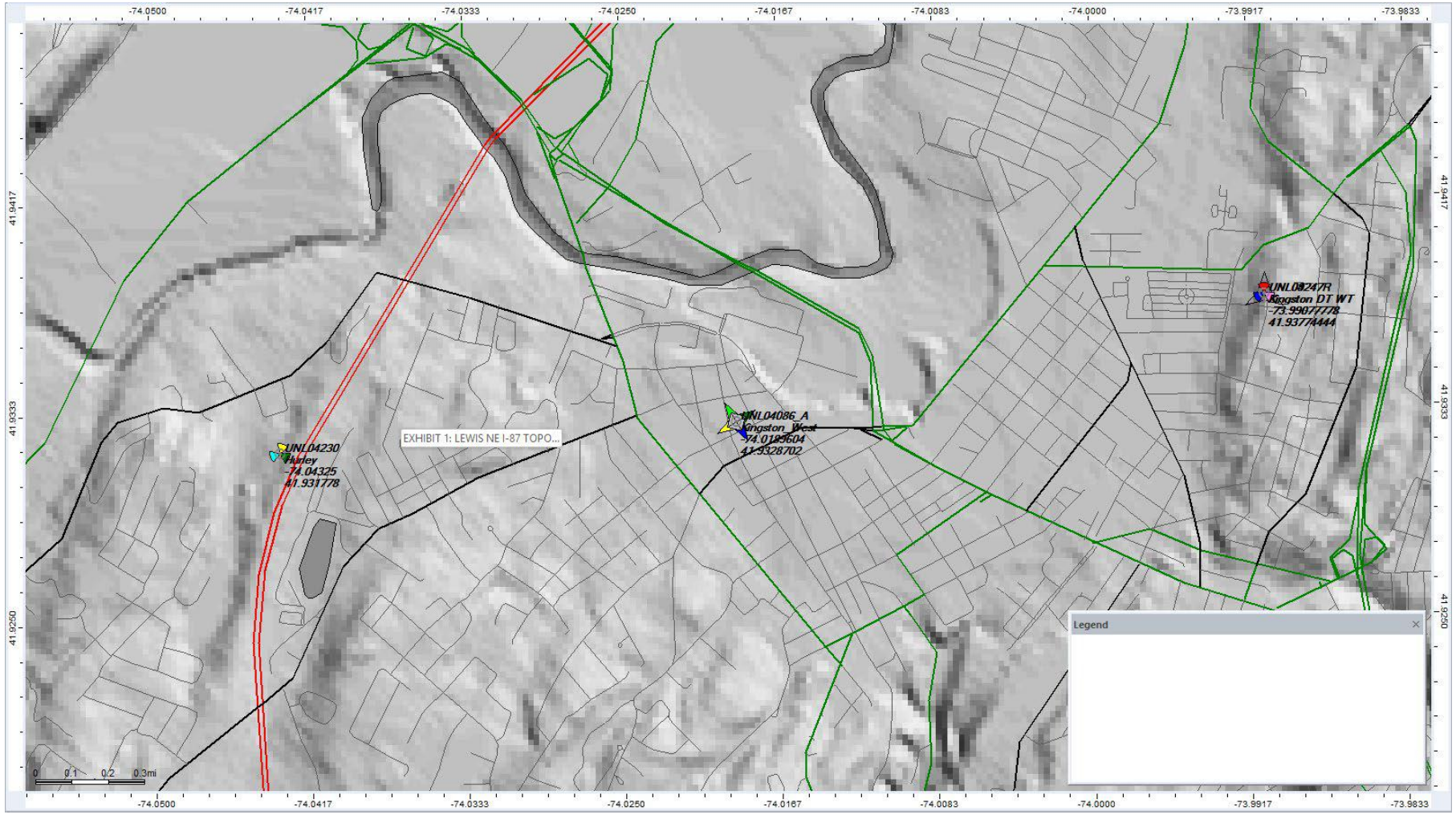


EXHIBIT 2: KINGSTON WEST CLUTTER / MORPHOLOGY

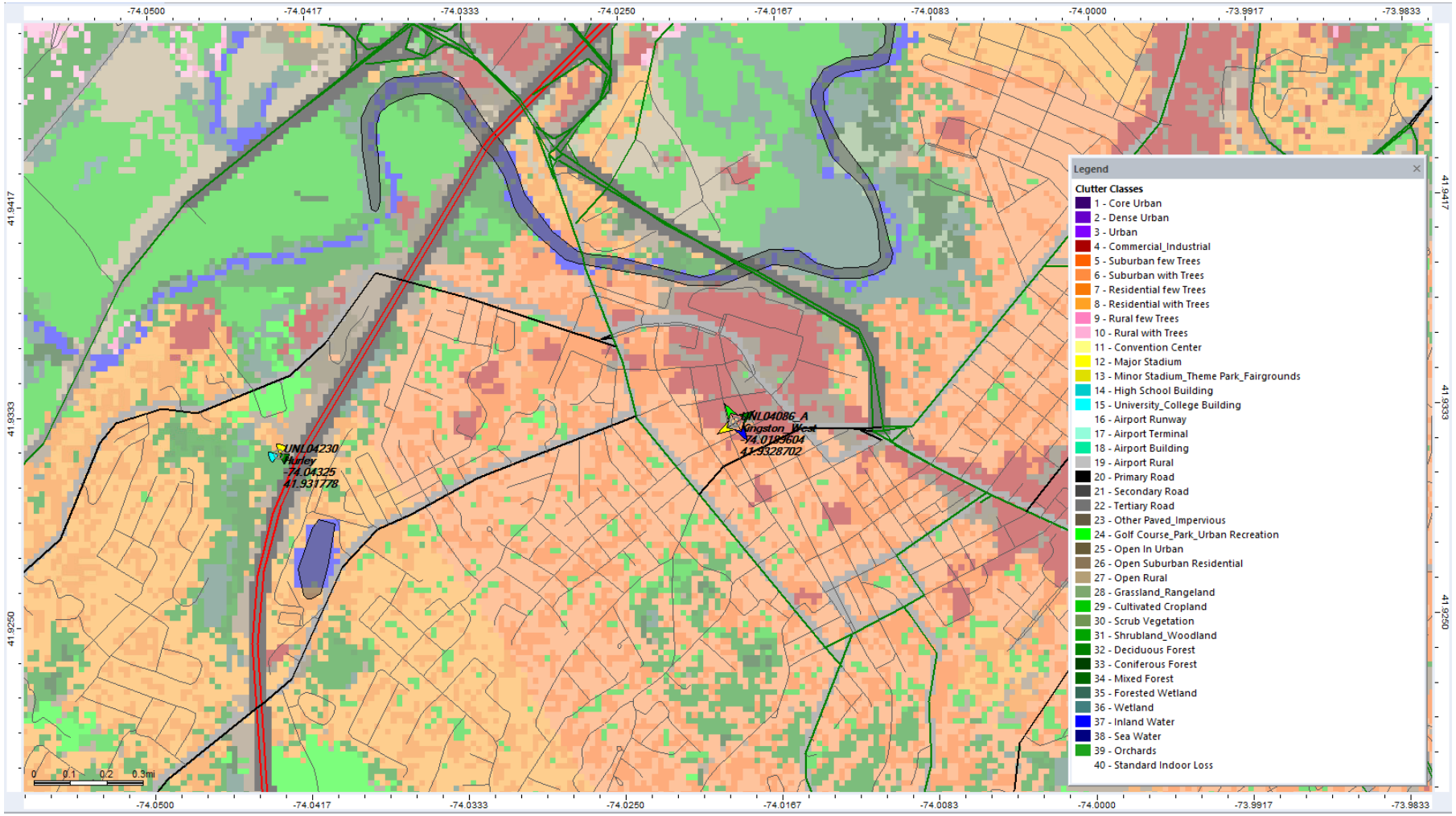


EXHIBIT 3: KINGSTON WEST EXISTING LTE COVERAGE

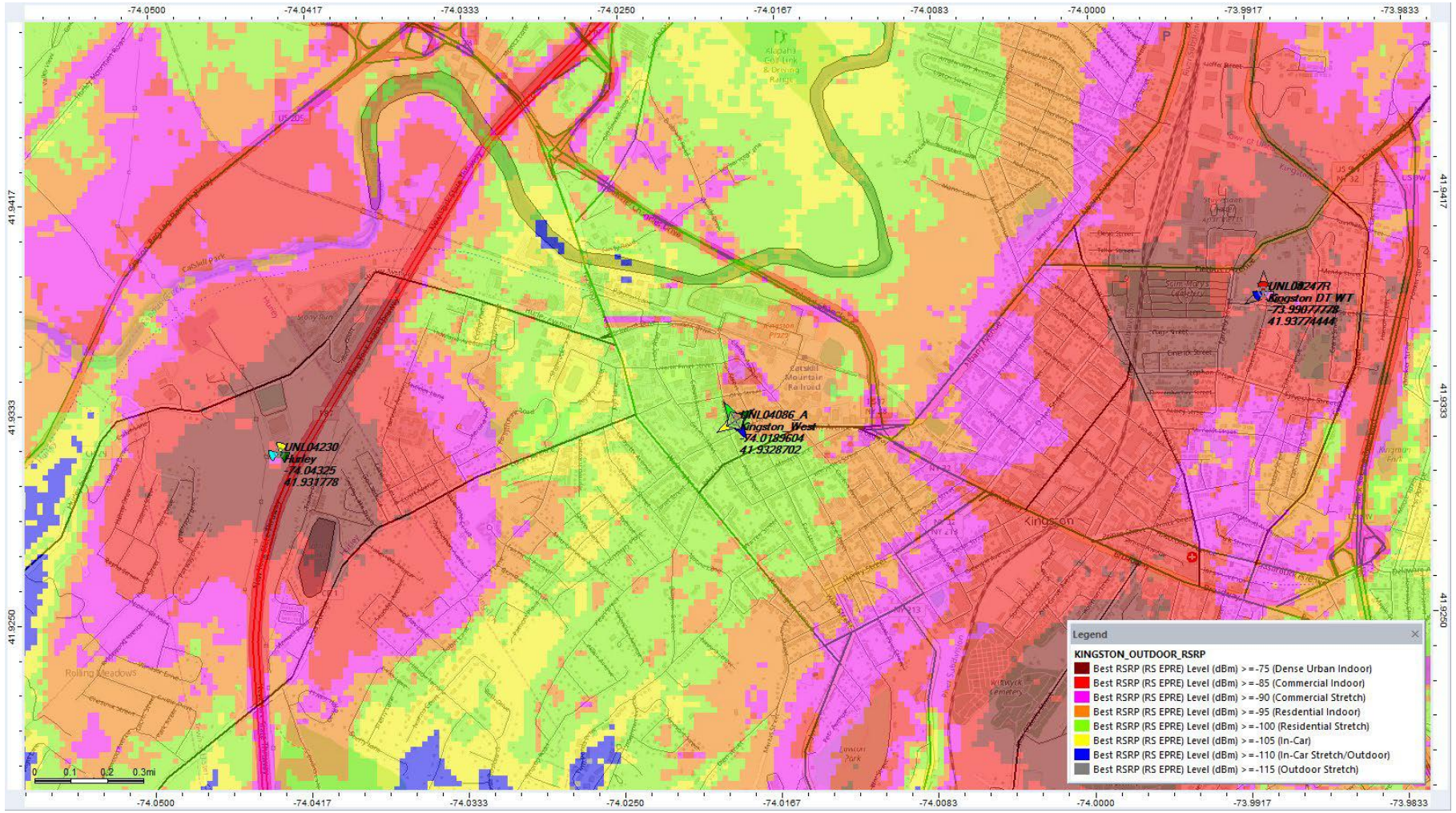


EXHIBIT 4: KINGSTON WEST PROPOSED LTE COVERAGE W/ NEW SITE BUILD

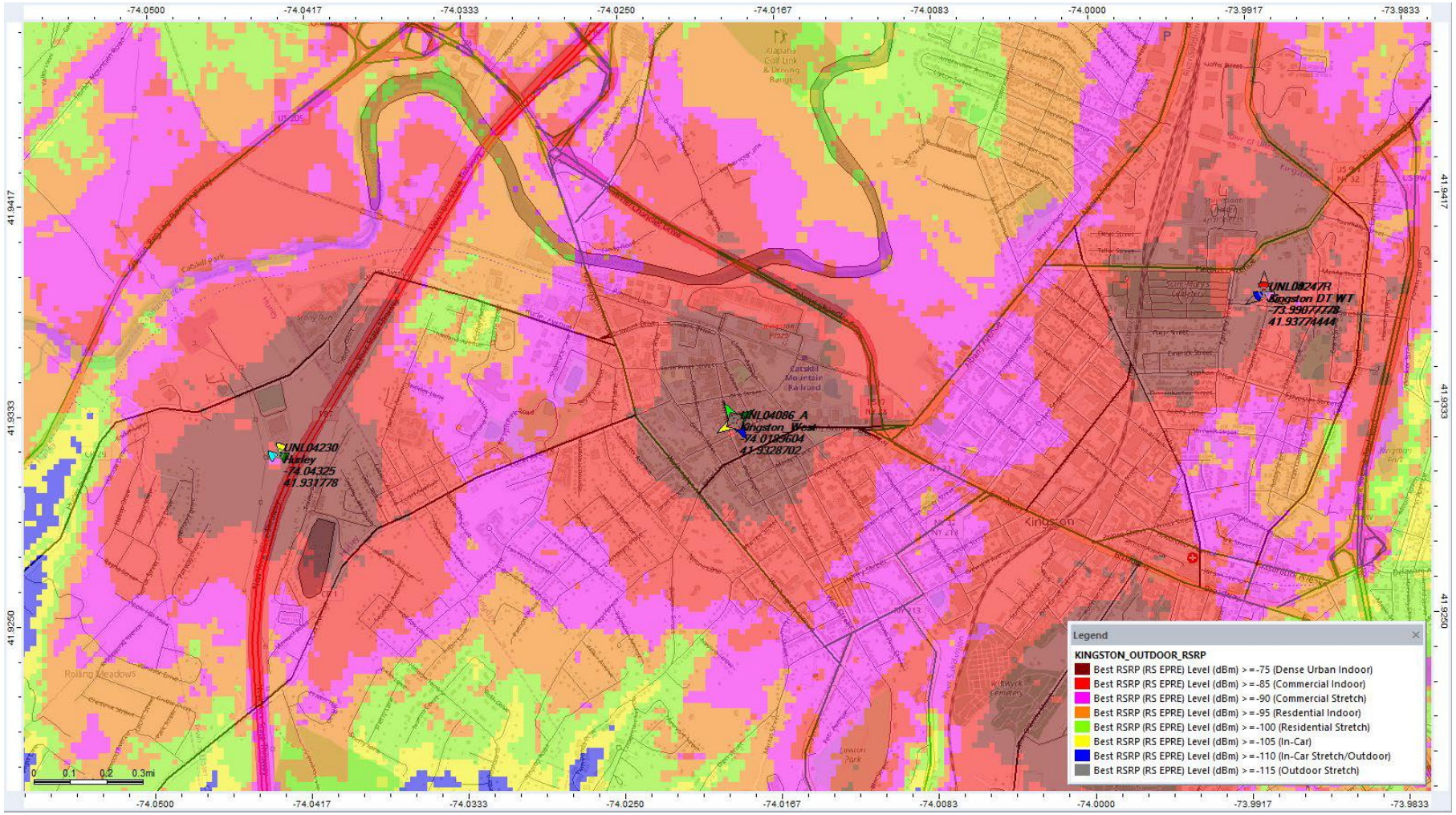


Exhibit 15

Site Selection Analysis

AIROSMITH DEVELOPMENT
We do it right the first time.

September 21, 2020

Planning Department
Attn: Kyla DeDea
City of Kingston
420 Broadway
Kingston, NY 12401

RE: Alternative Site Summary
Use: New Wireless Telecommunications Facility
Applicant: New Cingular Wireless PCS, LLC ("AT&T")
Property Address: 272 Wall Street, Kingston, NY 12401
Tax Map Parcel No.: 48.331-6-7

Dear Members of the City of Kingston Planning Board,

The undersigned hereby states the following in support of the application by New Cingular Wireless PCS, LLC to construct and operate a wireless communications facility at 272 Wall Street in the City of Kingston (the "Site").

1. As a Site Acquisition Specialist for Airosmith Development, myself and Airosmith Development have been retained by AT&T to provide services for the purpose of obtaining approvals, leases, and licenses as well as performing other site acquisition and development tasks involved in building and installing wireless communication facilities. I have performed, and am performing, such services in connection with AT&T's proposed wireless communications facility located at the Site.

2. I have participated directly or through my present employment in the development of many similar facilities, including wireless communication facilities such as the facility proposed for the Site. I have personally visited the Site and the area surrounding the Site on numerous occasions. I submit this affidavit based on my personal knowledge of the Site and the surrounding area and based on my professional experience in the development of wireless communication facilities.

3. When AT&T's radio frequency experts identify an area within which a wireless communications installation is required to address a significant service gap and provide reliable service in its coverage network, the area—known as a "search ring"—is illustrated upon a map and issued to the Site Acquisition Specialist. The search ring map is attached hereto.

4. Part of my site acquisition and development duties include identifying potential candidates within the search ring provided by AT&T's radio frequency ("RF") experts. The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower or comparable structure may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to address the significant gap in AT&T's network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations, with preference given to existing structures.

318 West Ave., Saratoga Springs, NY 12866
Office 518-306-1733 – Fax 518-306-1711
www.airosmithdevelopment.com

Certified WBENC Women's Business Enterprise
Certified SBA WOSB Woman Owned Small Business

5. In connection with this site, Airosmith Development has provided site acquisition services, including researching the area, identifying potential alternative candidates, and leasing the property at 272 Wall Street, Kingston, NY 12401

6. The geographic area defined by AT&T's RF experts consists of parcels in the City of Kingston located within the Stockade District consisting of mainly an urban environment of commercial businesses, offices, and historical buildings. The search ring issued by AT&T's RF engineers is shown below as **Exhibit A.**

7. After a search for alternative locations, it was determined that the Old Dutch Church at 272 Wall Street is the premier location for the Site due to interest from the land owner, land elevation and height of the structure, the ability to conceal the antennas within the steeple of the Church, and how it provides a central location within the search ring, therefore maximizing its ability to address AT&T's network service objectives. No existing tower structure within the search ring was determined to be present, available, or suitable. No property was determined to be usable for the construction of a new telecommunications tower. **Exhibit B** is a summary of the various properties that were evaluated.

8. Based on my review of the zoning ordinance, my personal knowledge of the area, my professional experience, and the input by AT&T's radio frequency experts, the proposed Site is the best available location to provide the sufficient coverage to address AT&T's significant coverage and capacity gap in their network in this area of the City of Kingston.

Best Regards,

George Santoire
Site Acquisition Specialist
Airosmith Development, Inc.
as agent for AT&T Mobility Corp.
318 West Ave.
Saratoga Springs, NY 12866
(518) 290-1092 office/fax
(518) 682-7623 cell
gsantoire@airosmithdevelopment.com

[Exhibits Begin on Following Page]

AIROSMITH DEVELOPMENT
We do it right the first time.

Exhibit A
Search Ring



Red Circle: Search ring outline.
Cyan Lines: Property boundaries.

AIROSMITH DEVELOPMENT
We do it right the first time.

Exhibit B
Site Locations Considered/Researched

A. **Old Dutch Church (First Reformed Protestant Dutch Church of Kingston – 272 Wall Street, Kingston, NY 12401:** Church steeple candidate. This is the proposed location and the location determined by AT&T's RF engineers to best meet the coverage objective.

B. **Rural Ulster Preservation Company (RUPCO) – 37 John Street, Kingston, NY 12401:** Rooftop candidate. This landowner did not confirm interest in discussing a lease agreement with AT&T. AT&T had previously explored this property in 2014 & 2015, and it was determined that not enough rooftop space was available for the required equipment to operate a site there.

C. **323 Wall Street Owners, LLC – 323 Wall Street, Kingston, NY 12401:** Rooftop candidate. Although initially open to it, this landowner is not interested in negotiating a lease with AT&T.

D. **The Kingstonian Project – 9-17 North Front Street, Kingston, NY 12401:** Rooftop candidate. The landowner did not confirm interest; the property is to be torn down and remade into the Kingstonian Project in the coming years, and the property provides inferior coverage according to AT&T's RF engineers, that would not satisfy the coverage objective.

E. **Herzog Supply Co. – rear Clinton Ave., Kingston, NY 12401:** New tower candidate. Candidate's land was not sufficiently large enough for installation and determined to be not viable.

F. **Ulster County Office Building – 244 Fair Street, Kingston, NY 12401:** Rooftop candidate. We were informed by the Deputy County Executive, Marc Rider, that the County is currently not interested in leasing rooftop space in favor of other undetermined future plans. They were also not interested in the courthouse building at 285 Wall Street.

G. **The Governor Clinton – 1 Albany Avenue, Kingston, NY 12401:** Rooftop candidate. This property was determined to be not viable by AT&T's RF engineers because it did not satisfy the coverage objective.

H. **Fair St. Reform Church – 209 Fair Street, Kingston, NY 12401:** Church bell tower/steeple candidate. The landowner is interested, and this candidate is ranked 2nd by AT&T's RF engineers.

I. **Suburban Propane/Vertical Bridge – 124 Barbarosa Lane, Ulster, NY 12401:** New tower candidate. AT&T's RF engineers determined that this property is the least capable to provide the needed coverage and is half a mile outside of the search ring.

J. **Vertical Bridge Tower – 241-267 R Albany Avenue, Kingston, NY 12401:** Tower collocation candidate. This radio tower, which is approximately 0.4 miles outside of the search ring, was deemed not viable by AT&T's RF engineers.

K. **Aaron Craig – 59-83 R Albany Ave., Kingston, NY 12401:** New tower candidate. Owner is not interested in negotiating a lease with AT&T.

L. **Base Equity, LLC – 291 Wall Street, Kingston, NY 12401:** This landowner lacked sufficient rooftop space for equipment and was unwilling and unable to lease indoor space for equipment.

M. **St. James Methodist Church – 35 Pearl Street, Kingston, NY 12401:** Rooftop candidate. The property was determined by AT&T's RF engineers to be not viable because it did not satisfy the coverage objective.

[Maps Begin on Following Page]



Red Circle: Search ring outline.
Cyan Lines: Property boundaries.
Green Marker: Proposed location.
Yellow Markers: Alternative locations.



Red Circle: Search ring outline.
Cyan Lines: Property boundaries.
Green Marker: Proposed location.
Yellow Markers: Alternative locations.

Exhibit 16

Short Environmental Assessment Form (EAF)

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:

AT&T Mobility Corp. - Kingston West Public Utility Wireless Telecommunications Facility

Project Location (describe, and attach a location map):

272 Wall Street Kingston, NY 12401 City of Kingston, County of Ulster New York (Please see attached site location and Topographical map)

Brief Description of Proposed Action:

The proposed action involves the construction of a wireless telecommunication facility by AT&T Mobility Corp. AT&T proposes the co-location of wireless telecommunication antennas completely contained within the existing church steeple structure at a center line height of ninety (90) and ninety seven (97) feet above ground level. Associated unmanned equipment will be located in the existing church electrical room within a 200 square foot lease area. A natural gas powered emergency electrical generator is proposed on a 6' x 4' (24 Sq Ft; 0.0005 acre) concrete pad within a 9' x 12' (108 Sq. Ft; 0.002 acre) lease area on the northeast side of the building. Site Access and parking is proposed via an existing parking area for the church.

Name of Applicant or Sponsor:	Telephone:
AT&T Mobility Corp.	E-Mail:

Address:

5841 Bridge Street

City/PO:	State:	Zip Code:
East Syracuse	NY	13057

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

3. a. Total acreage of the site of the proposed action? 0.002 +/- acres
   b. Total acreage to be physically disturbed? 0.002 +/- acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.002 +/- 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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 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?	☐	☑

	NO	YES
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 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?	☐	☑
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?	☐	☑

	NO	YES
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

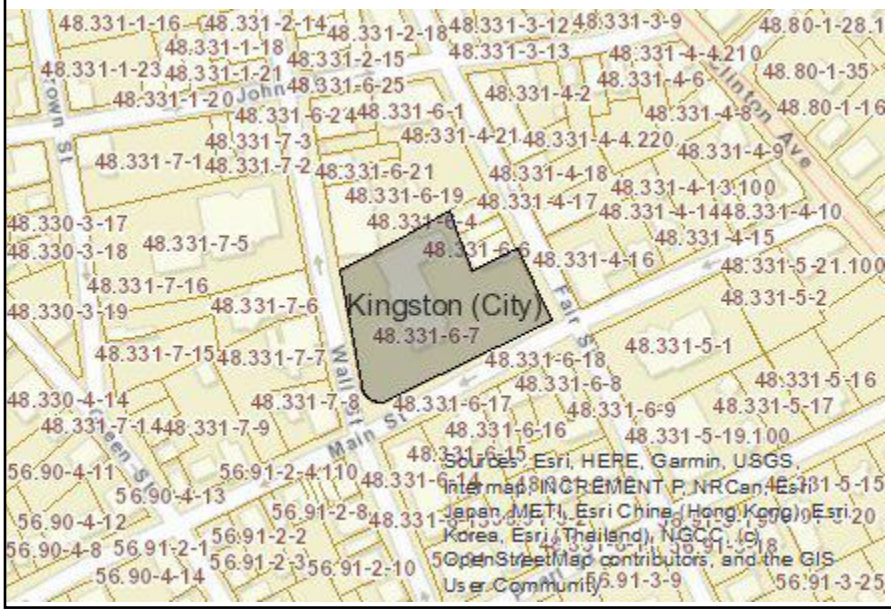
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create 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: _____ _____		
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:_____ _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ C356035-Utility Platers/ Kingston Diagnostics site is 1.73 acres in size and is located at 416 Washington Avenue/167 Schwenk Drive, Kingston, Ulster County, NY. Remediation at the site is complete	☐	☑

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

Applicant/sponsor/name: AT&T Mobility Corp. Date: _____

Signature: Gerald Engstrom, AICP Title: Consulting Planner

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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

Exhibit 17

Photo Simulations Letter Regarding Antennas

INFINIGY

FROM ZERO TO INFINIGY

the solutions are endless

1033 WATERVLIET SHAKER RD, ALBANY, NY 12205

11/12/19

To: Robyn Bright
Airosmith Development
32 Clinton Street, Saratoga Springs NY 12866
Email: rbright@airosmithdevelopment.com
919.271.9266 cell | 518.306.1711 fax

RE:	AT&T Antenna Install - Steeple	
	Project:	AT&T/Airosmith/UNY-New Site Install
	AT&T FA #:	12926754
	AT&T Site Name:	Kingston West
	Address:	272 Wall Street, Kingston NY 12401

To Ms. Bright,

INFINIGY has been asked to provide a series of photo simulations, detailing the proposed AT&T antenna install within the existing steeple at the above-mentioned address. It is the opinion of INFINIGY that the antennas will not be visible from the ground.

This is due to the fact that all (6) proposed antennas and equipment will be mounted behind the existing wooden louvres, therefore blocking any view from the ground. This has been detailed in the photos located on the following pages.

For any additional information or questions, please feel free to reach out directly. My contact is below. Thank you!

Sincerely,



Maggie P. Stevens
Project Manager
INFINIGY Engineering, PLLC
Email: mstevens@infinigy.com


Proposed (6) AT&T antennas to be mounted behind existing louvres. (2) antennas per sector, to be stacked. **NOT VISIBLE FROM GROUND LEVEL**


Proposed (6) AT&T antennas to be mounted behind existing louvres. (2) antennas per sector, to be stacked. **NOT VISIBLE FROM GROUND LEVEL**

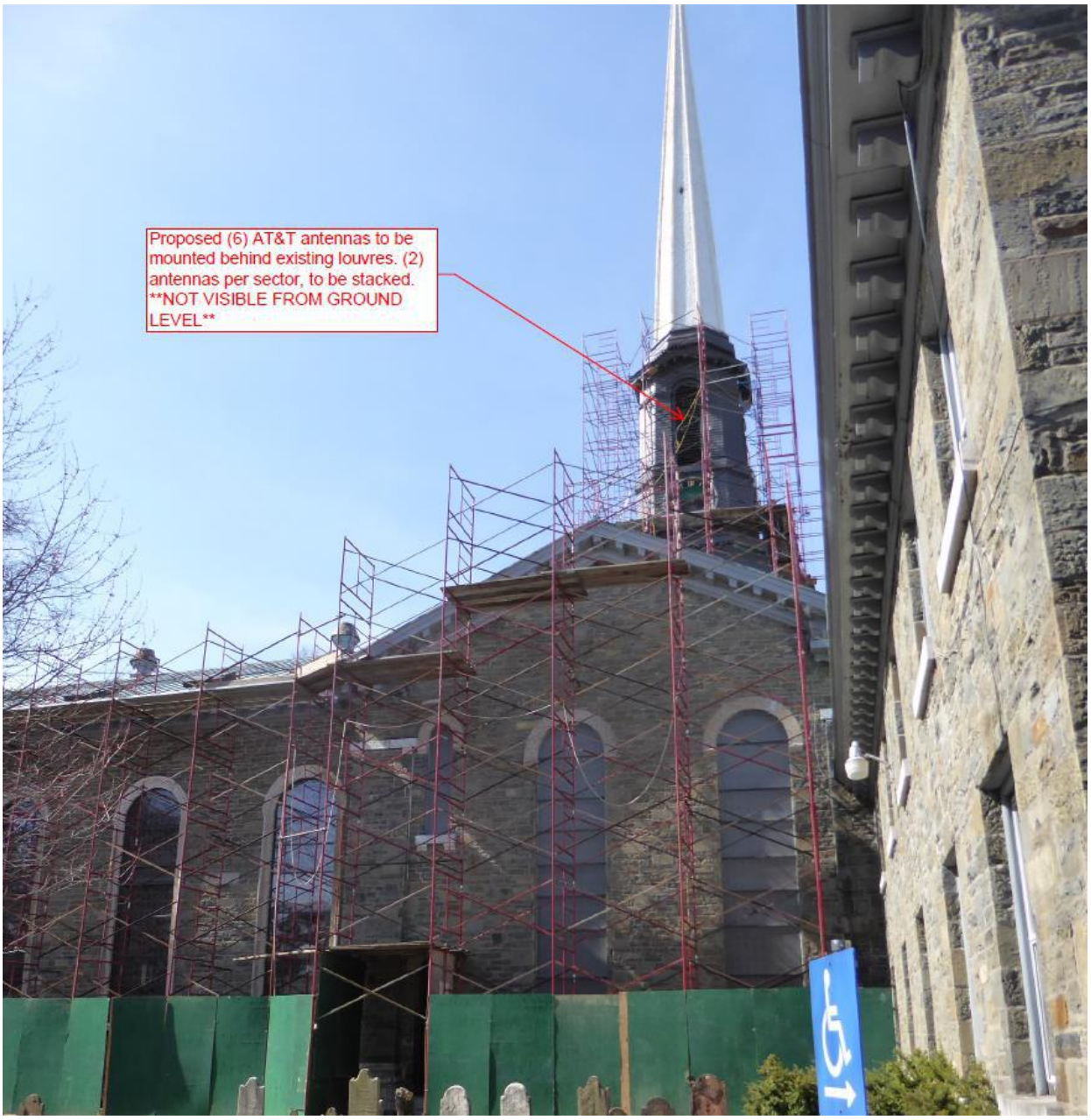
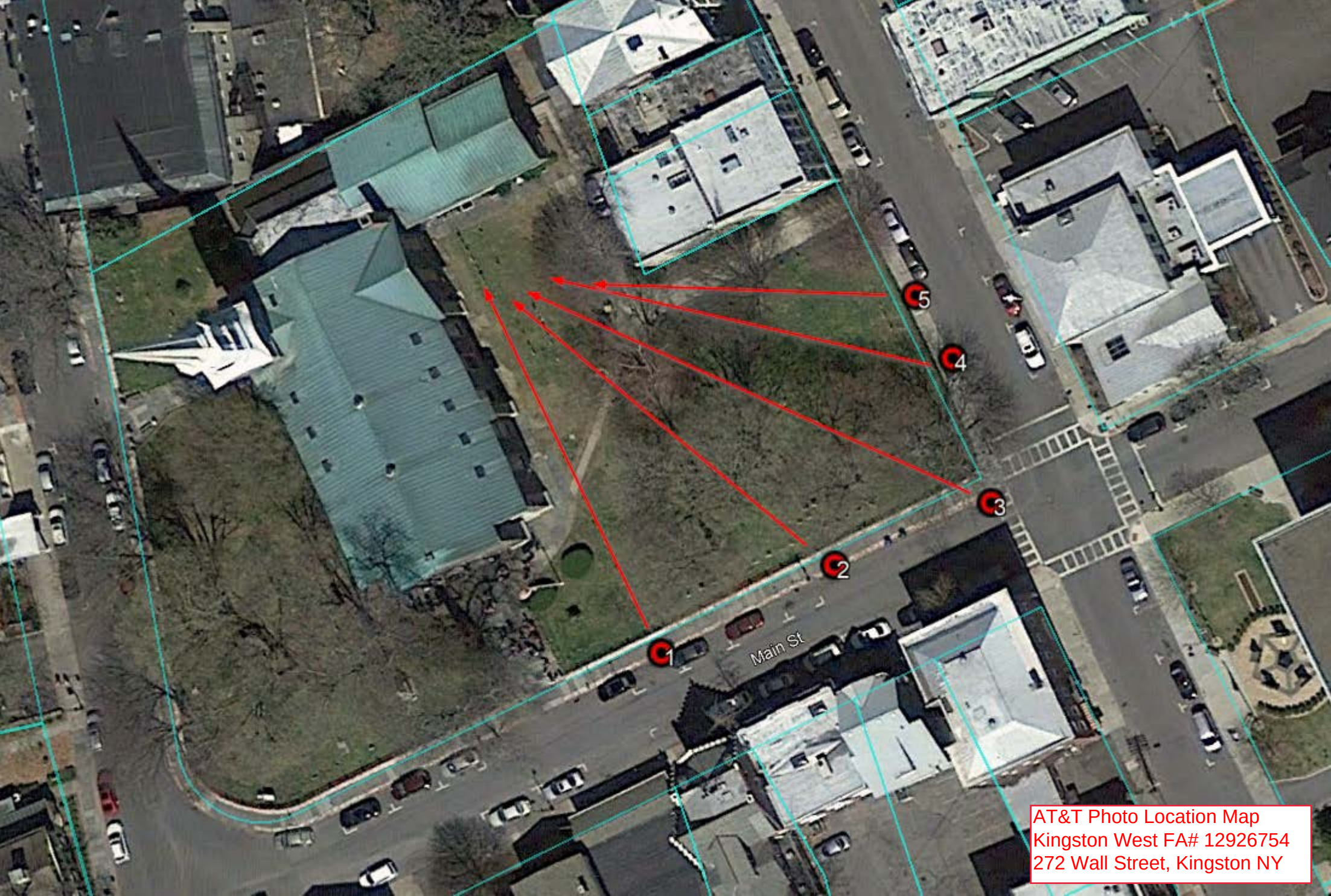

Proposed (6) AT&T antennas to be mounted behind existing louvres. (2) antennas per sector, to be stacked. **NOT VISIBLE FROM GROUND LEVEL**

Exhibit 18

Photo Simulations Regarding Ground Generator


1
2
3
4
5
Main St
AT&T Photo Location Map
Kingston West FA# 12926754
272 Wall Street, Kingston NY



Location #1

at&t

KINGSTON WEST

272 Wall Street, Kingston, NY 12401

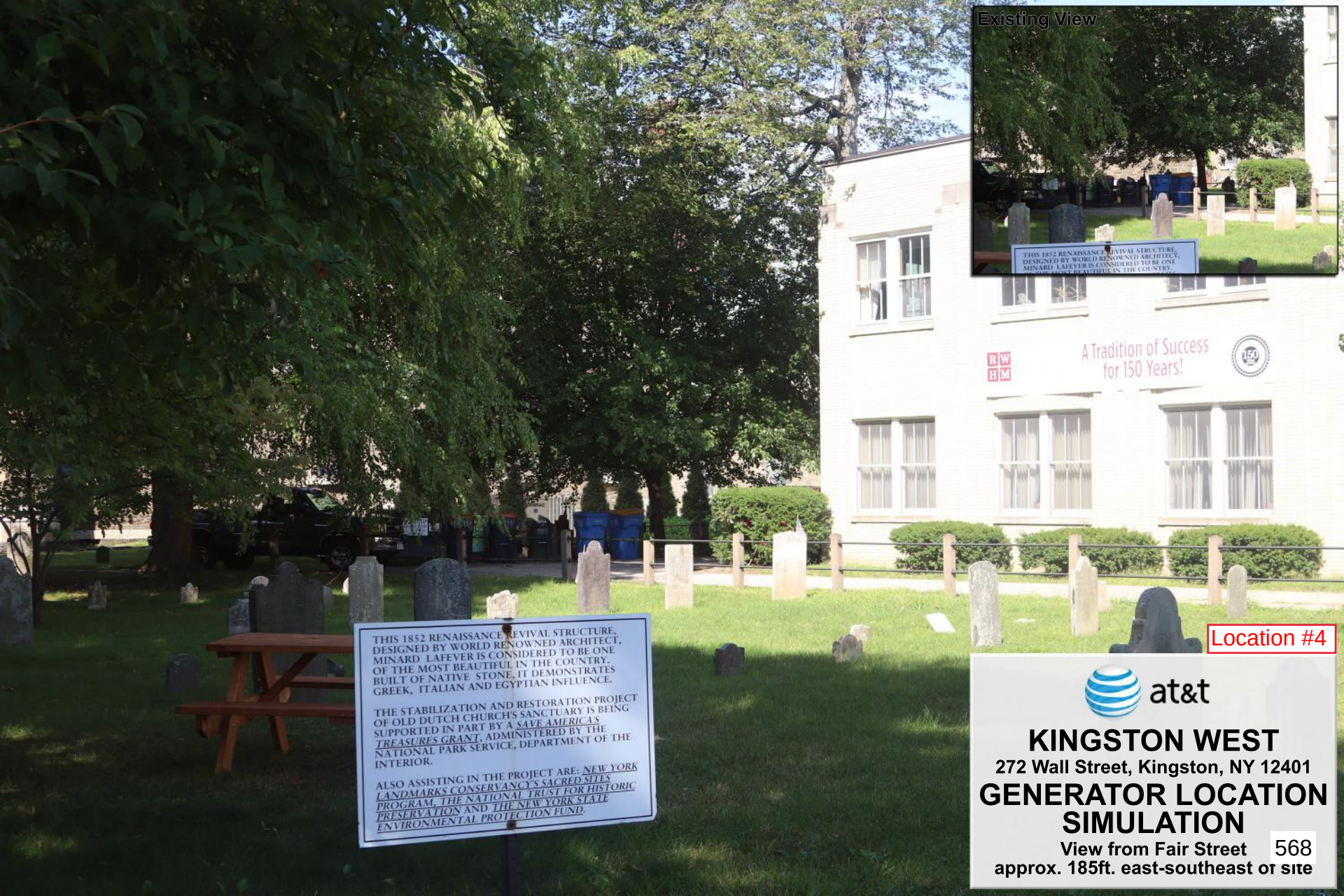
GENERATOR LOCATION SIMULATION

View from Main Street 565

approx. 200ft. south-southeast of site


Existing View
Location #2
at&t
KINGSTON WEST
272 Wall Street, Kingston, NY 12401
GENERATOR LOCATION SIMULATION
View from Main Street
approximately 215ft. southeast of site
566


Existing View
Location #3
at&t
KINGSTON WEST
272 Wall Street, Kingston, NY 12401
GENERATOR LOCATION SIMULATION
View from Main Street
approx. 220ft. east-southeast of site
567


Existing View
THIS 1852 RENAISSANCE REVIVAL STRUCTURE, DESIGNED BY WORLD RENOWNED ARCHITECT, MINARD LAFEVER IS CONSIDERED TO BE ONE OF THE MOST BEAUTIFUL IN THE COUNTRY. BUILT OF NATIVE STONE, IT DEMONSTRATES GREEK, ITALIAN AND EGYPTIAN INFLUENCE.
THE STABILIZATION AND RESTORATION PROJECT OF OLD DUTCH CHURCH'S SANCTUARY IS BEING SUPPORTED IN PART BY A SAVE AMERICA'S TREASURES GRANT, ADMINISTERED BY THE NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR.
ALSO ASSISTING IN THE PROJECT ARE: NEW YORK LANDMARKS CONSERVANCY'S SACRED SITES PROGRAM, THE NATIONAL TRUST FOR HISTORIC PRESERVATION AND THE NEW YORK STATE ENVIRONMENTAL PROTECTION FUND.
A Tradition of Success for 150 Years!
Location #4
at&t
KINGSTON WEST
272 Wall Street, Kingston, NY 12401
GENERATOR LOCATION SIMULATION
View from Fair Street
approx. 185ft. east-southeast of site
568


Existing View
Location #5
at&t
KINGSTON WEST
272 Wall Street, Kingston, NY 12401
GENERATOR LOCATION SIMULATION
View from Fair Street
approximately 160ft. east of site
569

Exhibit 19

FCC Licenses

REFERENCE COPY
This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
KNKN633	
Radio Service CL - Cellular	
Market Numer CMA563	**Channel Block** A
Sub-Market Designator 0	

FCC Registration Number (FRN): 0003291192

Market Name
New York 5 - Otsego

Grant Date	Effective Date	Expiration Date	Five Yr Build-Out Date	Print Date
11-16-2010	08-31-2018	10-01-2020		

Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
13	41-41-06.2 N	074-21-21.6 W	689.2	59.7	1065043

Address: Highpoint Mountain (95451)
City: ELLENVILLE **County:** ULSTER **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	461.900	436.200	529.500	600.800	561.600	409.600	429.600	483.200
Transmitting ERP (watts)	4.600	2.500	1.900	3.700	2.700	0.500	0.900	5.600

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	461.900	436.200	529.500	600.800	561.600	409.600	429.600	483.200
Transmitting ERP (watts)	0.100	1.700	0.300	4.400	0.700	4.300	0.300	1.100

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	461.900	436.200	529.500	600.800	561.600	409.600	429.600	483.200
Transmitting ERP (watts)	88.200	18.200	2.100	2.200	17.600	141.000	36.700	9.000

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
15	42-17-33.0 N	075-21-57.0 W	570.0	59.4	1027695

Address: Pine Hill Road (95471)
City: SIDNEY **County:** DELAWARE **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	204.600	252.900	153.900	94.700	118.300	174.200	246.500	187.700
Transmitting ERP (watts)	72.100	3.800	3.500	4.200	12.500	48.200	149.400	132.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
18	42-23-57.0 N	074-35-22.0 W	979.6	36.6	1006452

Address: Mount Utsayantha Tower Road (95478)
City: STAMFORD **County:** DELAWARE **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	396.800	474.300	509.400	358.100	377.000	341.300	411.000	420.400
Transmitting ERP (watts)	90.500	13.300	4.900	0.323	0.900	22.200	106.700	161.900

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	396.800	474.300	509.400	358.100	377.000	341.300	411.000	420.400
Transmitting ERP (watts)	33.800	106.700	117.900	39.100	5.800	1.700	0.300	1.900

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	396.800	474.300	509.400	358.100	377.000	341.300	411.000	420.400
Transmitting ERP (watts)	3.300	0.330	1.000	35.300	128.800	165.000	62.400	8.800

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
19	42-02-31.0 N	075-24-25.0 W	507.5	58.8	1045094

Address: 1540 MCCABE HOLLOW ROAD (2697)
City: DEPOSIT **County:** DELAWARE **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	83.300	138.800	54.000	199.900	61.900	89.600	104.700	75.900
Transmitting ERP (watts)	101.400	306.200	221.800	23.200	1.800	0.612	0.612	8.400

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	83.300	138.800	54.000	199.900	61.900	89.600	104.700	75.900
Transmitting ERP (watts)	3.600	49.400	247.700	291.100	62.200	2.700	0.600	0.600

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
19	42-02-31.0 N	075-24-25.0 W	507.5	58.8	1045094

Address: 1540 MCCABE HOLLOW ROAD (2697)
City: DEPOSIT **County:** DELAWARE **State:** NY **Construction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	83.300	138.800	54.000	199.900	61.900	89.600	104.700	75.900
Transmitting ERP (watts)	1.800	0.612	0.612	8.400	101.400	306.200	221.800	23.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
22	42-43-01.3 N	074-13-59.8 W	424.9	45.7	1222967

Address: 205 Beard Road (60600)
City: Delanson **County:** SCHOHARIE **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	173.800	158.400	173.500	107.600	46.400	188.800	155.200	144.200
Transmitting ERP (watts)	110.900	335.000	242.700	25.400	2.000	0.700	0.700	9.200

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	173.800	158.400	173.500	107.600	46.400	188.800	155.200	144.200
Transmitting ERP (watts)	0.700	1.200	22.300	185.400	345.100	140.600	7.400	1.400

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	173.800	158.400	173.500	107.600	46.400	188.800	155.200	144.200
Transmitting ERP (watts)	27.200	1.200	0.300	0.300	1.600	21.600	108.100	127.100

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
23	41-32-43.0 N	074-53-45.6 W	401.1	56.7	

Address: 295 Clark Road (95433)
City: Eldred **County:** SULLIVAN **State:** NY **Construction Deadline:**

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	42.700	88.200	53.800	83.800	157.100	124.800	121.400	98.600
Transmitting ERP (watts)	38.600	52.000	10.700	0.700	0.104	0.104	0.300	5.100

Antenna: 5
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	42.700	88.200	53.800	83.800	157.100	124.800	121.400	98.600
Transmitting ERP (watts)	0.100	0.500	6.900	31.300	20.300	2.700	0.100	0.100

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
23	41-32-43.0 N	074-53-45.6 W	401.1	56.7	

Address: 295 Clark Road (95433)
City: Eldred **County:** SULLIVAN **State:** NY **Construction Deadline:**

Antenna: 6
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	42.700	88.200	53.800	83.800	157.100	124.800	121.400	98.600
Transmitting ERP (watts)	1.100	0.100	0.100	0.100	1.200	13.100	37.600	11.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
24	41-30-13.6 N	074-48-43.3 W	431.9	60.7	1259273

Address: 512 MOHICAN LAKE ROAD (101924)
City: Glen Spey **County:** SULLIVAN **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	113.500	82.700	109.500	159.800	128.000	147.600	158.900	109.700
Transmitting ERP (watts)	33.200	48.800	10.400	1.200	0.200	0.100	0.100	5.600

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	113.500	82.700	109.500	159.800	128.000	147.600	158.900	109.700
Transmitting ERP (watts)	0.100	0.300	5.700	23.900	17.000	2.600	0.400	0.100

Antenna: 4
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	113.500	82.700	109.500	159.800	128.000	147.600	158.900	109.700
Transmitting ERP (watts)	0.700	0.100	0.100	0.100	0.500	5.100	14.600	5.100

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
25	41-58-02.3 N	075-15-35.8 W	319.4	57.9	

Address: State Route 268 (95419)
City: Hancock **County:** DELAWARE **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000
Transmitting ERP (watts)	1.300	30.900	178.700	296.000	77.400	7.900	2.700	0.600

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000
Transmitting ERP (watts)	2.700	0.600	1.300	30.900	178.700	296.000	77.400	7.900

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
25	41-58-02.3 N	075-15-35.8 W	319.4	57.9	

Address: State Route 268 (95419)
City: Hancock **County:** DELAWARE **State:** NY C**onstruction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000
Transmitting ERP (watts)	120.400	12.200	3.100	0.636	0.900	16.900	135.100	318.400

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
26	42-42-54.9 N	075-08-35.3 W	617.8	79.2	1241849

Address: 221 Clock Hill Road (100631)
City: Burlington **County:** OTSEGO **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	239.500	207.100	199.800	187.600	198.500	185.000	260.900	237.300
Transmitting ERP (watts)	96.800	183.400	113.500	14.800	2.500	0.400	0.800	11.000

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	239.500	207.100	199.800	187.600	198.500	185.000	260.900	237.300
Transmitting ERP (watts)	0.400	1.000	28.800	135.900	183.300	68.300	7.100	2.000

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	239.500	207.100	199.800	187.600	198.500	185.000	260.900	237.300
Transmitting ERP (watts)	32.600	3.100	0.500	0.600	3.200	56.400	95.600	96.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
27	42-43-45.1 N	075-04-53.3 W	565.7	59.4	

Address: 199 Salamacha Road (99760)
City: Hartwick **County:** OTSEGO **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	92.200	136.400	172.900	168.800	140.000	136.900	156.300	132.700
Transmitting ERP (watts)	405.500	161.400	10.900	1.100	0.811	0.811	29.400	212.800

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	92.200	136.400	172.900	168.800	140.000	136.900	156.300	132.700
Transmitting ERP (watts)	4.200	64.300	314.800	361.400	75.500	4.300	0.722	0.722

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
27	42-43-45.1 N	075-04-53.3 W	565.7	59.4	

Address: 199 Salamacha Road (99760)
City: Hartwick **County:** OTSEGO **State:** NY C**onstruction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	92.200	136.400	172.900	168.800	140.000	136.900	156.300	132.700
Transmitting ERP (watts)	2.300	0.800	0.800	12.800	125.300	378.400	274.200	30.800

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
28	42-47-17.9 N	074-41-43.1 W	651.7	56.1	

Address: 1641 County Highway 50 (99161)
City: Cherry Valley **County:** OTSEGO **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	445.700	431.500	298.300	302.600	110.000	253.700	229.100	220.500
Transmitting ERP (watts)	18.500	162.400	311.200	126.000	7.000	1.500	0.622	1.000

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	445.700	431.500	298.300	302.600	110.000	253.700	229.100	220.500
Transmitting ERP (watts)	0.700	0.700	4.000	54.800	274.800	322.800	69.000	3.000

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	445.700	431.500	298.300	302.600	110.000	253.700	229.100	220.500
Transmitting ERP (watts)	202.900	19.700	2.300	0.548	0.548	8.600	86.200	274.300

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
29	42-05-16.6 N	073-57-53.1 W	69.8	47.2	

Address: 1 TOMSON ROAD (71371)
City: SAUGERTIES **County:** ULSTER **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	77.000	45.600	56.900	61.300	30.000	30.000	30.000
Transmitting ERP (watts)	330.400	379.300	79.300	4.600	0.800	0.800	4.500	67.500

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	77.000	45.600	56.900	61.300	30.000	30.000	30.000
Transmitting ERP (watts)	0.800	13.500	131.500	397.200	287.700	32.300	2.400	0.800

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
29	42-05-16.6 N	073-57-53.1 W	69.8	47.2	

Address: 1 TOMSON ROAD (71371)
City: SAUGERTIES **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	30.000	77.000	45.600	56.900	61.300	30.000	30.000	30.000
Transmitting ERP (watts)	11.500	1.100	0.900	0.900	30.800	223.400	425.600	169.400

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
30	41-50-27.1 N	073-59-27.2 W	271.3	31.4	1006427

Address: 200 POPLETOWN ROAD (54775)
City: Ulster Park **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.400	241.700	203.400	228.800	157.500	212.900	227.000	197.700
Transmitting ERP (watts)	215.800	90.500	7.400	1.000	0.431	0.500	14.100	108.800

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.400	241.700	203.400	228.800	157.500	212.900	227.000	197.700
Transmitting ERP (watts)	3.000	30.100	160.600	201.800	42.400	3.900	0.500	0.700

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.400	241.700	203.400	228.800	157.500	212.900	227.000	197.700
Transmitting ERP (watts)	2.100	0.716	0.716	9.900	118.600	358.100	259.400	27.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
31	41-38-27.3 N	074-01-15.2 W	299.6	80.8	1224519

Address: 515 Mount Zion Road (78728)
City: Marlborough **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	195.000	276.300	286.000	290.800	208.700	195.900	214.900	221.500
Transmitting ERP (watts)	45.300	21.200	2.300	0.100	0.100	0.100	2.900	23.800

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	195.000	276.300	286.000	290.800	208.700	195.900	214.900	221.500
Transmitting ERP (watts)	0.500	6.600	34.900	41.600	11.500	0.900	0.100	0.100

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
31	41-38-27.3 N	074-01-15.2 W	299.6	80.8	1224519

Address: 515 Mount Zion Road (78728)
City: Marlborough **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	195.000	276.300	286.000	290.800	208.700	195.900	214.900	221.500
Transmitting ERP (watts)	0.100	0.100	0.100	0.300	1.400	1.800	2.000	0.800

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
32	41-41-58.0 N	074-00-10.0 W	292.9	121.9	1005402

Address: 201 BAILEYS GAP ROAD (79328)
City: HIGHLAND **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	206.600	288.300	280.300	303.100	212.600	167.800	242.400	233.300
Transmitting ERP (watts)	297.900	50.600	2.500	0.600	0.700	5.200	69.800	297.900

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	206.600	288.300	280.300	303.100	212.600	167.800	242.400	233.300
Transmitting ERP (watts)	0.500	2.100	2.300	2.700	0.800	0.100	0.100	0.100

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	206.600	288.300	280.300	303.100	212.600	167.800	242.400	233.300
Transmitting ERP (watts)	1.200	0.700	2.000	30.500	220.800	342.000	113.200	5.200

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
35	41-57-08.0 N	074-17-31.8 W	640.1	44.5	

Address: South Mountain Road (103152)
City: West Shokan **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.800	324.900	476.700	426.600	322.700	55.300	30.000	30.000
Transmitting ERP (watts)	70.000	211.300	153.100	16.000	1.200	0.422	0.422	5.800

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.800	324.900	476.700	426.600	322.700	55.300	30.000	30.000
Transmitting ERP (watts)	0.544	0.544	19.700	142.900	272.300	108.400	7.300	0.700

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
35	41-57-08.0 N	074-17-31.8 W	640.1	44.5	

Address: South Mountain Road (103152)
City: West Shokan **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	238.800	324.900	476.700	426.600	322.700	55.300	30.000	30.000
Transmitting ERP (watts)	50.700	2.900	0.500	0.500	2.900	43.200	211.300	242.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
36	42-35-26.1 N	075-17-45.9 W	564.8	46.6	

Address: Maddison Road (106996)
City: Pittsfield **County:** OTSEGO **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	203.600	99.600	143.200	142.600	181.200	237.800	144.700	139.100
Transmitting ERP (watts)	243.200	25.500	2.000	0.700	0.700	9.200	111.200	335.700

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	203.600	99.600	143.200	142.600	181.200	237.800	144.700	139.100
Transmitting ERP (watts)	22.700	188.800	351.600	143.200	7.500	1.400	0.703	1.200

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	203.600	99.600	143.200	142.600	181.200	237.800	144.700	139.100
Transmitting ERP (watts)	0.700	0.700	3.900	54.500	272.900	320.600	68.500	3.000

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
37	42-44-34.8 N	074-31-00.8 W	494.7	60.7	

Address: 193 Jersey Road (106734)
City: Cobleskill **County:** SCHOHARIE **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	289.500	223.800	236.300	177.500	108.500	95.200	105.400	219.600
Transmitting ERP (watts)	124.200	375.000	271.600	30.500	2.300	0.750	0.750	12.700

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	289.500	223.800	236.300	177.500	108.500	95.200	105.400	219.600
Transmitting ERP (watts)	0.803	0.803	29.100	210.900	401.800	160.000	10.800	1.100

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
37	42-44-34.8 N	074-31-00.8 W	494.7	60.7	

Address: 193 Jersey Road (106734)
City: Cobleskill **County:** SCHOHARIE **State:** NY C**onstruction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	289.500	223.800	236.300	177.500	108.500	95.200	105.400	219.600
Transmitting ERP (watts)	74.800	4.300	0.716	0.716	4.200	63.700	311.900	358.100

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
38	41-36-46.8 N	074-25-28.5 W	440.7	75.9	1015424

Address: FIRE TOWER RD OFF ROSA GAP RD (95490)
City: WURTSBORO **County:** SULLIVAN **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	283.100	55.800	385.900	365.800	333.200	351.800	99.300	182.300
Transmitting ERP (watts)	24.300	9.100	1.800	0.400	0.100	0.100	1.700	11.900

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	275.800	48.400	378.600	358.400	325.900	344.500	92.000	175.000
Transmitting ERP (watts)	0.200	3.700	17.900	20.800	5.000	1.100	0.200	0.100

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	283.100	55.800	385.900	365.800	333.200	351.800	99.300	182.300
Transmitting ERP (watts)	1.200	0.100	0.100	1.000	11.300	34.600	22.000	4.700

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
39	41-57-31.6 N	075-01-45.2 W	633.4	77.7	1264969

Address: 1215 Doyle Road (104944)
City: Hancock **County:** DELAWARE **State:** NY C**onstruction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	163.600	52.100	188.600	81.100	188.600	207.800	202.800	205.000
Transmitting ERP (watts)	109.100	329.600	238.800	26.800	2.000	0.700	0.700	11.200

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	163.600	52.100	188.600	81.100	188.600	207.800	202.800	205.000
Transmitting ERP (watts)	0.706	0.706	25.600	185.400	353.200	140.600	9.500	1.000

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
39	41-57-31.6 N	075-01-45.2 W	633.4	77.7	1264969

Address: 1215 Doyle Road (104944)
City: Hancock **County:** DELAWARE **State:** NY **Construction Deadline:**

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	163.600	52.100	188.600	81.100	188.600	207.800	202.800	205.000
Transmitting ERP (watts)	65.800	3.800	0.629	0.629	3.700	56.000	274.200	314.800

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
40	41-59-14.0 N	074-01-12.0 W	164.3	64.6	1006449

Address: 786 Murray Road (95439)
City: Kingston **County:** ULSTER **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	121.700	182.600	167.500	174.800	150.600	82.800	30.000	30.000
Transmitting ERP (watts)	203.200	173.000	23.300	1.400	0.406	0.406	4.400	56.000

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	121.700	182.600	167.500	174.800	150.600	82.800	30.000	30.000
Transmitting ERP (watts)	0.300	8.400	64.600	128.200	53.800	4.400	0.600	0.300

Antenna: 3
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	121.700	182.600	167.500	174.800	150.600	82.800	30.000	30.000
Transmitting ERP (watts)	1.900	0.406	0.406	2.500	34.500	173.000	203.200	43.500

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
41	41-47-37.2 N	074-58-51.1 W	551.1	61.0	

Address: 215 Kratz Road (95452)
City: Callicoon **County:** SULLIVAN **State:** NY **Construction Deadline:**

Antenna: 1
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	66.600	30.000	159.500	212.500	254.100	269.500	222.400	154.000
Transmitting ERP (watts)	86.100	29.800	3.800	0.600	0.200	0.200	3.200	29.800

Antenna: 2
Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	66.600	30.000	159.500	212.500	254.100	269.500	222.400	154.000
Transmitting ERP (watts)	0.200	8.300	49.100	72.100	15.400	1.800	0.300	0.144

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNKN633 **File Number:** **Print Date:**

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
41	41-47-37.2 N	074-58-51.1 W	551.1	61.0	

Address: 215 Kratz Road (95452)

City: Callicoon **County:** SULLIVAN **State:** NY C**onstruction Deadline:**

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	66.600	30.000	159.500	212.500	254.100	269.500	222.400	154.000
Transmitting ERP (watts)	0.600	0.100	0.100	0.500	9.500	39.600	28.300	4.400

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
42	41-38-29.7 N	074-04-42.8 W	217.6	46.3	

Address: 300 VENTURO ROAD (71374)

City: PLATTEKILL **County:** ULSTER **State:** NY C**onstruction Deadline:**

Antenna: 1

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	138.200	102.200	136.500	131.900	94.500	122.000	141.400	106.500
Transmitting ERP (watts)	297.900	120.600	6.700	1.400	0.600	1.000	17.700	155.400

Antenna: 2

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	138.200	102.200	136.500	131.900	94.500	122.000	141.400	106.500
Transmitting ERP (watts)	4.100	41.700	225.100	271.100	55.000	3.500	0.800	0.542

Antenna: 3

Maximum Transmitting ERP in Watts: 140.820

Azimuth(from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	138.200	102.200	136.500	131.900	94.500	122.000	141.400	106.500
Transmitting ERP (watts)	1.900	0.400	0.400	6.900	57.200	192.700	146.400	15.800

Control Points:

Control Pt. No. 1

Address: Cellular One Switch Bldg., 76 Ireland Drive, Ext.

City: POUGHKEEPSIE **County:** **State:** NY **Telephone Number:** (914)503-9900

Waivers/Conditions:

NONE

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST
DALLAS, TX 75202

Call Sign	File Number
WQIZ420	0008677001
Radio Service	
WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
08-01-2019	08-01-2019	06-13-2029	08-02-2019

Market Number	Channel Block	Sub-Market Designator
CMA563	B	0

Market Name
New York 5 - Otsego

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-13-2016	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

The interim construction benchmark deadline has been extended to December 13, 2013, pursuant to letter from Roger S. Noel dated June 11, 2013. The extension is non-transferrable and any proposed assignee or transferee seeking Commission approval to acquire this license may independently seek relief justifying an extension of the interim construction benchmark set forth in 47 C.F.R. § 27.14(g).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

This license is subject to compliance with the conditions set forth in the Commission's Order of Modification, WT Docket No. 12-69, DA 14-43, released January 16, 2014.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WQIZ420 **File Number:** 0008677001 **Print Date:** 08-02-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST
DALLAS, TX 75202

Call Sign	File Number
WPWV408	0008680703
Radio Service	
WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
08-02-2019	08-02-2019	06-13-2029	08-03-2019

Market Number	Channel Block	Sub-Market Designator
CMA563	C	0

Market Name
New York 5 - Otsego

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2019			

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

This license is subject to compliance with the conditions set forth in the Commission's Order of Modification, WT Docket No. 12-69, DA 14-43, released January 16, 2014.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPWV408 **File Number:** 0008680703 **Print Date:** 08-03-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST
DALLAS, TX 75202

Call Sign	File Number
WPZA235	0008685703
Radio Service	
WZ - 700 MHz Lower Band (Blocks C, D)	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
11-05-2019	11-05-2019	06-13-2029	11-06-2019

Market Number	Channel Block	Sub-Market Designator
EAG701	D	0

Market Name
Northeast

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2019			

Waivers/Conditions:

Operation of the facilities authorized herein, are subject to the condition that harmful interference may not be caused to, but must be accepted from UHF TV transmitters in Canada and Mexico as identified in existing and any future agreements with those countries.

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Reference Copy

This application is granted pursuant to the Commission's Order In the Matter of Qualcomm Incorporated Petition for Declaratory Ruling, WT Docket No. 05-7, FCC 06-155, released October 13, 2006.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPZA235 **File Number:** 0008685703 **Print Date:** 11-06-2019

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WQIZ617	
Radio Service	
WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
06-26-2008	08-31-2018	03-07-2021	

Market Number	Channel Block	Sub-Market Designator
BEA010	E	0

Market Name
New York-No. New Jer.-Long Isl

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
03-07-2017	03-07-2021		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WQIZ617 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission
Public Safety and Homeland Security Bureau

RADIO STATION AUTHORIZATION

LICENSEE: FIRST RESPONDER NETWORK AUTHORITY

ATTN: UZOMA ONYEIJE
FIRST RESPONDER NETWORK AUTHORITY
12201 SUNRISE VALLEY DRIVE
RESTON, VA 20192

Call Sign	File Number
WQQE234	
Radio Service SP - 700 MHz Public Safety Broadband Nationwide License	
Regulatory Status PMRS	

FCC Registration Number (FRN): 0025487950

Grant Date	Effective Date	Expiration Date	Print Date
11-15-2012	12-29-2017	11-15-2022	

Location: Nationwide

Frequency Bands: 000758.00000000-000769.00000000 MHz
000788.00000000-000799.00000000 MHz

Waivers/Conditions:

This authorization is subject to any rules the Commission may adopt pursuant to its authority under the Middle Class Tax Relief and Job Creation Act of 2012 or the Communications Act of 1934, as amended.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WQGA834	
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
11-29-2006	08-31-2018	11-29-2021	

Market Number	Channel Block	Sub-Market Designator
CMA563	A	0

Market Name
New York 5 - Otsego

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WQGA834 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WPSL626	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
12-16-2014	08-31-2018	12-14-2024	

Market Number	Channel Block	Sub-Market Designator
MTA001	A	31

Market Name
New York

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-14-1999	12-14-2004		

Waivers/Conditions:

Spectrum Lease associated with this license. See Spectrum Leasing Arrangement Letter dated 12/07/2004 and File No. 0001757186.

Spectrum Leasing Arrangement associated with file number 0001757186 was extended to 01/05/2009. See file number 0001885143.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Reference Copy

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPSL626 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS LLC

ATTN: LESLIE WILSON
NEW CINGULAR WIRELESS PCS LLC
208 S AKARD ST., RM 1016
DALLAS, TX 75202

Call Sign	File Number
WRAB209	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
09-05-2017	08-31-2018	12-14-2024	

Market Number	Channel Block	Sub-Market Designator
MTA001	A	52

Market Name
New York

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS LLC

Call Sign: WRAB209 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: LESLIE WILSON
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1016
DALLAS, TX 75202

Call Sign	File Number
KNLG520	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
06-02-2017	08-31-2018	06-27-2027	

Market Number	Channel Block	Sub-Market Designator
BTA361	E	0

Market Name
Poughkeepsie-Kingston, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-27-2002			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Reference Copy

This license is conditioned upon compliance with the provisions of Applications of AT&T Wireless Services, Inc. and Cingular Wireless Corporation For Consent to Transfer Control of Licenses and Authorizations, Memorandum Opinion and Order, FCC 04-255 (rel. Oct. 26, 2004).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNLG520 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: LESLIE WILSON
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1016
DALLAS, TX 75202

Call Sign	File Number
KNLH268	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
06-08-2017	08-31-2018	06-27-2027	

Market Number	Channel Block	Sub-Market Designator
BTA361	F	0

Market Name
Poughkeepsie-Kingston, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-27-2002			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: KNLH268 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEW CINGULAR WIRELESS PCS, LLC

ATTN: CECIL J MATHEW
NEW CINGULAR WIRELESS PCS, LLC
208 S AKARD ST., RM 1015
DALLAS, TX 75202

Call Sign	File Number
WPZY688	
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003291192

Grant Date	Effective Date	Expiration Date	Print Date
12-06-2016	08-31-2018	01-03-2027	

Market Number	Channel Block	Sub-Market Designator
BTA361	C	2

Market Name
Poughkeepsie-Kingston, NY

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
12-07-2003	01-03-2007		

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.711 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPZY688 **File Number:** **Print Date:**

Pursuant to Order DA 03-617 (rel. March 3, 2003), the designated entity holding period for this license is extended by 703 days, or until the licensee meets its five-year construction requirement, whichever is sooner.

Spectrum Lease associated with this license. See Spectrum Leasing Arrangement Letter dated 08/14/2006 and File No. 0002669062.

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Reference Copy

Licensee Name: NEW CINGULAR WIRELESS PCS, LLC

Call Sign: WPZY688 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

Exhibit 20

Radio Frequency Safety Survey Report Prediction (RFSSRP)

Radio Frequency Safety Survey Report Prediction (RFSSRP)

AT&T Wireless Steeple Facility

Pace ID: **PTN:** **Site ID**: 12926754 **Site Name:** Kingston West **Address:** 272 Wall Street, Kingston, NY 12401 **Latitude:** 41.932870 **Longitude:** -74.018960 **USID:** 232708 **FA**: 12926754	**Prepared for:** AT&T Mobility c/o Airosmith Development 32 Clinton Street Saratoga Springs, NY 12866 **Centerline PN:** 950016-119 Report Writer: Samuel Cosgrove Date: November 14, 2019 Report Reviewer: Brandon Green



Statement of Compliance

AT&T will be compliant with FCC Regulations upon installation of recommended mitigation measures.

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1.0 GENERAL SUMMARY

Centerline Communications, LLC ("Centerline") has been contracted to provide a Radio Frequency (RF) Analysis for the following AT&T Mobility wireless steeple facility to determine whether the facility is in compliance with federal standards and regulations regarding RF emissions. This analysis includes theoretical emissions calculations, for all equipment for AT&T Mobility

1.1 SITE SUMMARY

Analysis Site Data	
Site ID:	12926754
Site USID:	232708
Site FA#:	12926754
Site Name:	Kingston West
Site Address:	272 Wall Street, Kingston NY 12401
Site Latitude:	41.932870 N
Site Longitude:	-74.018960 W
Facility Type:	Steeple
Compliance Summary	
Compliance Status:	Compliant Upon Mitigation Installation
Maximum Modeled MPE% on Walking Surface AT&T (General Public Limit):	1.63 %
Maximum Modeled MPE% at Ground Level AT&T (General Public Limit):	0.31 %
Maximum Modeled MPE% on Walking Surface Composite (General Public Limit):	1.63 %
Maximum Modeled MPE% at Ground Level Composite (General Public Limit):	0.31 %
Site Survey Data	
Is Access Locked or Controlled? :	Controlled
Lock or Control Measures if Present:	N/A
Parapet Height:	N/A
Site Data Information	
CD:	12926754.KingstonWest.prelimZDs_RevB.NSB.09.03.2019 ASD RL
RFDS:	UPSTATE-NY_UP-STATE-NY_UNL04086_2020-New-Site_LTE-6C_rs706v_2151A0HPMJ_12926754_232708_09-13-2019_Preliminary-Approved_v1.00

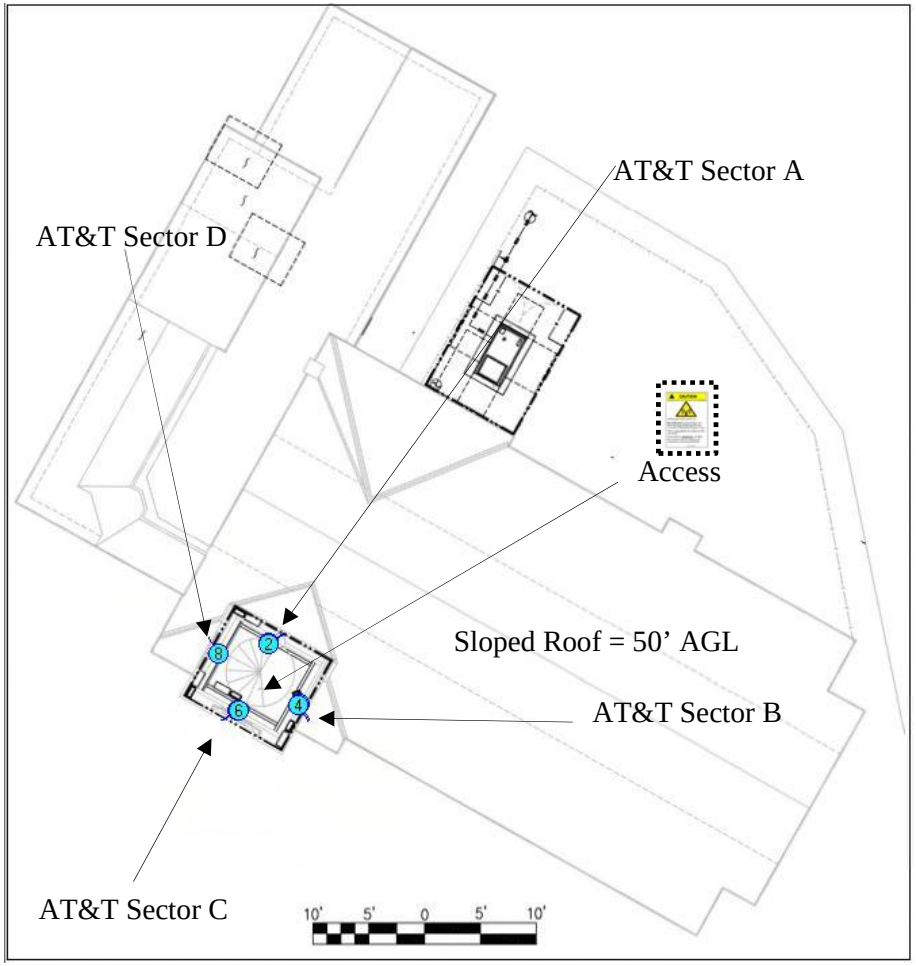
There are no additional system operators located on this facility or considered as part of this analysis.

Signage and barriers are the primary means of mitigating access to accessible areas of exposure. Below is a summary of existing and recommended signage at this AT&T facility.

	Existing Signage and Barriers (AT&T Sectors)							
Location	Green Info 1	Green Info 2	Blue Notice	Blue Notice 2	Yellow Caution	Yellow Caution 2	Red Warning 2	Barriers
Alpha	0	0	0	0	0	0	0	0
Beta	0	0	0	0	0	0	0	0
Gamma	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Access 1	0	0	0	0	0	0	0	0

	Recommended Signage and Barriers (AT&T Sectors)							
Location	Green Info 1	Green Info 2	Blue Notice	Blue Notice 2	Yellow Caution	Yellow Caution 2	Red Warning 2	Barriers
Alpha	0	0	0	0	0	0	0	0
Beta	0	0	0	0	0	0	0	0
Gamma	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Access 1	0	0	0	0	0	1	0	0

2.0 SITE SCALE MAP





Operator Antenna Identifiers

Verizon	T-Mobile
AT&T Mobility	Sprint
Clearwire	US Cellular
Cricket	Metro PCS
	Unknown

 INFO 1 Sign	 Caution 1 Sign
 INFO 2 Sign	 Tower Caution Sign
 Notice 1 Sign	 Caution 2 Sign
 Notice 2 Sign	 Warning 2 Sign

Existing Sign | Proposed/ Installed Sign | Existing Barrier | Proposed/ Installed Barrier

Signage/ Mitigation Plan

Kingston West / 12926754

3.0 ANTENNA INVENTORY

ANT ID	Operator	Antenna Make	Antenna Model	Type	Freq (MHz)	TPO (Watts)	# of TX	Azimuth (°)	BW (°)	Gain (dBd)	ERP (Watts)	Length (ft)	x	y	Antenna Z Value (ft)**	Ant Z Value Ground (ft)
1	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	60	74	10.55	1816.02	4	23.7	57.7	94.9	101.0
1	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2100	160	1	60	61	12.75	3013.84	4	23.7	57.7	94.9	101.0
1	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	60	59	12.35	2748.65	4	23.7	57.7	94.9	101.0
1	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	850	160	1	60	63	11.15	2085.07	4	23.7	57.7	94.9	101.0
2	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	60	74	10.55	1816.02	4	23.7	57.8	88.0	101.0
2	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2300	100	1	60	53	13.45	2213.09	4	23.7	57.8	88.0	101.0
2	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	60	59	12.35	2748.65	4	23.7	57.8	88.0	101.0
3	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	150	74	10.55	1816.02	4	26.5	63.2	94.9	101.0
3	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2100	160	1	150	61	12.75	3013.84	4	26.5	63.2	94.9	101.0
3	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	150	59	12.35	2748.65	4	26.5	63.2	94.9	101.0
3	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	850	160	1	150	63	11.15	2085.07	4	26.5	63.2	94.9	101.0
4	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	150	74	10.55	1816.02	4	26.3	63.3	88.0	101.0
4	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2300	100	1	150	53	13.45	2213.09	4	26.3	63.3	88.0	101.0
4	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	150	59	12.35	2748.65	4	26.3	63.3	88.0	101.0
5	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	240	74	10.55	1816.02	4	20.9	63.8	94.9	101.0
5	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2100	160	1	240	61	12.75	3013.84	4	20.9	63.8	94.9	101.0
5	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	240	59	12.35	2748.65	4	20.9	63.8	94.9	101.0
5	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	850	160	1	240	63	11.15	2085.07	4	20.9	63.8	94.9	101.0
6	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	240	74	10.55	1816.02	4	21	63.8	88.0	101.0
6	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2300	100	1	240	53	13.45	2213.09	4	21	63.8	88.0	101.0
6	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	240	59	12.35	2748.65	4	21	63.8	88.0	101.0
7	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	330	74	10.55	1816.02	4	19.1	58.7	94.9	101.0
7	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2100	160	1	330	61	12.75	3013.84	4	19.1	58.7	94.9	101.0
7	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	330	59	12.35	2748.65	4	19.1	58.7	94.9	101.0
7	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	850	160	1	330	63	11.15	2085.07	4	19.1	58.7	94.9	101.0
8	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	700	160	1	330	74	10.55	1816.02	4	19.1	58.7	88.0	101.0
8	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	2300	100	1	330	53	13.45	2213.09	4	19.1	58.7	88.0	101.0
8	AT&T Mobility	COMMSCOPE	NNH4-65A-R6	Panel	1900	160	1	330	59	12.35	2748.65	4	19.1	58.7	88.0	101.0

*Table 1: Total Site data table **(Z Value is distance from bottom of antenna to walking surface)*

4.0 PREDICTED EMISSION LEVELS AND DISCUSSION

All calculations performed based upon the data listed for this facility have produced results that are within allowable limits for General Population for exposure to RF emissions as specified by federal standards. AT&T can ensure compliance on this facility by following the signage and barrier recommendations presented in this report

The anticipated maximum power density value (% MPE) calculated in front of any of the AT&T sectors is **1.63 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**0.33 %** of the FCC's allowable Occupational limit). This was determined based upon worst-case theoretical modeling as described in this report for all walking surfaces in close proximity to the antenna arrays. The following is a summary for each AT&T Sector.

Sector A: There are no areas that exceed the **FCC's General Population or Occupational limit** for exposure to radio frequency emissions. The maximum power density value (% MPE) calculated for AT&T's Sector A antennas is **1.63 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**0.33 %** of the FCC's allowable Occupational limit). The Sector A antennas are transmitting in the steeple.

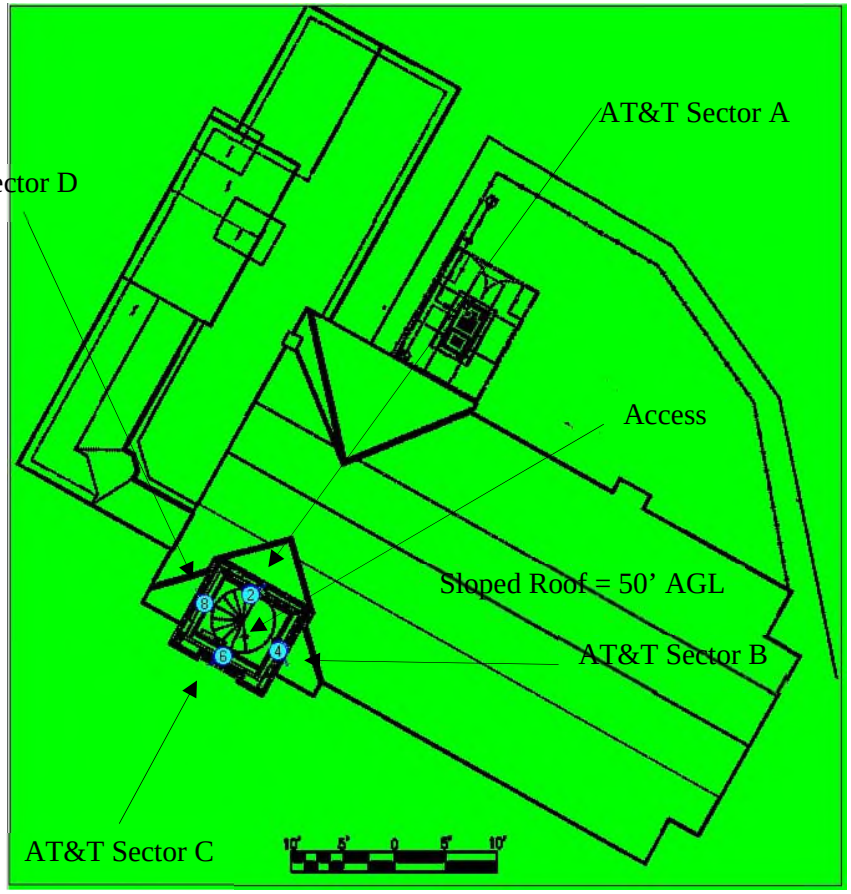
Sector B: There are no areas that exceed the **FCC's General Population or Occupational limit** for exposure to radio frequency emissions. The maximum power density value (% MPE) calculated for AT&T's Sector B antennas is **1.63 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**0.33 %** of the FCC's allowable Occupational limit). The Sector B antennas are transmitting in the steeple.

Sector C: There are no areas that exceed the **FCC's General Population or Occupational limit** for exposure to radio frequency emissions. The maximum power density value (% MPE) calculated for AT&T's Sector C antennas is **1.63 %** of the FCC's allowable limit for General Population exposure to radio frequency emissions (**0.33%** of the FCC's allowable Occupational limit). The Sector C antennas are transmitting in the steeple.

At the ground level the maximum composite power density for all system operators on this facility is **0.31 %** of the **FCC's General Population limit** for exposure to radio frequency emissions. At ground level the maximum composite power density for all system operators on this facility is **0.06 %** of the **FCC's Occupational limit** for exposure to radio frequency emissions.

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document states that microwave dishes are compliant if they are mounted 20 feet or greater above any accessible walking or working surface. There are no microwaves identified on site.

Emissions threshold plots which graphically show power density values is shown following in **Exhibits 1a.**



Operator Antenna Identifiers



- Verizon
- AT&T Mobility
- Clearwire
- Cricket
- T-Mobile
- Sprint
- US Cellular
- Metro PCS
- Unknown

% FCC General Public MPE Limits

- Emissions Value < 100% GP Limit
- 100 % GP Limit < Emissions Value ≤ 500% GP Limit
- 500 % GP Limit < Emissions Value ≤ 5.000% GP
- Emissions Value Over 5.000% GP limit

Exhibit 1a:
Emissions Thresholds for AT&T (50' Roof Level)
Kingston West / 12926754

5.0 STATEMENT OF COMPLIANCE

Centerline conducted worst case modeling to determine whether the steeple facility located at 272 Wall Street in Kingston, New York is in compliance with FCC Regulations.

5.1 STATEMENT OF AT&T MOBILITY COMPLIANCE

Based on the information analyzed, AT&T will be compliant with FCC Regulations once the mitigation measures recommended in this report are implemented.

5.2 RECOMMENDATIONS

Recommended Signage and Barriers (AT&T Sectors)								
Location	Green Info 1	Green Info 2	Blue Notice	Blue Notice 2	Yellow Caution	Yellow Caution 2	Red Warning 2	Barriers
Alpha	0	0	0	0	0	0	0	0
Beta	0	0	0	0	0	0	0	0
Gamma	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Access 1	0	0	0	0	0	1	0	0

6.0 FALL ARREST AND PARAPET INFORMATION

As per AT&T barrier policy, rooftop edges that are protected with a 36-inch parapet wall or guardrail are safe for work activity within six (6) feet of the edge. OSHA has stated that an existing 36-inch guardrail or parapet provides sufficient protection for employees. The height of the top rail or equivalent component of guardrail systems in new construction shall be at least 42 inches above the walking or working surface. It should also be noted that the height of the parapet or guardrail may be reduced to no less than 30 inches at any point provided the sum of the depth (horizontal distance) of the top edge, and the height of the top edge (vertical distance from the work surface to the top edge of the top member, is at least 48 inches. If there is no reason for working atop the roof, then edge protection is not required. In addition, workers may use personnel lifts or temporary fall protection measures to perform work within 6 feet of the roof edge in place of permanent edge protection. Reference: 29 CFR 1910.28, 29 CFR 1910.23 (NPRM-1990); OSHA Letters of Interpretation 2/9/83 and 3/8/9

APPENDIX A: RF SIGNAGE

AT&T RF Signage

Sign	Description	Sign	Description
	**Information 1 Sign** Gives guidelines on how to proceed and who to contact regarding areas that may exceed either the FCC's General Population or Occupational emissions limits.		**Information 2 Sign** Gives specific information on how to proceed and who to contact regarding antennas that are façade mounted, concealed or on stand-alone structures.
	**Blue Notice 1 Sign** Used to alert individuals that they are entering an area that may exceed the FCC's General Population emissions limit. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		**Blue Notice 2 Sign** Used to alert individuals that they are entering an area that may exceed the FCC's General Population emissions limits. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Blue Notice 1 signs.
	**Yellow Caution 1 Sign-Rooftop** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limit. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.		**Yellow Caution 2 Sign-Rooftop** Used to alert individuals that they are entering an area that may exceed the FCC's Occupational emissions limit. To be used on barriers or antenna sectors as a hybrid of the Information 1 and Yellow Caution 1 signs.
	**Yellow Caution 1 Sign-Tower** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limits. Must be placed at the base of the tower to warn tower climbers of potential for exposure.		**Warning 2 Sign** Used to inform individuals that they are entering an area that may exceed the FCC's Occupational emissions limit by a factor of 10 or greater. Must be positioned such that persons approaching from any angle have ample warning to avoid the marked areas.

APPENDIX B: FCC GUIDELINES AND EMISSIONS THRESHOLD LIMITS

All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ($\mu W/cm^2$). The number of $\mu W/cm^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General Population/Uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu W/cm^2$). The general population exposure limit for the 700 and 800 MHz Bands is approximately 467 $\mu W/cm^2$ and 567 $\mu W/cm^2$ respectively, and the general population exposure limit for the 1900 MHz PCS and 2100 MHz AWS bands is 1000 $\mu W/cm^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

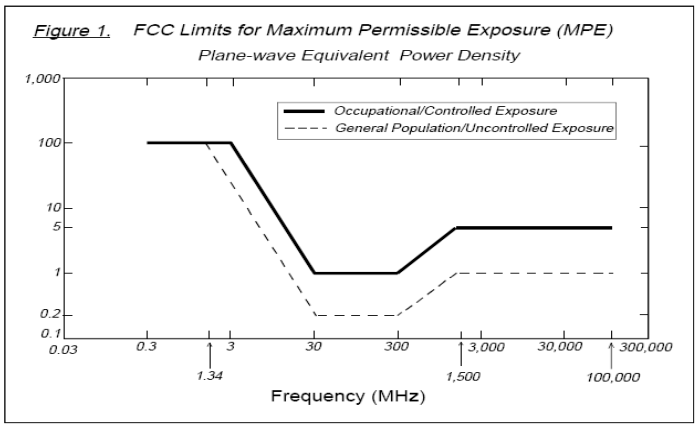
Occupational/Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure, have been properly trained in RF safety and can exercise control over their exposure. Occupational/Controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Public / Uncontrolled exposure limit.

Additional details can be found in FCC OET 65.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-I,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-I,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



APPENDIX C: CALCULATION METHODOLOGY

Centerline Communications, LLC has performed theoretical modeling using Waterford Consultants' RoofMaster™ 2015 Version 19.9.7.19 which uses a cylindrical model for very conservative power density predictions within the near field of the antenna where the antenna pattern has not truly formed yet. Within this area power density values tend to decrease based upon an inverse distance function. At the point where it is appropriate for modeling to change from near-field calculations to far-field calculations the power decreases inversely with the square of the distance. This modeling technique is very accurate with very low antenna centerlines, such as rooftops, where persons can get very close to the antennas and pass through fields in close proximity.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power.

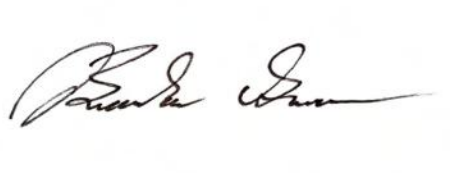
APPENDIX D: CERTIFICATIONS

I, Samuel Cosgrove, preparer of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.



_____ 11/14/2019

I, Brandon Green, reviewer and approver of this report certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I have been trained in the procedures and requirements outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document.



_____ 11/14/2019

APPENDIX E: PROPRIETARY STATEMENT

This report was prepared for the use of AT&T Mobility, LLC to meet requirements specified in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by Centerline Communications, LLC are based solely on the information provided by AT&T Mobility and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to Centerline Communications, LLC so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #12: #609 Broadway SPECIAL PERMIT RENEWAL to renovate an existing building with ground floor commercial and 8 residential units above. SBL 56.109-3-17. SEQR Determination. Zone C-2, MUOD, BOD. Ward 4. JMS 609 Broadway; applicant/owner.

Suggested Action:

Attachments:
609 Broadway-SUP renewal-092920-signed.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) 609 Broadway

Property Tax Map ID # (SBL): 56-109-3-17

Name of applicant: JMS 609 Broadway, llc

Applicant Phone #: ( ) (212) 964-4464 Fax #: ( ) _____ E-Mail: joey@jmzoning.com

Mailing address of applicant: 225 Broadway, Suite 1300
NY, NY 10007

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

Project use and/or description of improvement:

renewal of special permit for 8 apartments on the upper floors and ground floor commercial use

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): JMS 609 Broadway, Joey Goldzal managing member, llc

Phone #: ( ) (212) 964-4464 Fax #: ( ) _____ E-Mail: joey@jmzoning.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 October in the matter of 609 Broadway

Joey Goldzal managing member, llc
print property owner's name

owner's signature

225 Broadway, Suite 1300 NY, NY 10007
owner's mailing address

(212) 964-4464
owner's phone number

9/29/20
date

9/29/20
representative's signature & date

33 Canfield Street, Kingston, NY 12401
representative's address

845-339-2039
representative's phone #

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	$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	$110Resident/$150 Non-Resident
Cleaning Fee	$75

PROJECT NARRATIVE FORM

Property Address: 609 Broadway

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

The applicant recently purchased the property, have obtained a building permit and construction commenced consistent with the original plans prepared by Dutton Architecture for 8 apartments and ground floor commercial uses. The building has been listed on the NYS and National Register of Historic Places and is being renovated in accordance with plans approved by the NYS SHPO office as well as the National Parks Service.

Prepared By (Please Print): Scott Dutton, R.A.

Date: 9/29/29

Rev.10/02

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.
   33 Canfield Street
   Kingston, NY 12401
   845-339-2039

2.

3.

4.

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

Thank you.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #13: #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 Alshawy

Applicant Address 702 Broadway. King ny 12401

Applicant Phone #: 646 400 4893 Fax #: _____ 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 Abdumtaser

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

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

Signature of Owner: _____

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: _____

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #14: #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 Street Site Plan.pdf

9.21.20 PBM 21 O'Neil St.pdf

Comment - McEntee & Oneil Items.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 #: (646) 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 #: (646) 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:	Telephone: 845-641-5193
ERIC STURNIOLO	E-Mail: eric.sturniolo@gmail.com

Address:
20 KENT ST

City/PO:	State:	Zip Code:
NEW CITY	NY	10956

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

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?	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 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?	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 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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
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?	NO	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe: ☐ NO ☐ YES		

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

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

Applicant/sponsor name: ERIC STURNIOLO Date: 6/25/20

Signature:

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

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

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

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

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

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

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

PRINT

Project Narrative Form

Property Address: 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 and we will work to cultivate a community of hospitality estasblishments 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, letctures, 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

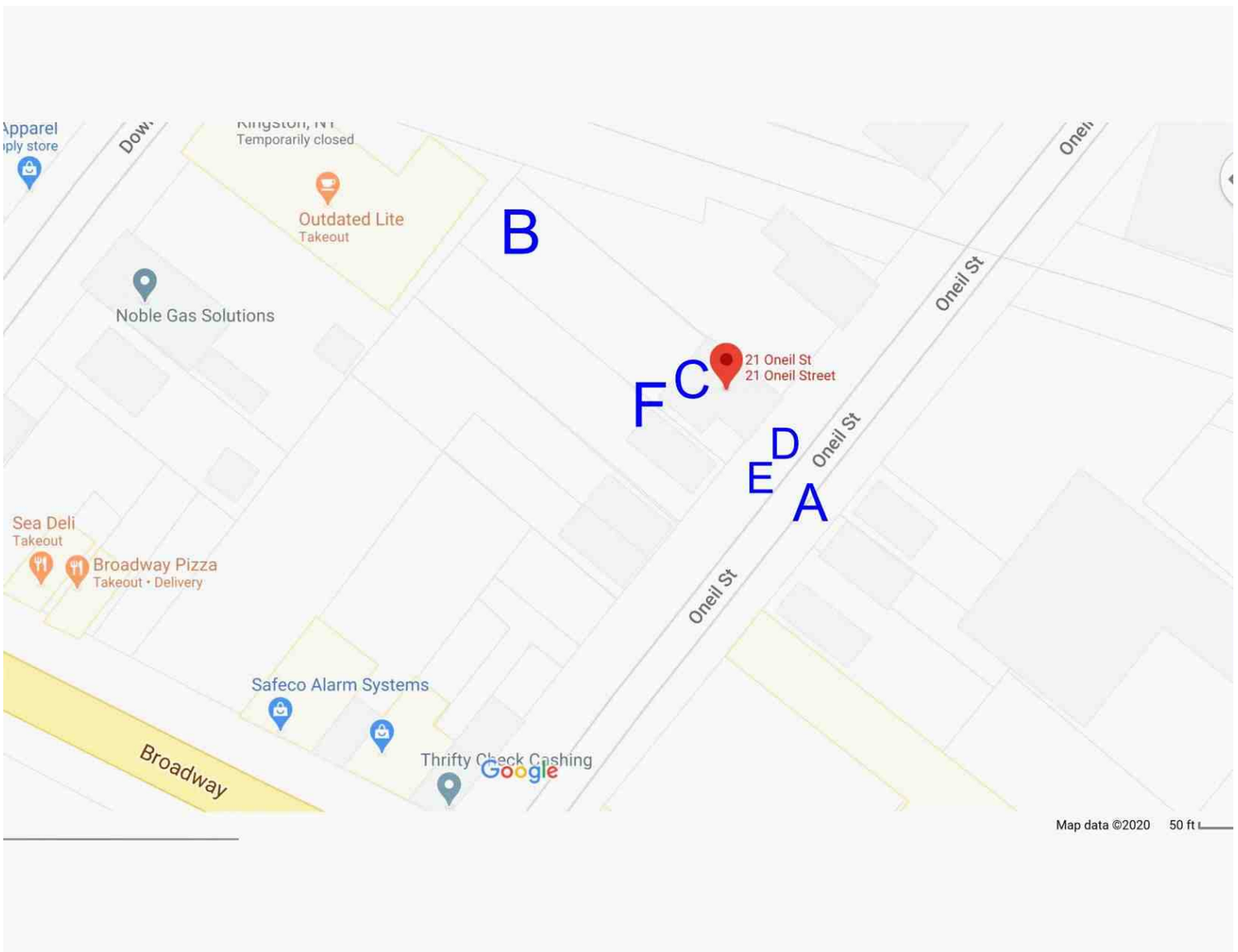


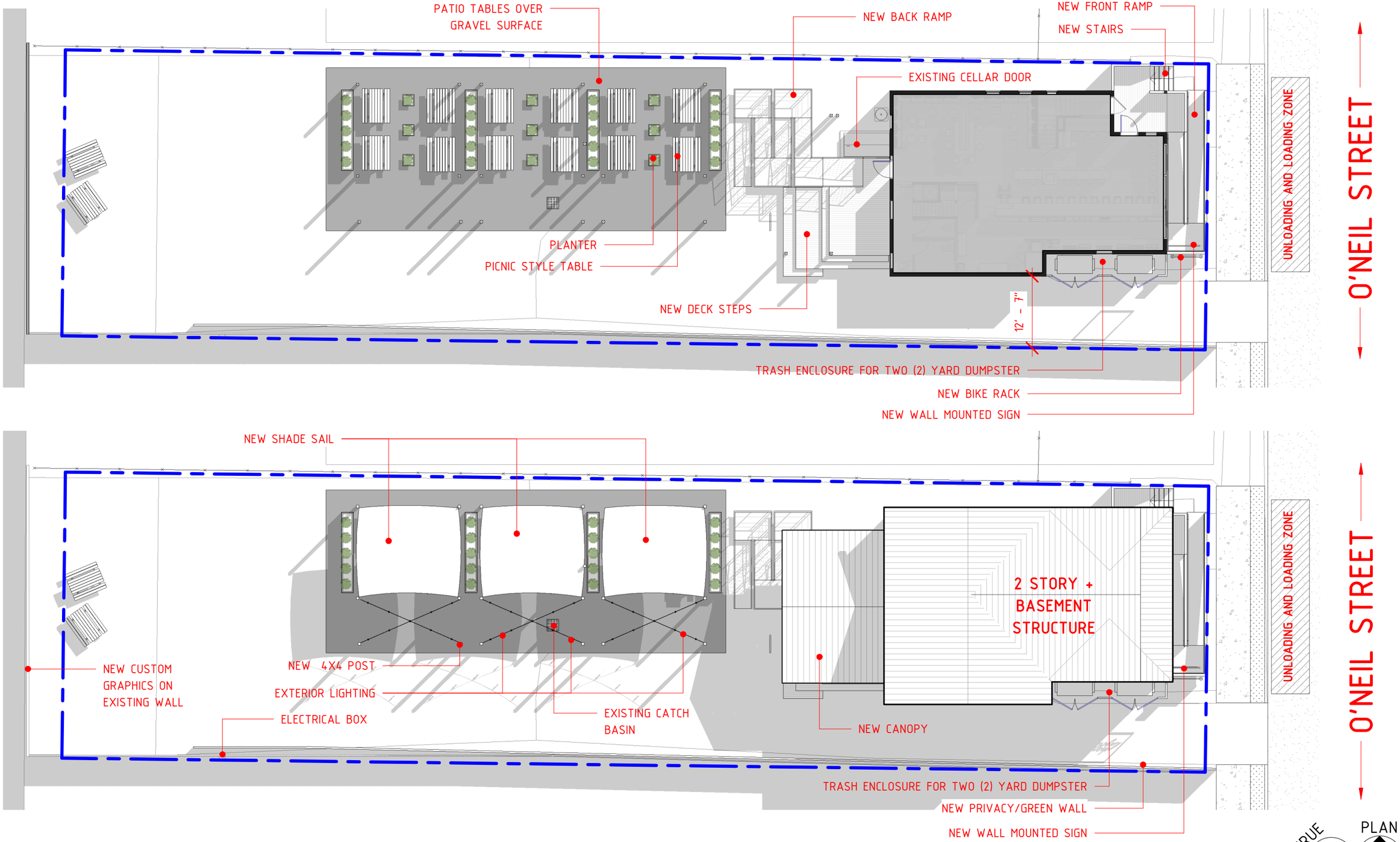
Photo E
Front View of Driveway From Street
Taken 8/20/20 1:09pm



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

TRUE PLAN

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.

CERTIFIED TRUE COPY

By: _____

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:_____
Joseph D. Ward, Executive Director,
Real Estate Services

STATE OF Ohio
SS: Chester
COUNTY OF Geauga

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.

Robert W. Menner
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 Tuey, 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.

John Tuey /ch

City of Kingston Comptroller
John Tuey/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
Total Acreage/Size:	50 x 200	**School District:**	Kingston
Land Assessment:	2020 - $42,000 2019 - $42,000	**Total Assessment:**	2020 - $218,000 2019 - $218,000
Full Market Value:	2020 - $242,222 2019 - $218,000		
Equalization Rate:	----	**Property Desc:**	
Deed Book:	1241	**Deed Page:**	28
Grid East:	626699	**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-coverd	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

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 #: (646) 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 #: (646) 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:	Telephone: 845-641-5193
ERIC STURNIOLO	E-Mail: eric.sturniolo@gmail.com

Address:
20 KENT ST

City/PO:	State:	Zip Code:
NEW CITY	NY	10956

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b. Total acreage to be physically disturbed? 0.23 acres
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☑ 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?	☐	☑	
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: ☐ NO ☐ YES _____			

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

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

Applicant/sponsor name: ERIC STURNIOLO Date: 8/25/20

Signature:

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

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

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

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

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

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

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

PRINT

Project Narrative Form

Property Address: 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 and we will work to cultivate a community of hospitality estasblishments 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, letctures, 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

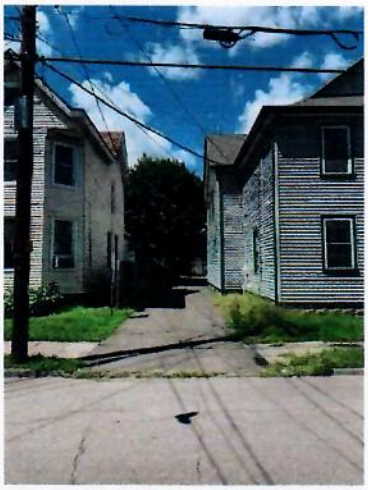


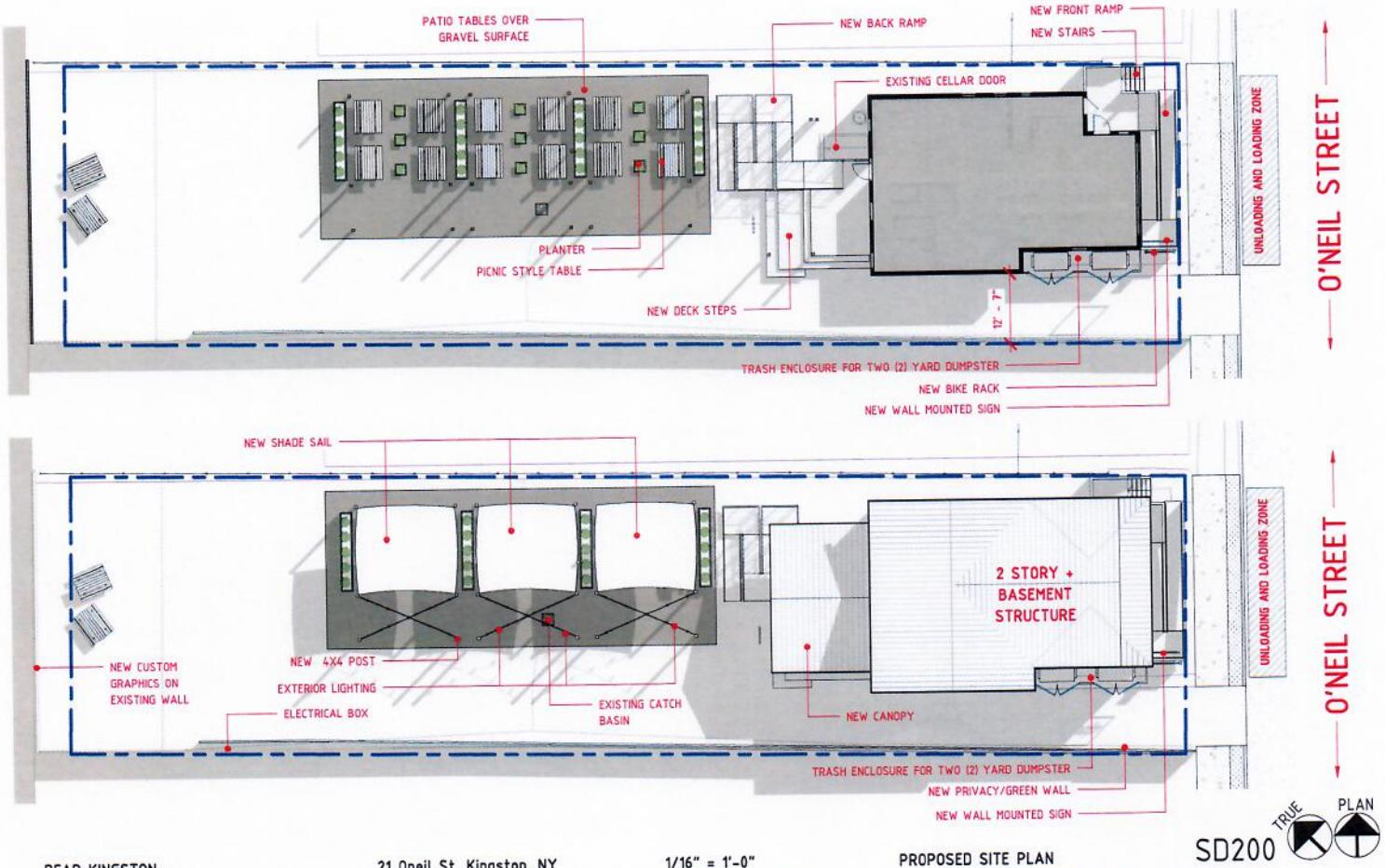
Photo E
Front View of Driveway From Street
Taken 8/20/20 1:09pm



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.alloiarchitecture.com alloi Architecture + Construction office@alloiarchitecture.com 310 204 2811 08/25/20

CERTIFIED TRUE COPY

By: _____

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: _____
Joseph D. Ward, Executive Director,
Real Estate Services

STATE OF Ohio
SS: Chester
COUNTY OF Geauga

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.

Robert W. Menner
Notary Public

NOTARIAL SEAL
STATE OF OHIO

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 Tucy, 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.

John Tuey @

City of Kingston Comptroller
John Tuey/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
Total Acreage/Size:	50 x 200	**School District:**	Kingston
Land Assessment:	2020 - $42,000 2019 - $42,000	**Total Assessment:**	2020 - $218,000 2019 - $218,000
Full Market Value:	2020 - $242,222 2019 - $218,000		
Equalization Rate:	----	**Property Desc:**	
Deed Book:	1241	**Deed Page:**	28
Grid East:	626699	**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-coverd	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 Sign here

Eric Sturniolo

DeDea, Kyla

From: Cahill, Suzanne
Sent: Friday, October 16, 2020 12:05 PM
To: DeDea, Kyla
Subject: FW: [EXTERNAL EMAIL] Planning Board Public Comment : In enthusiastic support for cafe permit for 38 McEntee Street, and other small business on the docket

This comment covers 2 items - #38 McEntee and #21 O'Neil Street

Suzanne Cahill, Planning Director
City of Kingston
City Hall - 420 Broadway
Kingston, New York 12401
Phone (845) 334-3955
Fax (845) 334-3958
Email - scahill@kingston-ny.gov
Web - www.kingston-ny.gov
Facebook - www.facebook.com/KingstonNYgov/

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Please consider the environment before printing this email.

From: Svetlana C [mailto:schirkova@gmail.com]
Sent: Friday, October 16, 2020 11:36 AM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] Planning Board Public Comment : In enthusiastic support for cafe permit for 38 McEntee Street, and other small business on the docket

Hi Suzanne, hope this finds you well.

I want to voice my most enthusiastic support for the Cafe proposed at 38 McEntee Street, the craft beer garden at 21 O'Neil St, as well as the two new cafes on Broadway in the Roundout .

It takes so much courage and personal sacrifice to open and operate a small business at the best of times (and these are definitely not the best of times), I am truly grateful to these individuals for taking this challenge on and investing their personal time, creativity, and funds to create warm meeting hubs for the local community.

It's the unique small businesses like these; cozy cafes, charming craft beer gardens, creative spaces in general that make Kingston such a wonderful place to both live and visit.

38 McEntre and 21 O'Neil are standouts because their locations are off the current retail thoroughfares, so they will be serving previously under-served neighborhoods, as well as creating new jobs. I personally can't wait to stroll to get a coffee at 38 McEntee St without having to scale Mt Everest (a.k.a. Ravine St) in order to get back home :)

Thank you for your time,
Very much looking forward to seeing all 4 of these small businesses flourish in Kingston.

Svetlana
154 W. Pierpont St

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #15: #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-Parking Reserve Area-092120.pdf

127 Greenkill Drawings.pdf

Response to County Comments-101920.pdf

UCPB Comments 2020.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

owner's signature

401 State Street/ Brooklyn, NY 11217
owner's mailing address

845-339-2039
owner's phone number

8/24/20
date

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.

HJ 64176

This indenture made on November 6, 2019

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 H. Baker, Administrator DBN of the Estate of Charles F. DuBois and Trustee of the Angela Baker Trust

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

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** 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

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

DANIELLE ROBERTS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WI6319292
Qualified in Ulster County
Commission Expires February 17, 2023

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
JENNIFER MICHAELS

STATE OF NEW YORK)
)SS:
COUNTY OF ULSTER)

On ~~September~~ OCTOBER 2, 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
ADA ZEHNICK

STATE OF NEW YORK)
)SS:
COUNTY OF ULSTER)

On ~~September~~ October 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

STATE OF ~~NEW YORK~~ ARIZONA)
)SS:
COUNTY OF ~~ULSTER~~ MARICOPA)

On ~~September~~ OCTOBER 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

Arturo O Arenas
Notary Public
Maricopa County, Arizona
My Comm. Expires 06-28-2022

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

IN PRESENCE OF:

Patricia Vedder
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. 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:

Richard J. DeCicco

RICHARD DECICCO

STATE OF NEW YORK)
)SS:
COUNTY OF ULSTER)

On 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
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.

David DeCicco
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 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 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 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 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)

On ~~September~~ October 23, 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:	Telephone: 845-339-2039 C/o Architect
127 Greenkill Avenue, LLC	E-Mail: Scott@dutton architecture.com

Address:
401 State Street

City/PO:	State:	Zip Code:
Brooklyn	NY	11217

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

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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 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?	☐	☑

	NO	YES
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 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?	☑	☐
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?	☐	☑

	NO	YES
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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
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:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

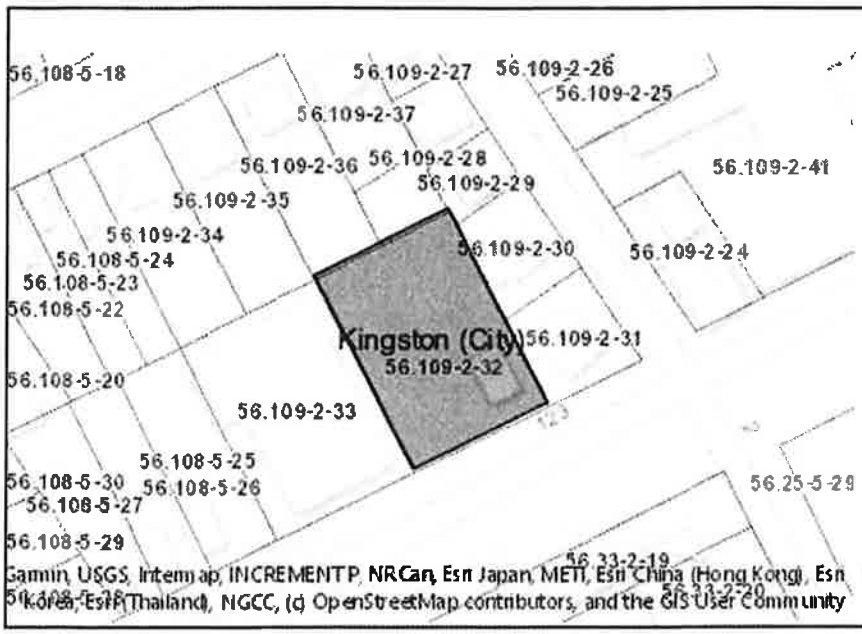
Applicant/sponsor/name: 127 Greenkill Avenue LLC C/O Dutton Architecture, pllc Date: 8/24/20

Signature: _____ Title: Scott Dutton, R.A.

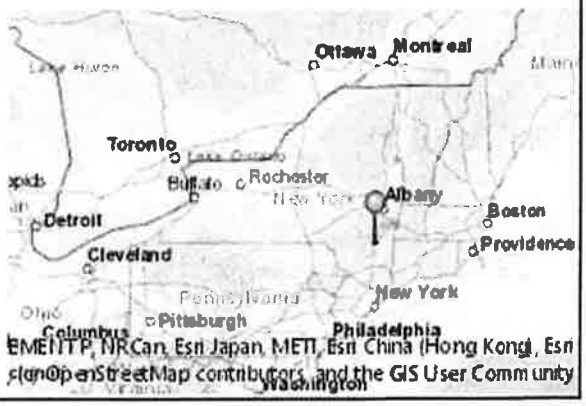
PRINT FORM

EAF Mapper Summary Report

Monday, August 24, 2020 10:37 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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:

X Application **MUST** be signed by the owner of the property. The application must have **original signature**.

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

X 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.

X 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.

X 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.

X There must be **three (3)** original copies of all **site development plans** and **other supporting documents** submitted in original.

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

X 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.

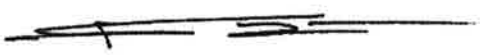
X For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e, - easements, ROW agreements etc…

____ 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.

X 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	$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	$110Resident/$150 Non-Resident
Cleaning Fee	$75

3,444 sf @ $.20= $688.80 + $100 base fee= $788.80



Property Description Report For: 127 Greenkill Ave, Municipality of City of Kingston

No Photo Available

		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
Total Acreage/Size:	100 x 145	**School District:**	Kingston
Land Assessment:	2020 - $28,000 2019 - $28,000	**Total Assessment:**	2020 - $146,000 2019 - $146,000
Full Market Value:	2020 - $162,222 2019 - $146,000		
Equalization Rate:	----	**Property Desc:**	
Deed Book:	6521	**Deed Page:**	279
Grid East:	626013	**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-coverd	**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	DuBois, 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-coverd	126.00 sq ft	Average	Normal	1876
Porch-coverd	32.00 sq ft	Average	Normal	1876

Special Districts for 2020

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

Special Districts for 2019

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

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

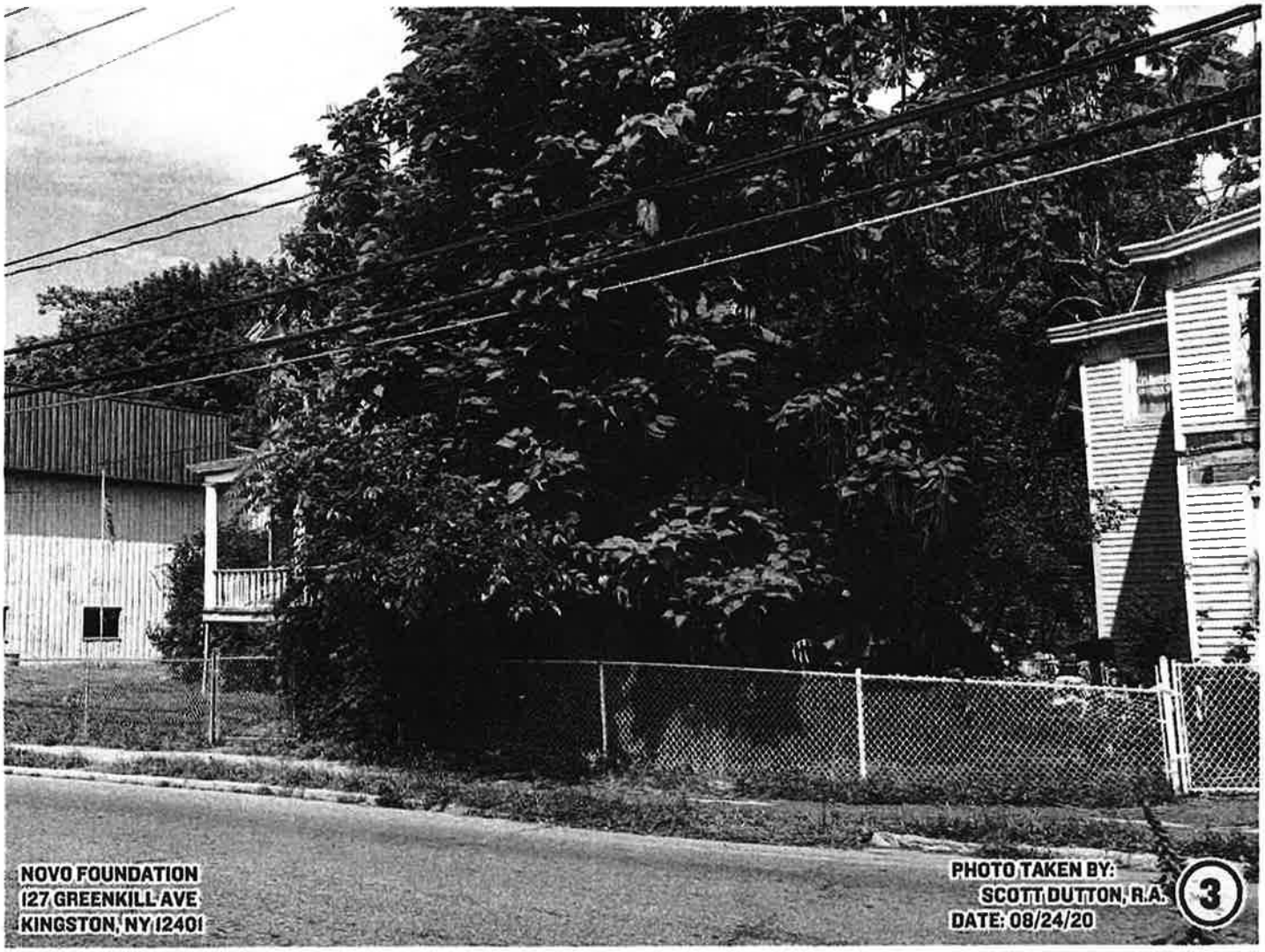


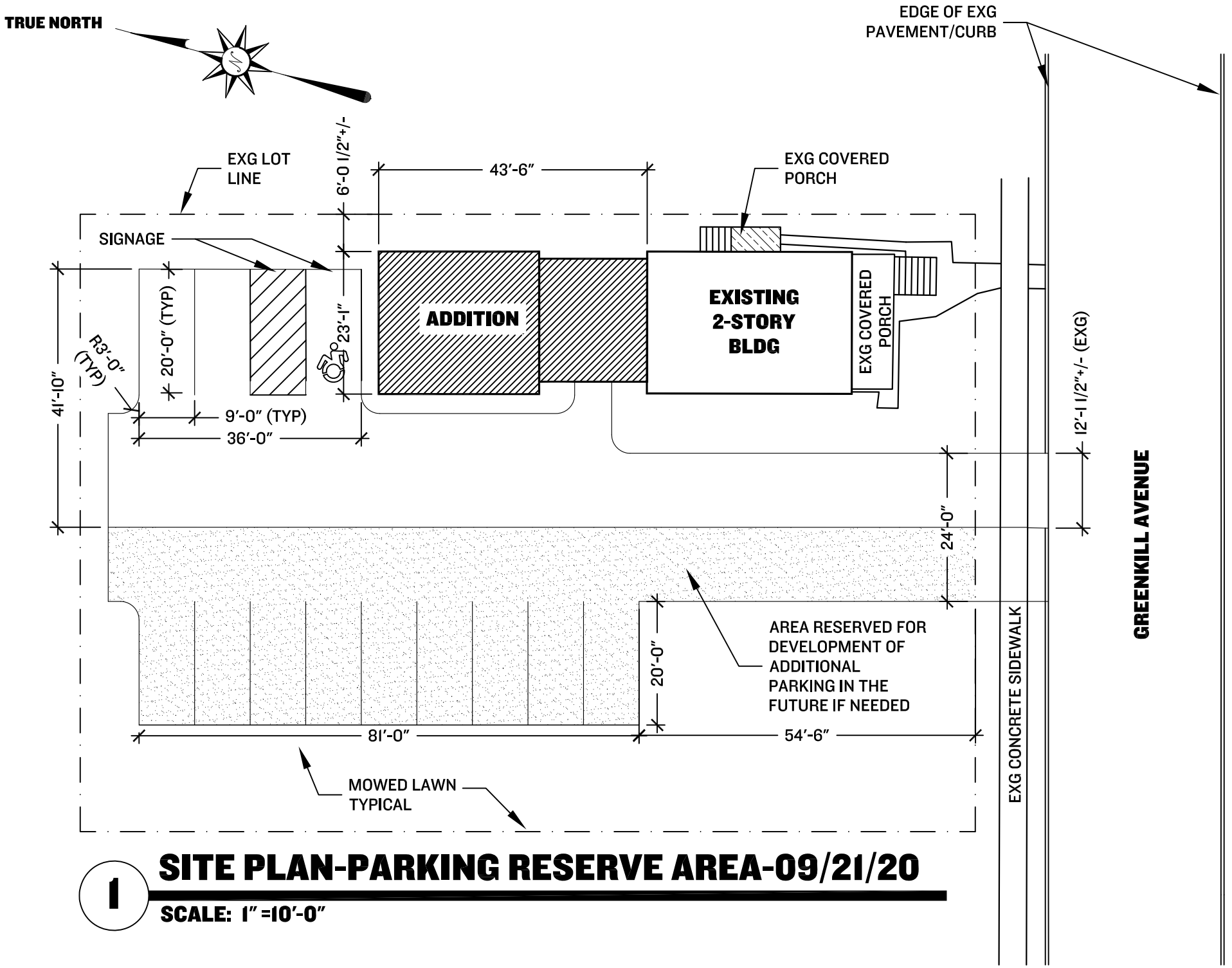
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127 GREENKILL AVE
KINGSTON, NY 12401

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SCOTT DUTTON, R.A.
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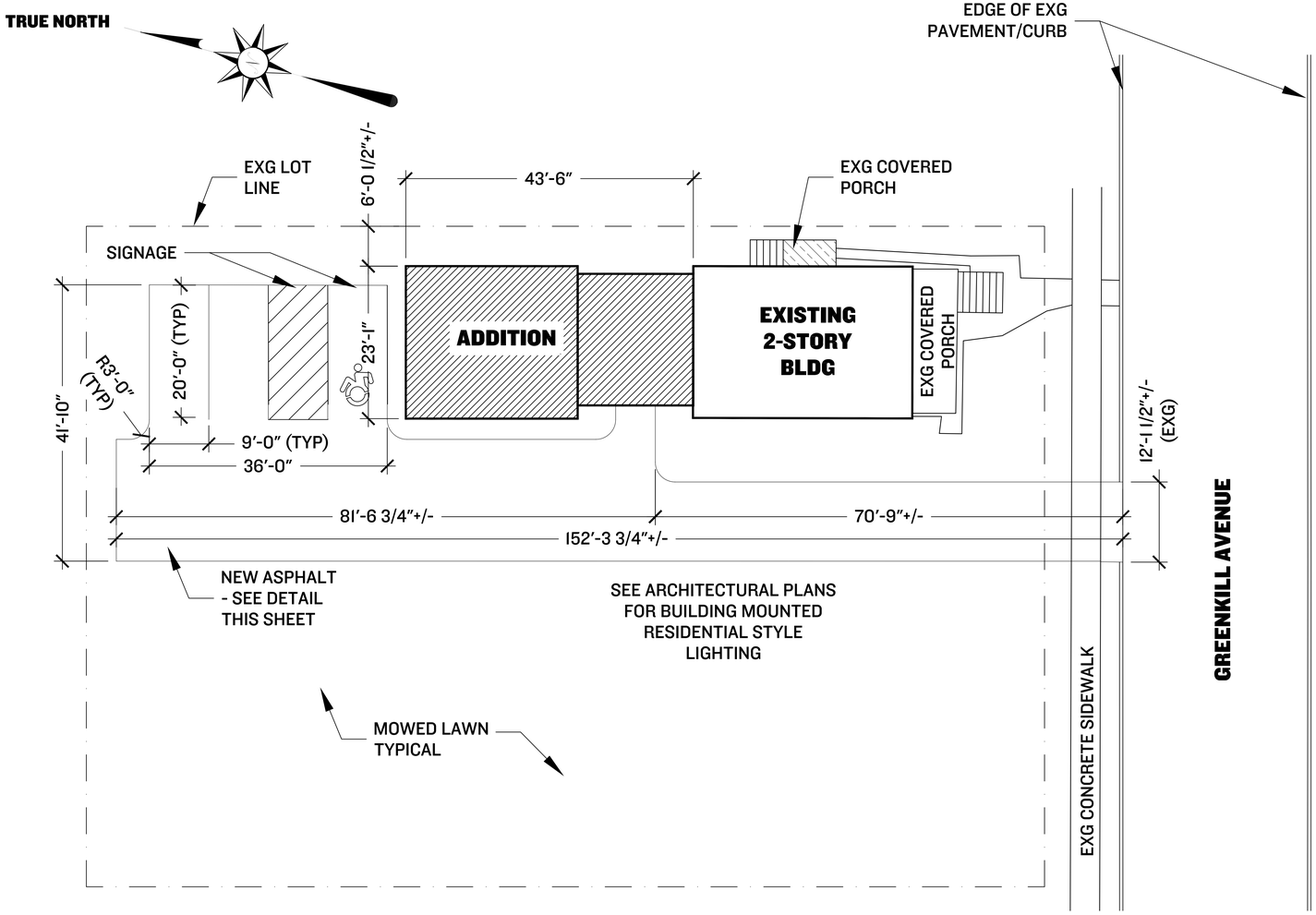

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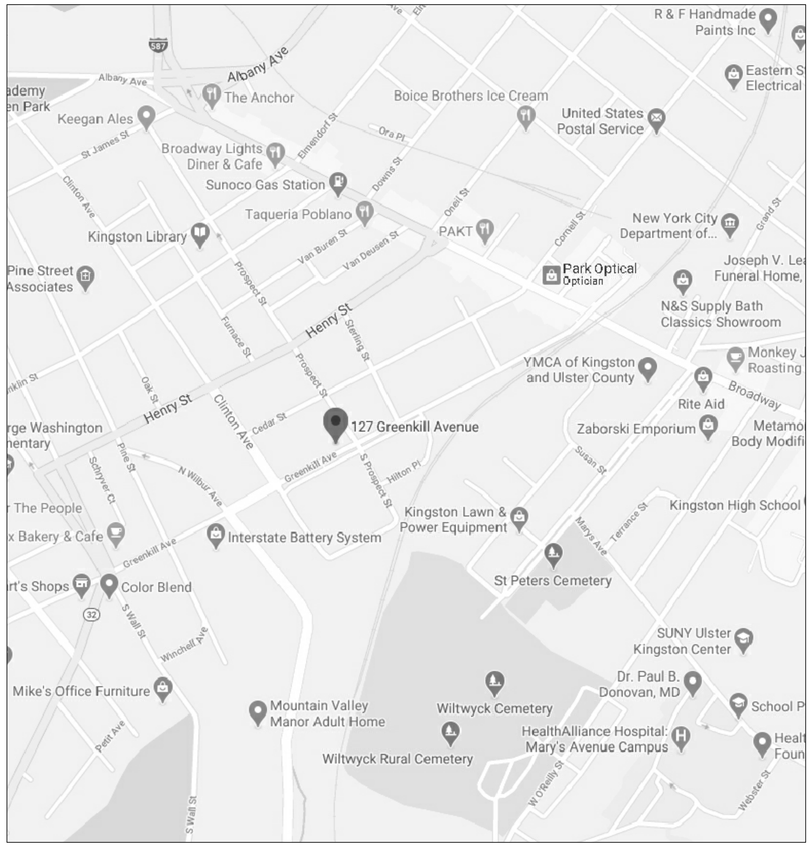

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3



1 SITE PLAN-PARKING RESERVE AREA-09/21/20

SCALE: 1" =10'-0"





LOCATION MAP
SCALE: NTS

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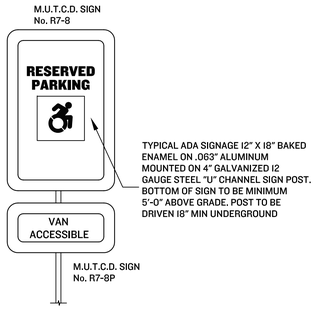
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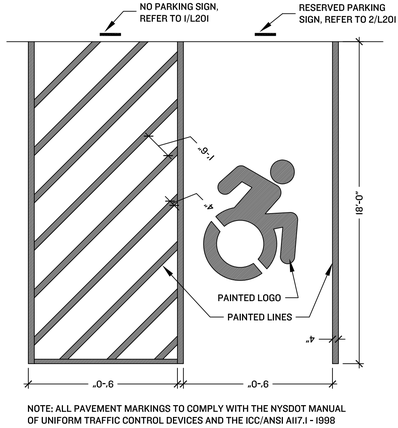
TYPICAL NO PARKING SIGNAGE 18" X 24" BAKED ENAMEL ON .063" ALUMINUM MOUNTED ON 4" GALVANIZED 12 GAUGE STEEL "U" CHANNEL SIGN POST. BOTTOM OF SIGN TO BE MINIMUM 5'-0" ABOVE GRADE. POST TO BE DRIVEN 18" MIN UNDERGROUND

1 NO PARKING SIGN
SCALE: N.T.S



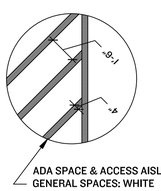
TYPICAL ADA SIGNAGE 12" X 18" BAKED ENAMEL ON .063" ALUMINUM MOUNTED ON 4" GALVANIZED 12 GAUGE STEEL "U" CHANNEL SIGN POST. BOTTOM OF SIGN TO BE MINIMUM 5'-0" ABOVE GRADE. POST TO BE DRIVEN 18" MIN UNDERGROUND

2 RESERVED PARKING ADA SIGN
SCALE: N.T.S



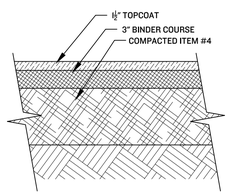
NOTE: ALL PAVEMENT MARKINGS TO COMPLY WITH THE NYSDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE ICC/ANSI A117.1 - 1998 "ACCESSIBLE AND USABLE BUILDING & FACILITIES"

3 ADA PARKING SPACE STRIPING PATTERN
SCALE: N.T.S.



ADA SPACE & ACCESS AISLE: BLUE
GENERAL SPACES: WHITE
DRIVE LANES / OTHER NO PARKING AREAS: YELLOW

4 STRIPING PATTERN
SCALE: N.T.S



5 NEW ASPHALT TOPCOAT
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: PROPERTY IS LOCATED WITHIN 400 FT OF MUNICIPAL PARKING DIRECTLY ACROSS THE STREET			

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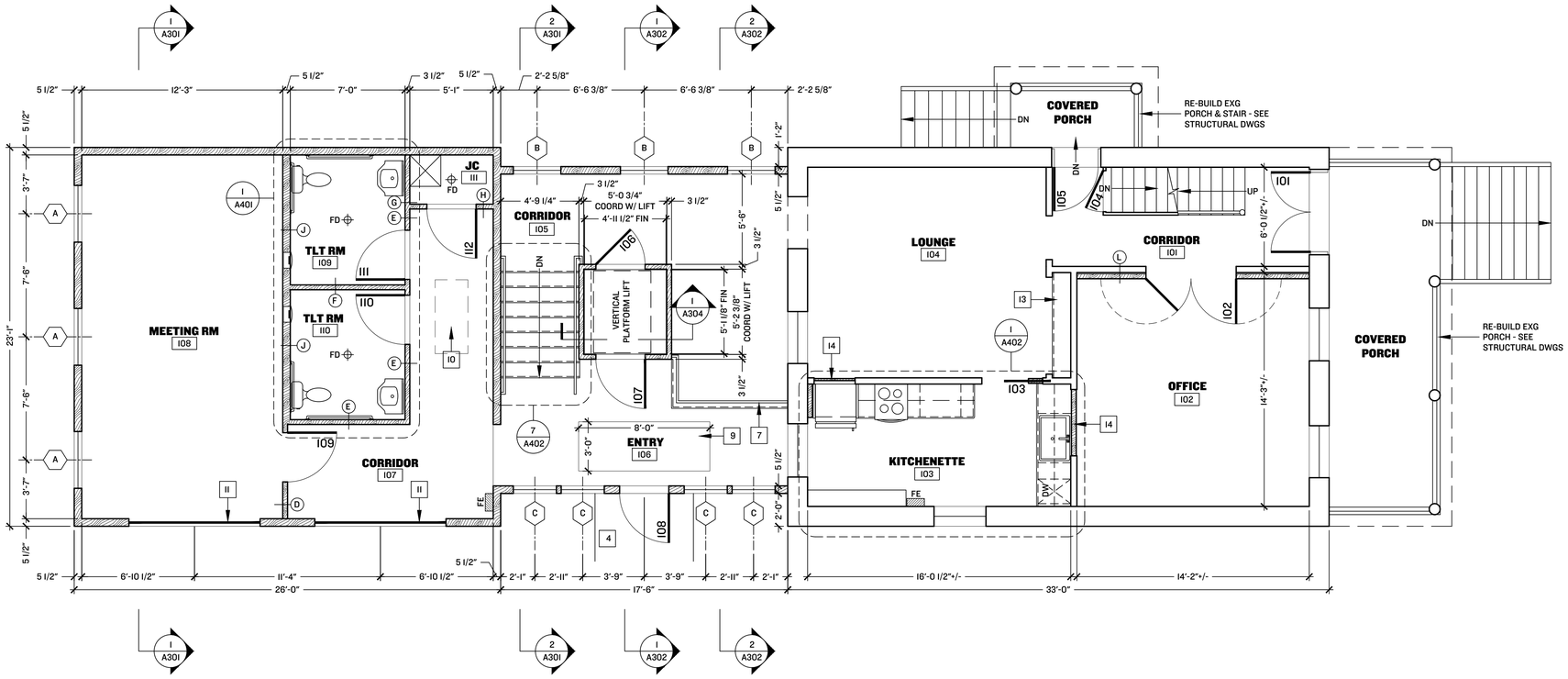
REGISTERED ARCHITECT SCOTT P. DUTTON 026474 STATE OF NEW YORK

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PLAN NORTH

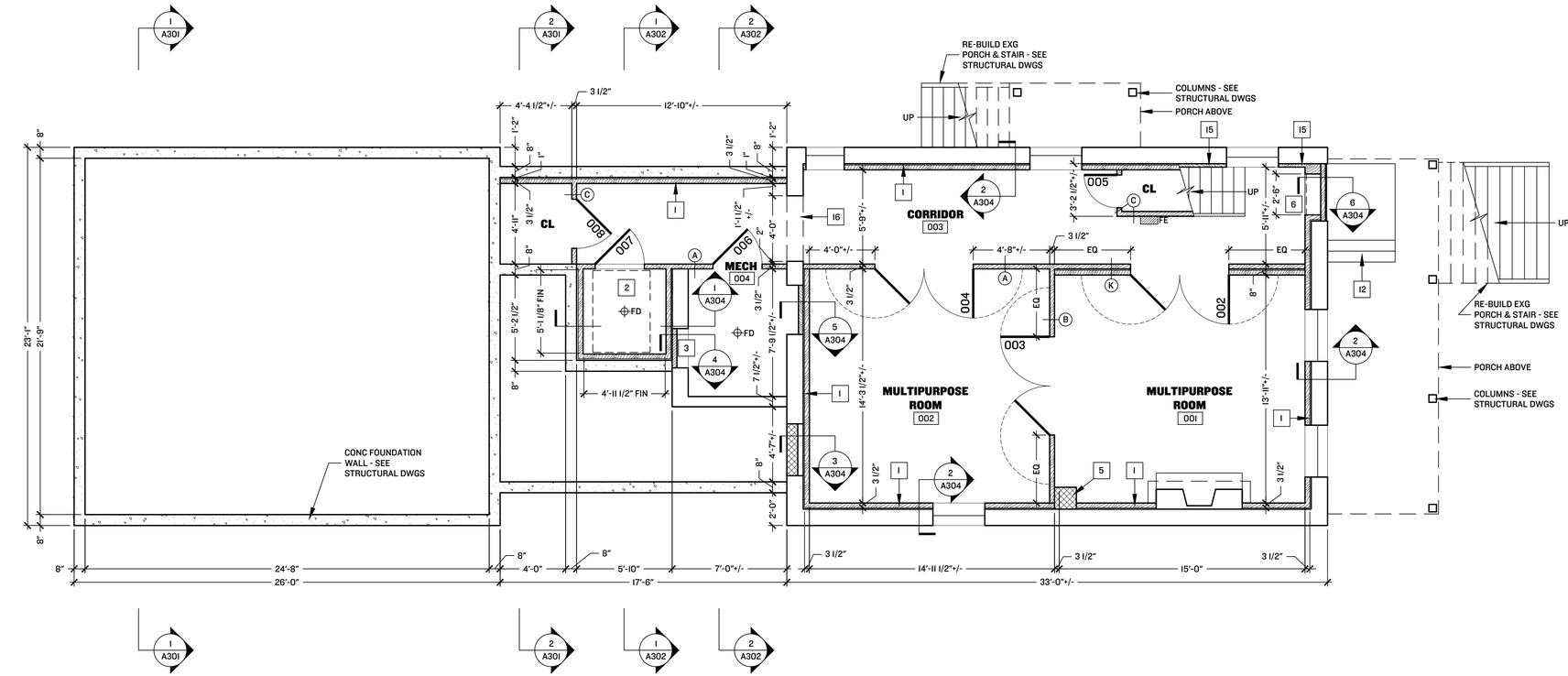
C101

PROPOSED 1ST FLOOR PLAN



2 PROPOSED 1ST FLOOR PLAN

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



1 PROPOSED BASEMENT FLOOR PLAN

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

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 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 #VI504 (TYPE-2) BY SAVARIA. GC TO PROVIDE SHOP DRAWINGS TO ARCHITECT & OWNER FOR REVIEW.

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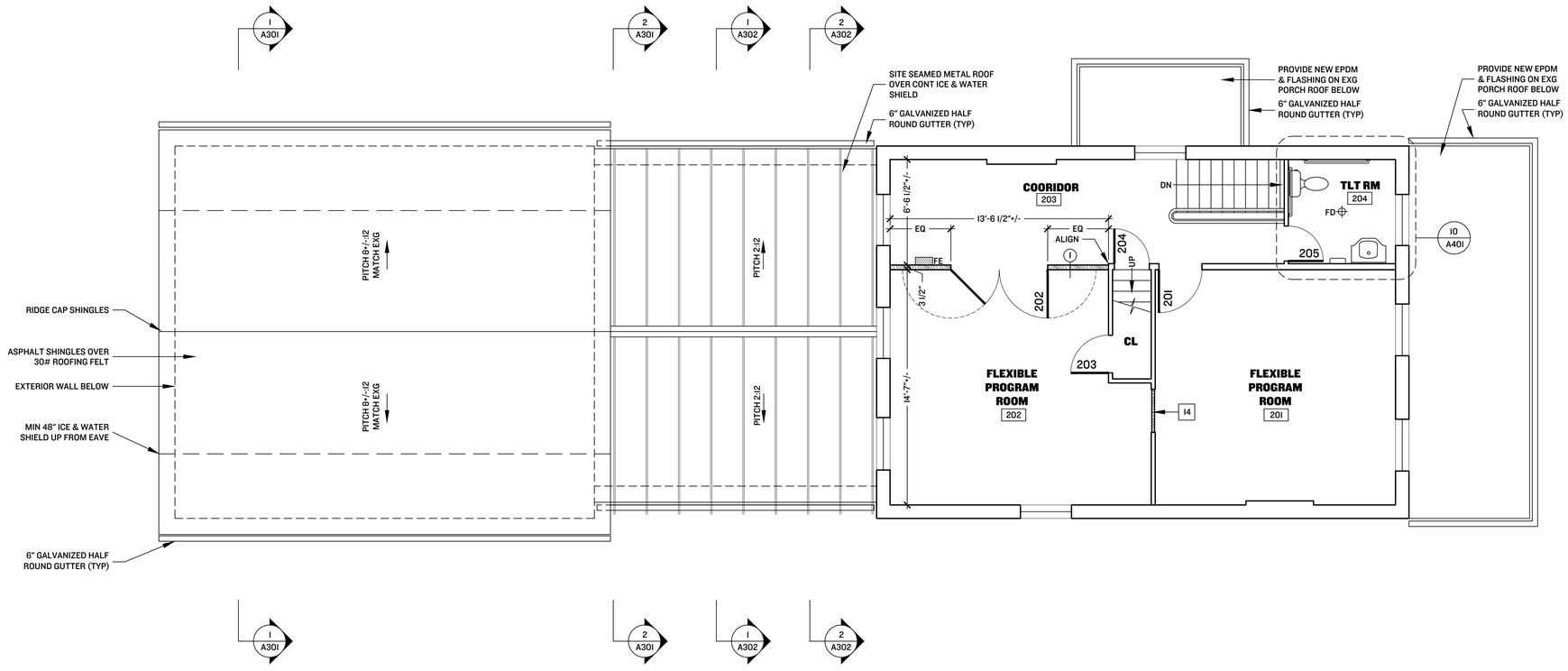
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PLAN NORTH

A102

PROPOSED BASEMENT & 1ST FLOOR PLANS



1 PROPOSED 2ND FLOOR PLAN & ADDITION ROOF PLAN

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

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

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2. VERTICAL PLATFORM LIFT - SEE NOTE AND SECTIONS
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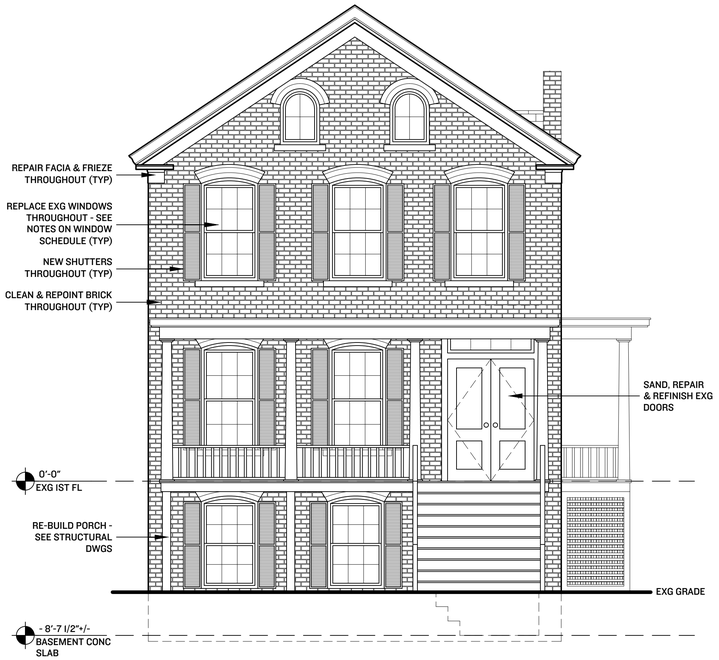
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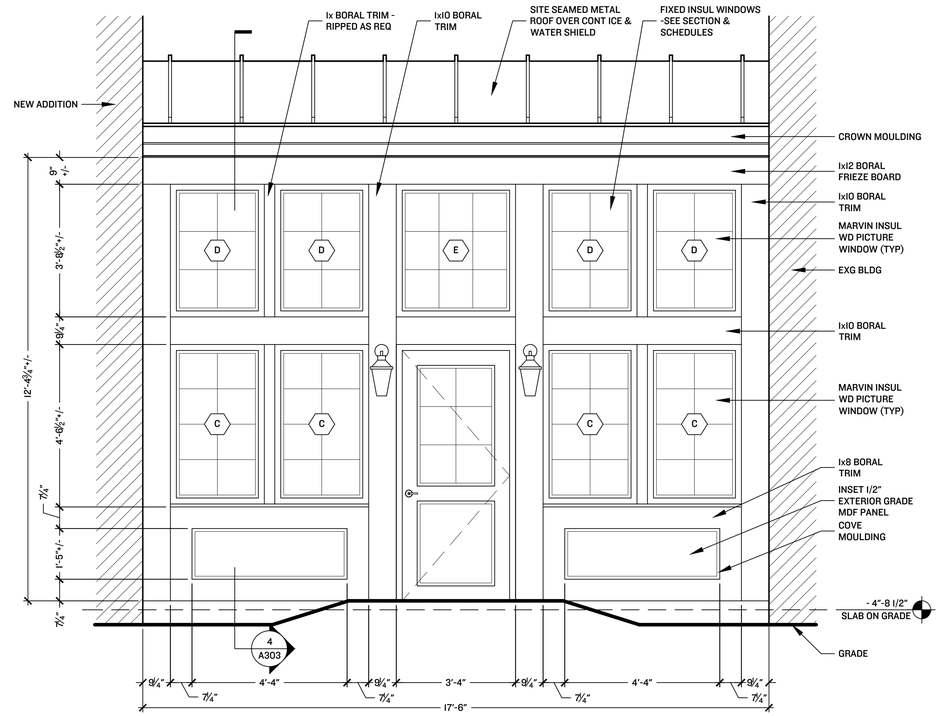
A103

PROPOSED 2ND FLOOR, ADDITION ROOF & ATTIC FLOOR PLANS



1 PROPOSED SOUTH ELEVATION

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

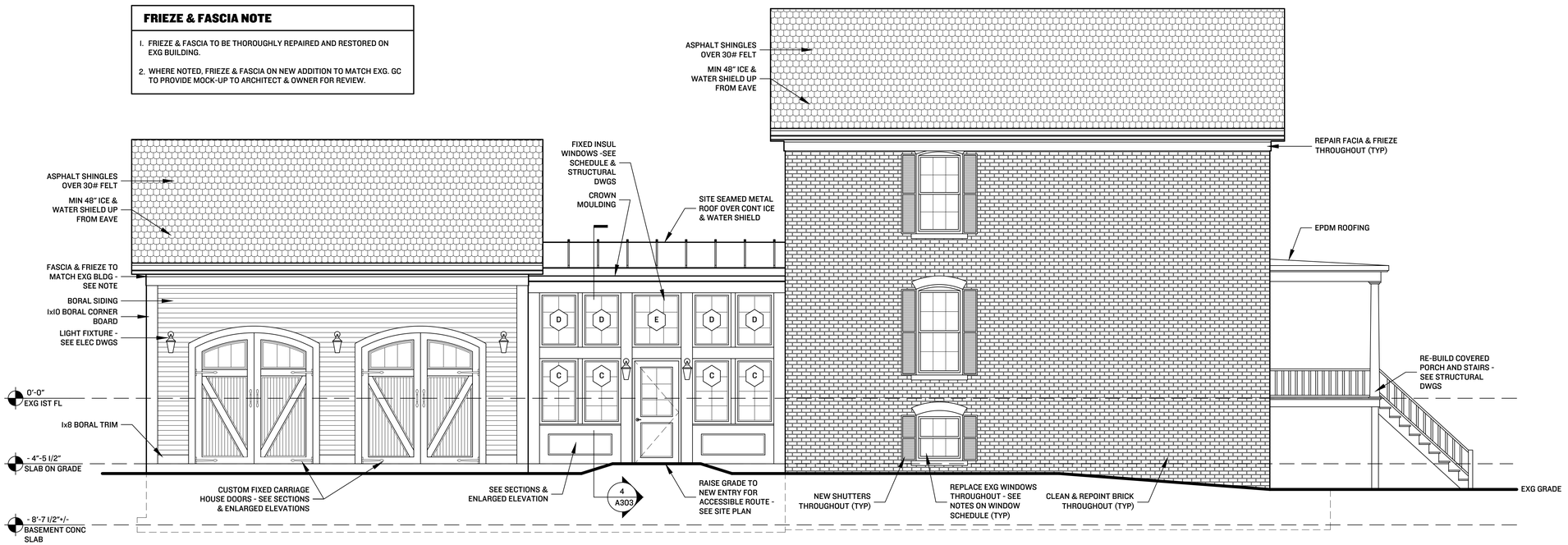


3 ENLARGED PARTIAL WEST ELEVATION

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"

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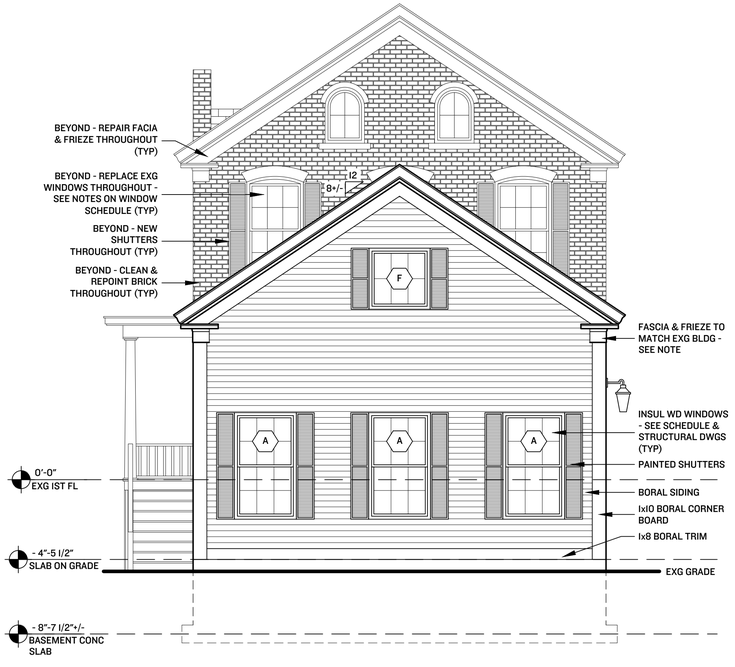
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A201

PROPOSED EXTERIOR ELEVATIONS

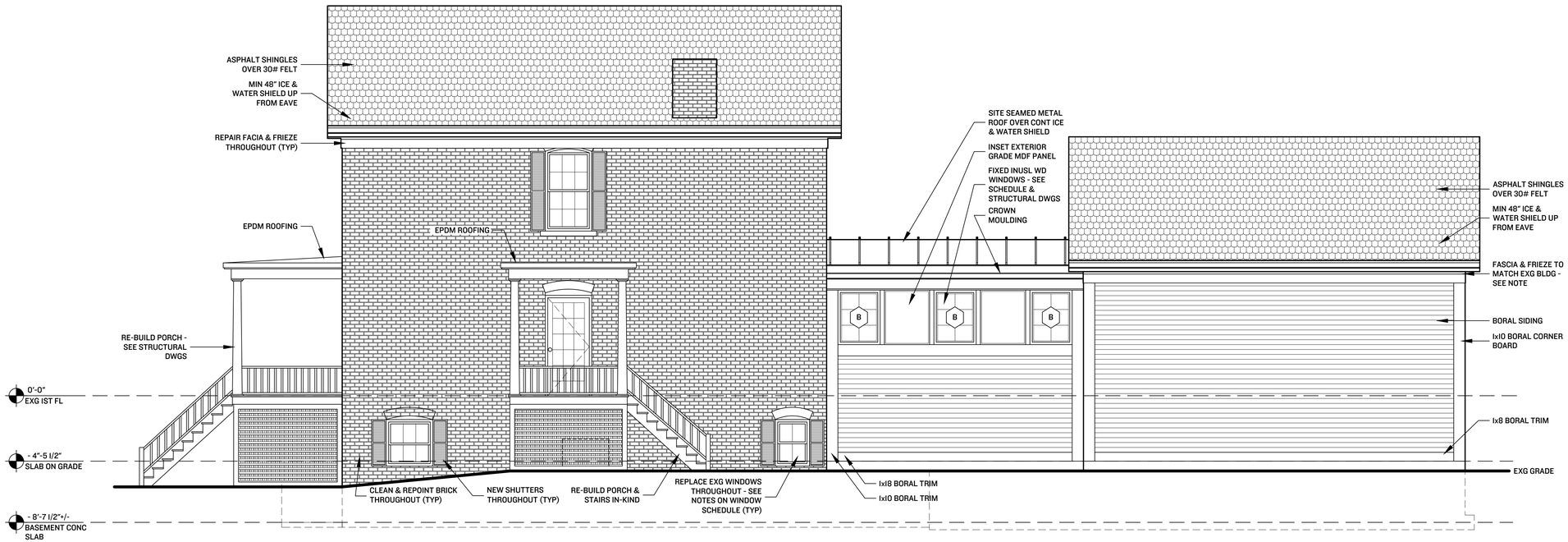


1 PROPOSED NORTH ELEVATION

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

FRIEZE & FASCIA NOTE

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2 PROPOSED EAST ELEVATION

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

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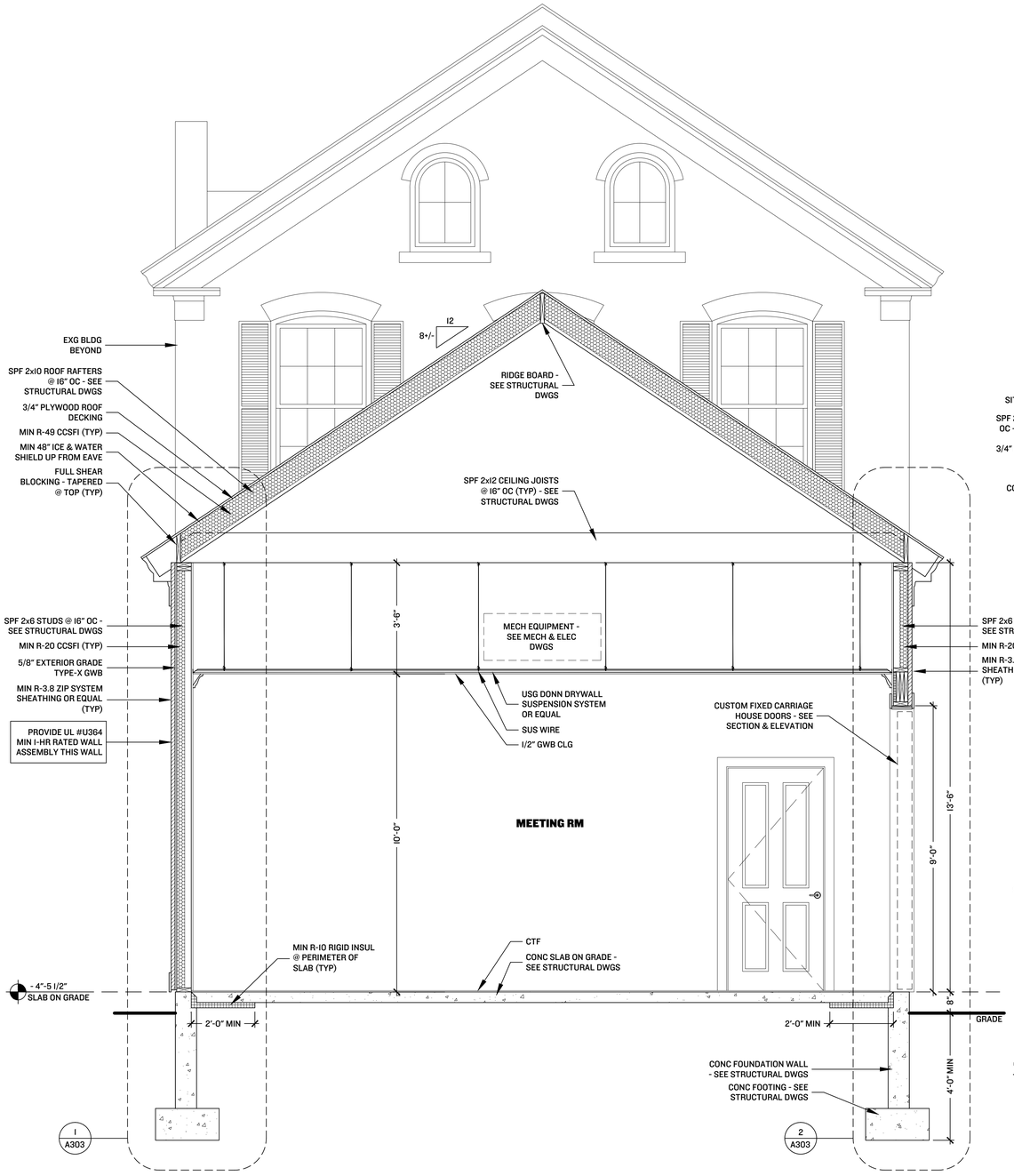
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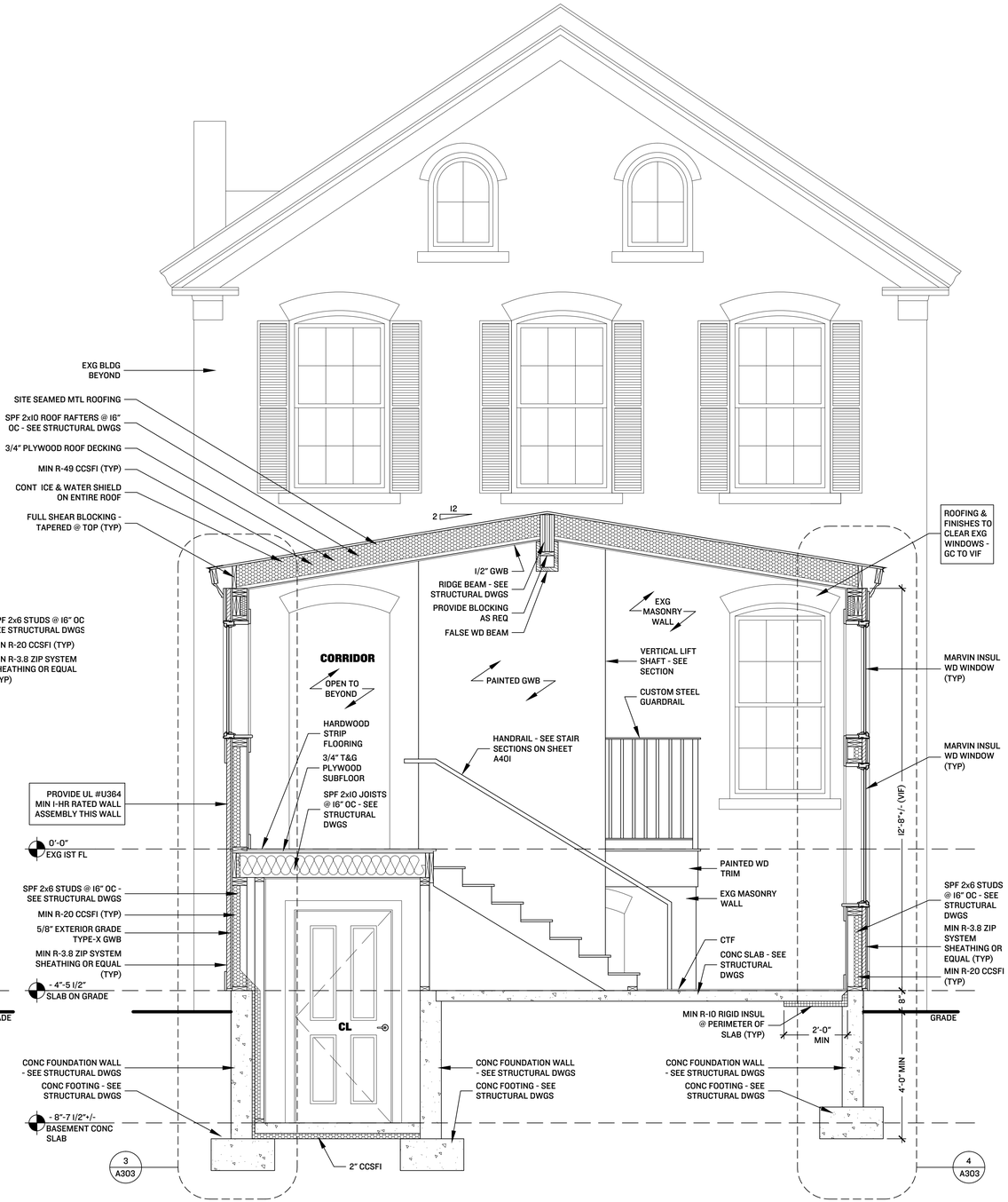
A202

PROPOSED EXTERIOR ELEVATIONS



1 PROPOSED BUILDING SECTION

SCALE: 1/2" =1'-0"



2 PROPOSED BUILDING SECTION

SCALE: 1/2" =1'-0"

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PLLC

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KINGSTON, NY 12401
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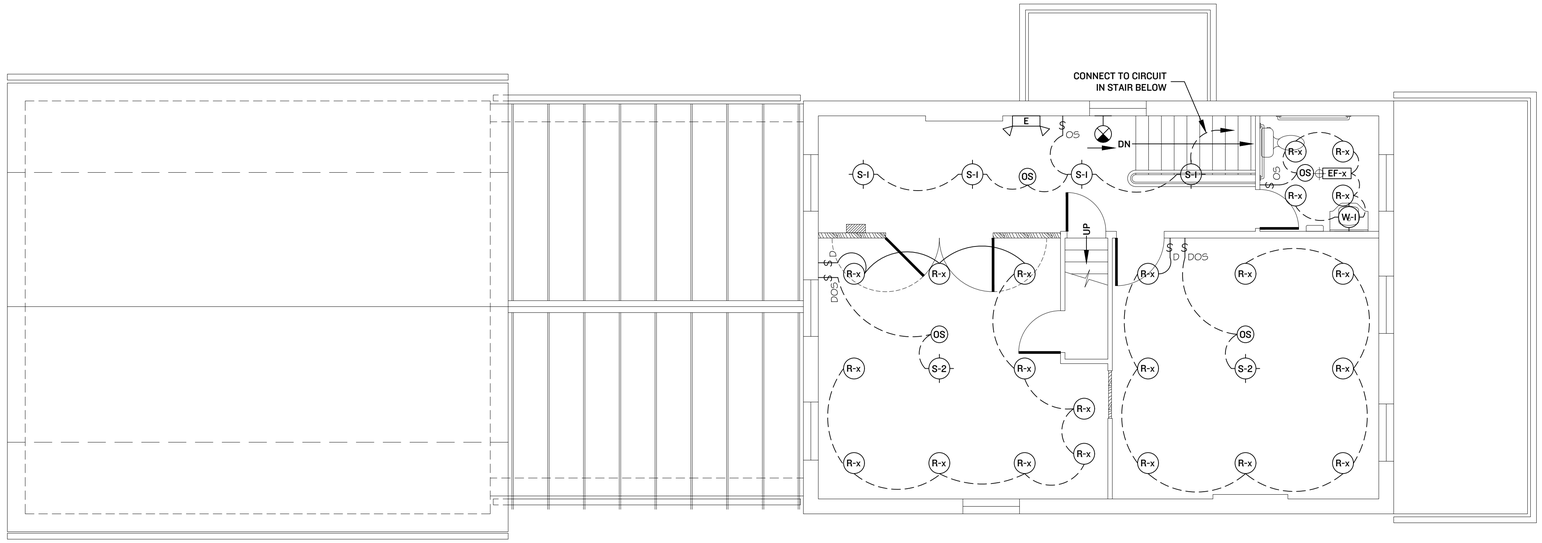
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7/24/20

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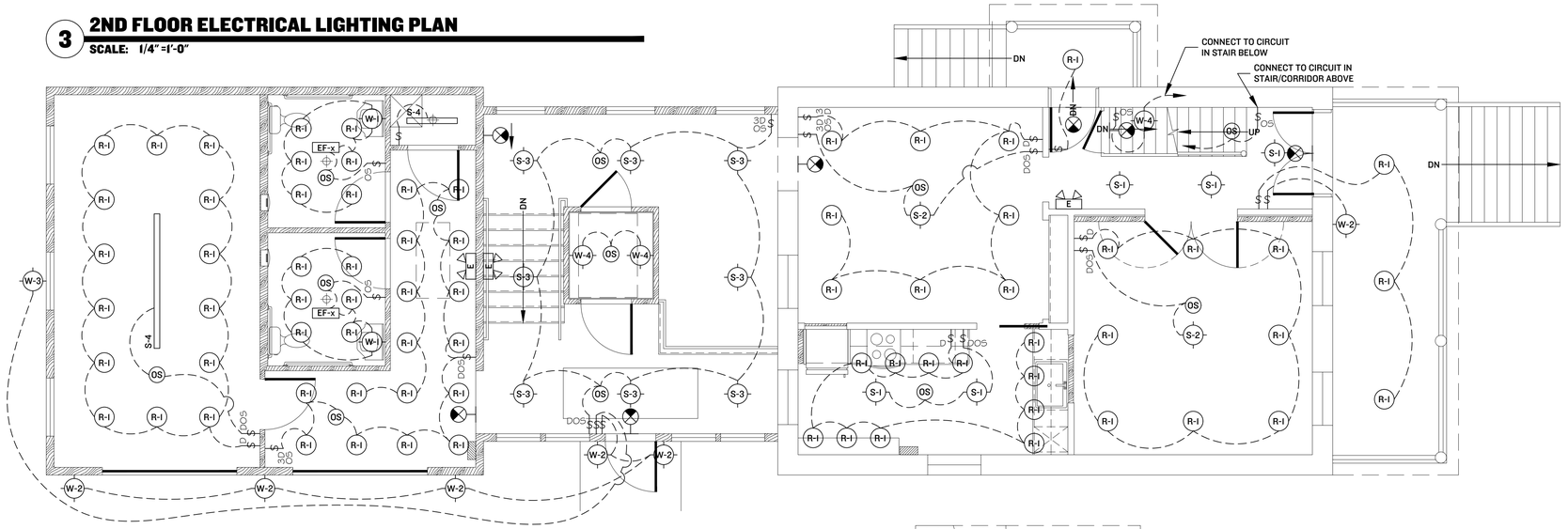
A301

PROPOSED BUILDING SECTIONS



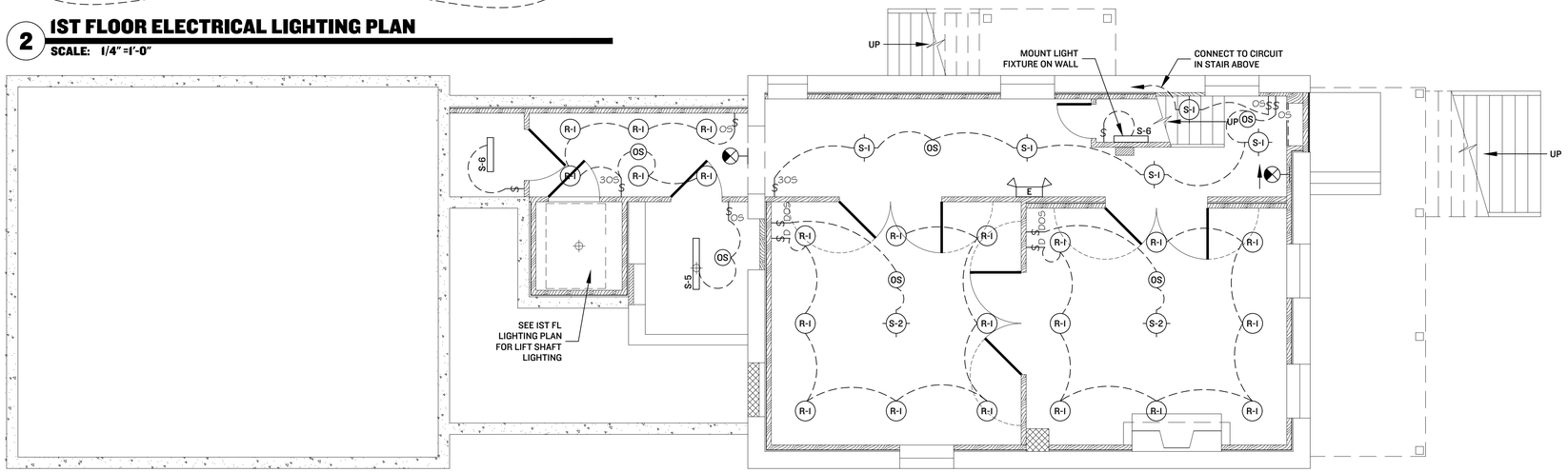
3 2ND FLOOR ELECTRICAL LIGHTING PLAN

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"

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

PLAN NORTH

E102

ELECTRICAL LIGHTING PLANS

DUTTON
ARCHITECTURE
PLLC

October 19, 2020

Sue Cahill
City of Kingston City Planner
420 Broadway
Kingston New York 12401

Re: 127 Greenkill Avenue

Ms. Cahill:

Thank you for forwarding the Ulster County Planning Board Comments memo dated 10/7/20. I have reviewed the comments we take no exception to the requests regarding lighting or the installation of a bike rack on the site. Regarding the landscaping, we are working with a landscape architect to develop a thoughtful landscaping plan for the site that we intend to present to you when it's a more fully developed. As the landscaping would not go in until the Spring or Summer of 2021, I trust that we'll be able to satisfy your office, the Board and the community at large with a landscape plan that everyone can be proud of.

Respectfully,



Scott Dutton, Architect

33 Canfield Street
Kingston, NY 12401
845-339-2039
duttonarchitecture.com

Ulster County Planning Board

Dennis Doyle, Director

RECOMMENDATION

Suzanne Cahill, Planner
City of Kingston
420 Broadway
Kingston, N.Y. 12401

REFERRAL NO: 2020-103
DATE REVIEWED: 10/7/2020

Re: 127 Greenkill Avenue – Site Plan Review

Summary
The applicant is proposing to renovate and expand an existing single-family house for use as a community center and training facility. A use variance to allow this conversion has been granted. The project is located in the R-2 zoning district on Greenkill Avenue.

The following materials were received for review:

- UCPB Referral
- Site plans and building elevations
- Parking reserve area
- Planning Board application
- Short EAF
- DEED and listing on parcel viewer.
- Existing condition images with photo-location aerial.
- Checklist
- Narrative

Recommendations

Lighting
The project's narrative has indicated that the project will have occasional evening and weekend sessions and a desire to have access to programs at flexible times.

Required Modifications
Outdoor lighting for the parking lot and sidewalk areas have not been indicated on the site plan. Full cutoff/dark-sky compliant LED lighting is recommended for the site.

Landscaping
Landscaping details are not shown.

Advisory Comment
The development of a landscaping plan, including street trees along the Greenklll Avenue frontage, is recommended.

Telephone: 845-340-3340
Fax: 845-340-3429
Email Address: rlei@co.ulster.ny.us
Web: ulstercountyny.gov/planning/ucpb

Bicycle Rack – Advisory Comment.
Given the proximity of the site to biking lanes along Greenkill Avenue, which serves as a connector to the Wallkill Valley Rail trail, the siting of a bike rack would be appropriate at this location.

Reviewing Officer

Robert A. Leibowitz, AICP
Principal Planner

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #16: #2-16 Montrepose Avenue SITE PLAN to make changes to drainage. SBL 56.42-4-7. SEQR Determination. Zone RRR, Coastal Zone, HAC. Ward 9. Andrew Wright/applicant; Bluestone Realty/owner.

Suggested Action:

Attachments:
2-16 Montrepose.pdf

Comment - Montrepose (3).pdf

Comment - Montrepose (4).pdf

Comment - Montrepose (2).pdf

Comment - Montrepose.pdf

2020

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) 2-16 Montrepose St, Kingston NY 12401

Property Tax Map ID # (SBL): 56.42-4-7

Name of applicant: Blue Stone Realty LLC

Applicant Phone #: (845) 338-3383 Fax #: ( ) E-Mail: wrightarchitects@gmail.com

Mailing address of applicant: 233 Fair St, Kingston NY 12401

Name and address of owner (if different from applicant): Andrew Wright/Managing Member

Project use and/or description of improvement:
Site cleaning, protection against vandalism and runoff control within boundaries of private property.

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): Blue Stone Realty LLC

Phone #: (845) 338-3383 Fax #: ( ) E-Mail: wrightarchitects@gmail.com

Signature of Owner: Andrew Wright member

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

(This section for office use only)

Date received: 9/29/20 Referrals:

Application fee: $200 # 2719 Rec # 0018988

Zoning District: Ward:

Sec./Blk./Lot: / /

SEQRA:

Date of Public Notice: Date of Public Hearing:

jas/pb4

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		
Blue Stone Realty LLC		
Name of Action or Project: Landscape and drainage		
Project Location (describe, and attach a location map): 2-16 Montrepose St		
Brief Description of Proposed Action: Site cleaning, protection against vandalism and runoff control within boundaries of private property.		
Name of Applicant or Sponsor: Andrew Wright, Managing Member	Telephone: 845-338-3383 E-Mail: wrightarchitects@gmail.com	
Address: 233 Fair St		
City/PO: Kingston	State: NY	Zip Code: 12401

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

3.a. Total acreage of the site of the proposed action?	.81 acres
b. Total acreage to be physically disturbed?	.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
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?	NO	YES
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?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		
NOT APPLICABLE	☑	☐
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 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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
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?	NO	YES
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		
RUNOFF IS ALREADY GOING INTO EXISTING CITY STORM DRAIN		

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

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

Applicant/sponsor name: A. WRIGHT MANAGING MEMBER Date: 9/29/20

Signature: _____

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

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

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

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

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

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

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

PRINT

ARCHITECTS BUILDERS PLANNERS

WRIGHT ARCHITECTS
233 FAIR STREET
KINGSTON NY
1 2 4 0 1
845 – 338 – 3383
Fax – 338 – 3133
wrightarchitects@gmail.com

Company: City of Kingston
420 Broadway, Kingston NY

From: Sonia Lemus-Wright

To: Sue Cahill
Planning Director

Date: 09.29.2020

Phone: 845-334-3915

REGARDING/PROJECT: **2-16 Montrepose – Landscape & drainage application**

☐ PER YOUR REQUEST x PLEASE REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY A.S.A.P. ☐ URGENT

Dear Sue,

We are submitting the attached application for review.

Attached please find:

- Check in the amount of $200
- (1) original signed copy of the following forms:
  - PB application checklist
  - PB application for site plan review
  - SEAF
- (3) 24x36 copies of the site drawing
- (3) copies of the following documents:
  - Project narrative form
  - Supporting documentation photos
  - Copies of violations issued by the Kingston fire department
  - Copy of Deed
  - Statement from City Controller
  - Current Property Record Card

Kind regards,
Sonia Lemus-Wright

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.

Member

Applicant Signature

9/29/20

Date

A. WRIGHT

Applicant Name (Please Print)

PROJECT NARRATIVE FORM

Property Address: 2-16 Montrepose 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…

Owner would like to clean his vacant lot. 2-16 Montrepose has been vandalized for many years. Owner has several violation notices where abandoned cars and trash has been left on site just for owner to later clean up. See attached copy of violations. Given that this lot is located in an urban area, there have been trespassers who walk into this property to do drugs and drink alcohol. We have found remainings of syringe hinges and empty bottles of alcohol. See attached photos. To make this lot safer, owner is proposing to cut trees in order to open up the view and install cameras to stop the site from being vandalized. Owner will once again clean all the trash that has been accumulated on site. Owner also proposes to later plant 10 trees per submitted plan. Regarding uncontrolled runoff present on site, Owner proposes to encapsulate and redirect runoff within the boundaries of his private property as indicated on plan and into the existing catch basin provided by the city. No sidewalk nor road will be disrupted since catch basin is an already existing condition and located within private property. The proposed work should take no more than 10 business days. All work will be performed by insured professionals during business hours 9am to 4pm. No work will be performed on weekends.

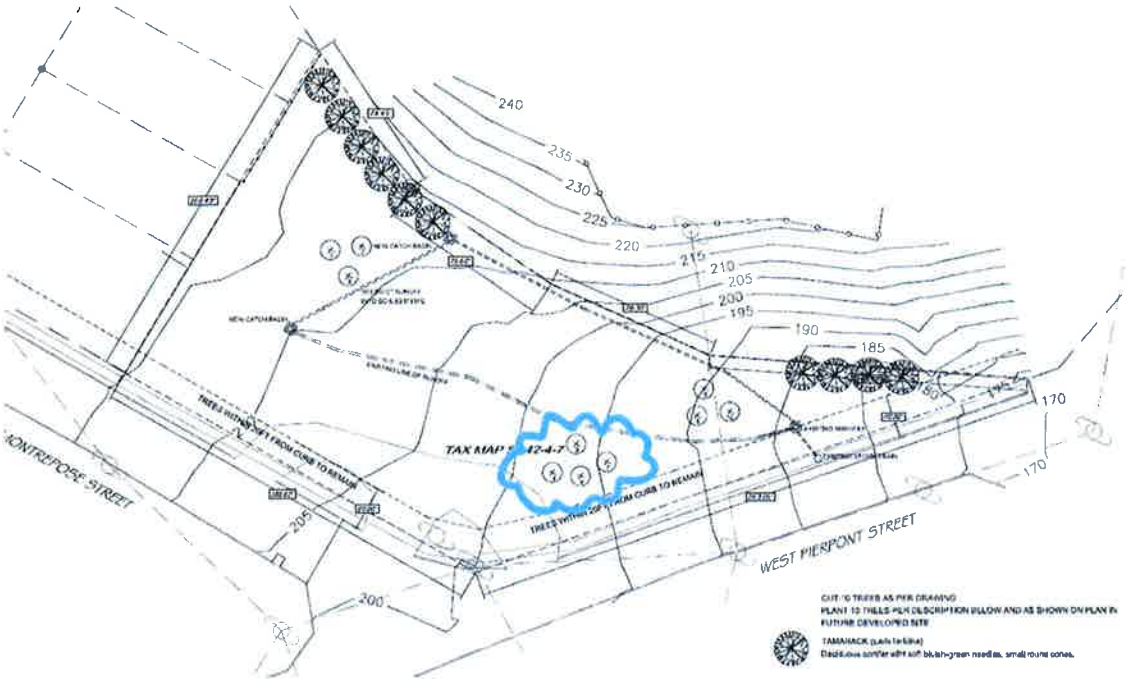
Prepared By (Please Print): Sonia Lemus-Wright

Date: 9/30/2020

Rev.10/02

SITE PHOTOS

Cut trees to open up view into the site and to allow for strategic placement of cameras.





Remaining of syringe hinges have been found on site.

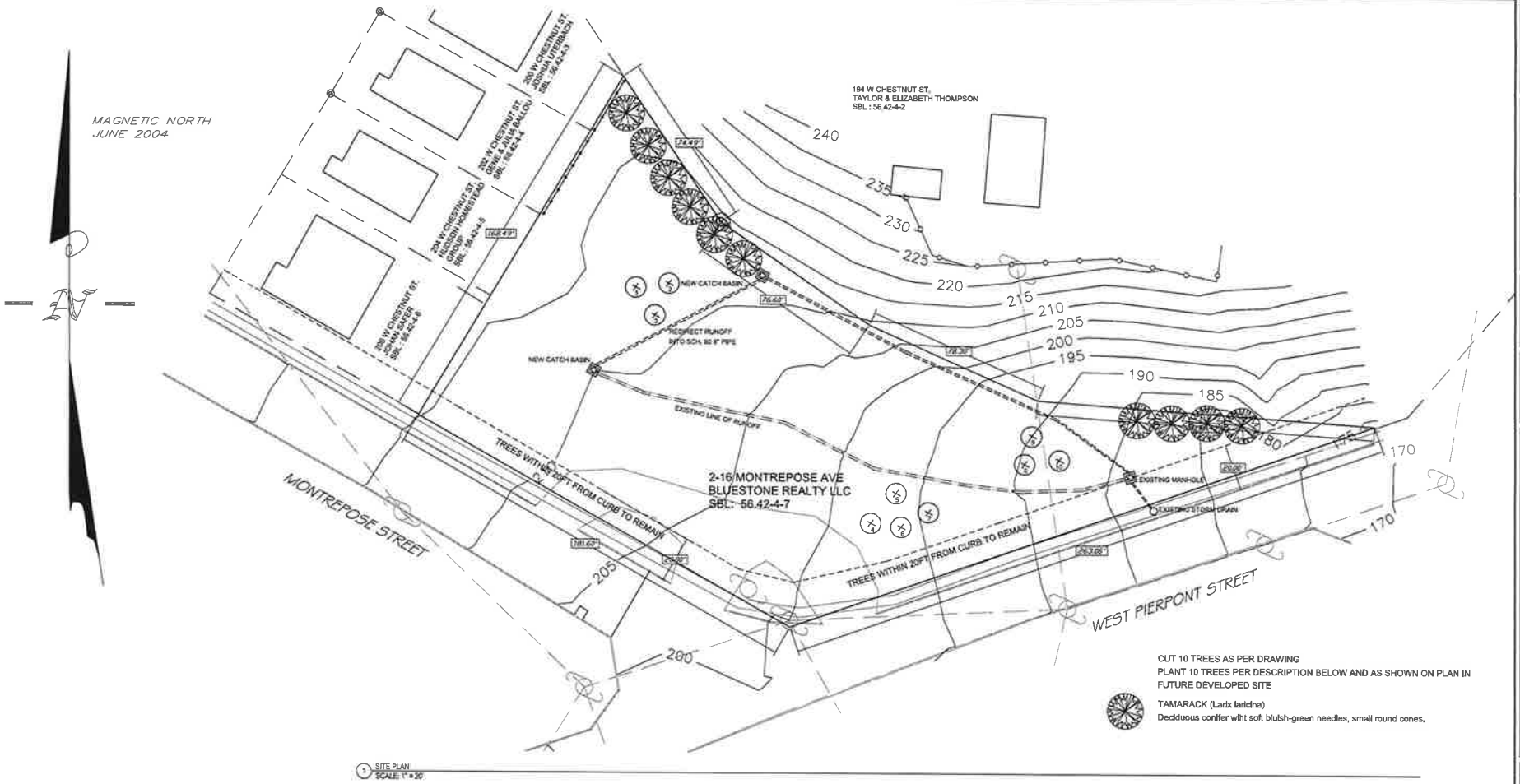


Existing manhole as indicated on plan.



Trash scattered throughout has been exposed after cutting dead trees. Owner to clean up site.

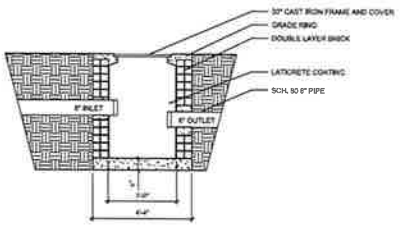




CUT 10 TREES AS PER DRAWING
PLANT 10 TREES PER DESCRIPTION BELOW AND AS SHOWN ON PLAN IN FUTURE DEVELOPED SITE

TAMARACK (Larix laricina)
Deciduous conifer wiht soft blutsh-green needles, small round cones.

1 SITE PLAN
SCALE: 1" = 20'



2 CATCH BASIN DETAIL TYP.
SCALE: N.T.S.

WRIGHT ARCHITECTS
233 FAIR STREET
KINGSTON, NEW YORK
845 x 338 x 3363
FAX x 336 x 3133

BLUE STONE REALTY, LLC
2-16 MONTREPOSE ST.
KINGSTON, NY

ISSUE DATES:
WORK - LEGEND

REVISION DATES:

JOB #2227
09.09.20

V101

Richard T. Salzmann
Fire Chief
Michael A. LeFevre
Deputy Chief
James M. Brunner III
Lieutenant

Kingston Fire Department

Building Safety Division
5 Garraghan Drive
Kingston, NY 12401
Phone (845) 331-1217 Fax (845) 331-1224

VIOLATION NOTICE

September 25, 2007

Tax Parcel ID: **56.42-4-7**

CP07-799

BLUESTONE REALTY LLC
80 HIGHLAND RD
STONE RIDGE NY 12484

Dear Property Owner

According to our records you are the owner of the property located at:

2-16 MONTREPOSE AVE

Tax Map No. **56.42-4-7**

On **09/25/07** an apparent Zoning/Ordinance Violation was observed on your property, specifically:

All overgrowth needs to be cut down from around corner curb.
Garbage, junk and debris including but not limited to gas can, propane tank, etc. needs to be removed from lot.
Unlicensed motor vehicle needs to be removed from vacant lot.

You are hereby notified that the above is in **Violation** of:

City of Kingston Code Chap 384 Mot Veh, Abandon §384-1 Store or Deposit
Which States:

§ 384-1. Storage or deposit on private lands. [Amended 4-4-1995 by L.L. No. 4-1995; approved 4-21-1995]
It shall be unlawful for any person, firm or corporation either as owner, occupant, lessee, agent, tenant or otherwise to store or deposit or cause or permit to be stored or deposited any abandoned motor vehicle, or any junked motor vehicle, or any discarded motor vehicle, or any motor vehicle which is not operable, or any vehicle which is not validly registered with valid current license plates upon any private land, upon the surface of such land within the corporate limits of the City of Kingston, New York.

Code of NYS Property Maint PM3 Minimum Conditions EXTERIOR PROPERTY AREAS 302.4
Which States:

PM302.4 Weeds. All premises and immediate exterior property shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with §PM106.1. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Richard T. Salzmann
Fire Chief
Michael A. LeFevre
Deputy Chief
James M. Brunner III
Lieutenant

Kingston Fire Department

Building Safety Division
5 Garraghan Drive
Kingston, NY 12401
Phone (845) 331-1217 Fax (845) 331-1224

VIOLATION NOTICE

February 23, 2006

Tax Parcel ID: **56.42-4-7**

BLUESTONE REALTY LLC

CP06-85

80 HIGHLAND RD
STONE RIDGE NY 12484

Dear Property Owner

According to our records you are the owner of the property located at:

2-16 MONTREPOSE AVE

Tax Map No. **56.42-4-7**

On **02/23/06** an apparent Zoning/Ordinance Violation was observed on your property, specifically:

Two unlicensed trucks need to be removed from vacant corner lot.

You are hereby notified that the above is in **Violation** of:

City of Kingston Code Chap 384 Mot Veh, Abandon §384-1 Store or Deposit
Which States:

§ 384-1. Storage or deposit on private lands. [Amended 4-4-1995 by L.L. No. 4-1995; approved 4-21-1995]
It shall be unlawful for any person, firm or corporation either as owner, occupant, lessee, agent, tenant or otherwise to store or deposit or cause or permit to be stored or deposited any abandoned motor vehicle, or any junked motor vehicle, or any discarded motor vehicle, or any motor vehicle which is not operable, or any vehicle which is not validly registered with valid current license plates upon any private land, upon the surface of such land within the corporate limits of the City of Kingston, New York.

It is hereby requested that you either eliminate the violation(s) or file plans with this office for corrective action by:

March 9, 2006

A re-inspection will be conducted on the above date. Failure to correct the violation(s) by the date of re-inspection will result in a $150.00 re-inspection fee being charged. There will be an additional re-inspection fee of $150.00 for each re-inspection that needs to be done without compliance. All unpaid re-inspection fees shall be assessed to the owner against the property and shall be added to the tax bill for said property.

Sincerely,

Michael A. Lefevre
Deputy Chief

Inspector: Sue McGrath

SCHEDULE A

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

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

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

KINGSTON -2020
City Tax: 2020

DO NOT PAY - This is a receipt.

WE ARE SENDING THIS RECEIPT TO YOU FOR INFORMATION PURPOSES IN ACCORDANCE WITH THE NEW YORK STATE "PROPERTY TAXPAYER'S BILL OF RIGHTS"

BLUESTONE REALTY LLC
233 FAIR ST
KINGSTON, NY 12401

BILL #	005600
STATE AID	$3,679,350
NYS TAX FIN CD	999
TAX YEAR	2020
BANK	
PER ASSESSMENT ROLL	07/01/2018
SCHOOL CODE	510800

TAX MAP #: 56.42-4-7
LOCATION: 2-16 MONTREPOSE AVE
DIMENSIONS: Acreage = 0.85
PROPERTY CLASS: 311 - Res Vacant Land
ROLL SECTION: 1
WARRANT DATE: 12/16/2019 **FISCAL YEAR:** JAN 1, 2020 - DEC 31, 2020

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Assessor estimates the FULL MARKET VALUE of this property as of 07/01/2018was $54,000
The ASSESSED VALUE of the property was: $54,000
The UNIFORM PERCENT OF VALUE used to establish assessments in your municipality was: 100%

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting your assessment" is available at the assessor's office and online at www.tax.ny.gov. Please note that the period for filling complaints on the above assessment has passed.

EXEMPTION INFORMATION

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value	Rate Per $1,000	Tax Amount
County General Tax	76,246,751	0.00	54,000	3.963832	$214.05
City General Tax	17,650,940	0.00	54,000	9.044508	$488.40
Kingston library	916,455	2.10	54,000	0.447216	$24.15
Kingston Libry Debt	68,341	0.20	54,000	0.034054	$1.84

PAID: 01/29/2020	**$364.22**
PAID: 04/24/2020	**$364.22**
TOTAL AMOUNT PAID	**$728.44**

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

SWIS 510800 TAX MAP No. 56.42-4-7

OWNER Bluestone Realty LLC

LOCATION 2-16 Montrepose Ave Kingston

PROP CLASS 311 SCHOOL DIST 510800

SALE PRICE $1.00 SALE DATE 2/14/2001

Site Info.	SWIS/SBL	510800	05604200040070000000		Card No. 1
			Site No. 1	Property Class	311
Route No.					908180000
Nbhd. Code:		8900		Val Dist:	0
Sewer Type:	1=None	2=Private	3=Comm/Public		3
Water Supply:	1=None	2=Private	3=Comm/Public		3
Utilities:	1=No Public	2=Gas	3=Electric	4=Gas and Electric	4
Site Desirability:	1=Inferior	2=Typical	3=Superior		2
Nbhd Type:	1=Rural	2=Suburban	3=Urban	4=Commercial	3
Nbhd Rating:	1=Below Avg.	2=Average	3=Above Avg.		2
Road Type:	1=None	2=Unimproved	3=Improved	4=Right-of-Way	3
DC Entry Type:	1=Inter Inspec	2=Inter Refuse	3=Total Refusal	4=Est	5=No Entry
Zoning Code:					R-1

NOTES

Audit Control Section

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

Audit Control Codes Activity	Source	Sales Information Codes Sales Type	Valuation Useable
N=None	1=Owner		0=No
M=Measured Only	2=Relative	1=Land Only	1=Yes
L=Listed	3=Tenant	2=Bldg. Only	
	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 11/27/2018

Sales Information Section

Sale Date	Sale Price	Sale Type	Valuation Useable
2001-02-14	$1.00	1	0
2000-12-13	$125,000.00	1	0

Land Breakdown Section

Land Type

01=Primary	05=Tillable	09=Muck	13=Vineyard
02=Secondary	06=Pasture	10=Waterfront	14=Wetland
03=Undeveloped	07=Woodland	11=Orchard	15=Leased Land
04=Residual	08=Wasteland	12=Rear	

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

Soil Rating

P Poor	(05) 01-10	(09) 01-04
N Normal	(06) 01-10	(11) 01-10
G Good	(07) 01-04	(13) 01-10

Influence Code

1=Topog	5=View
2=Location	6=Wetness
3=Shape	7=Environmental
4=Restricted Use	8=Other

Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cd1	Infl Cd2	Infl Cd3
01	0.00	0.00	.85	0			0	0			

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

SIGNATURE _____

740

Residential Building Section

Building Style

01=Ranch	07=Mansion	13=Bungalow
02=Raised Ranch	08=Old Style	14=Other
03=Split Level	09=Cottage	15=Town House
04=Cape Cod	10=Row	16=A-Frame
05=Colonial	11=Log Home	17=Manf. Housing
06=Contemporary	12=Duplex	

No. of Stories

Ext. Wall Mat.

01=Wood	04=Composition	07=Stone
02=Brick	05=Concrete	08=Synthetic
03=Aluminmim/Vinyl	06=Stucco	

Actual Yr. Built

Effective Yr. Built

Yr. Remodeled

No. Kitchens

Kitchen Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

No. Full Baths **No. Half Baths**

Bath Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

No. Bedrooms

No. Rooms

No. Fireplaces **Firpl Type** 1=Masonry 2=Zero Clearance

Heat Type 1=No Central 3=Hot Water/Stream 2=Hot Air 4=Electric

Fuel Type 1=None 3=Elec 5=Wood 7=Coal 9=Pro 2=Gas 4=Oil 6=Solar 8=Geo

Central Air Blank=No 1=Yes

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

Basement Garage Capacity

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

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

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

Constr. Grade A=Excellent B=Good C=Average D=Economy E=Min

Grade Adjust Pct:

Pct Good: **Func OBS Pct.**

Residential Building Area Section

First Story	
Second Story:	
Addl Story:	
Half Story:	
Three Qtr Story:	
Fin Over Garage:	
Fin Attic:	
Fin Basement:	
Unfin Half Story:	
Unfin 3 Qtr Story:	
Unfin Room:	
Unfin Over Garage	
SFLA:	
Fin Rec Room:	

MEAS. CODE:	CONST. GRADE	CONDITION
1=Quantity	A=Excellent	1=Poor
2=Dimensions	B=Good	2=Fair
3=Square Feet	C=Average	3=Normal
4=Dollars	D=Economy	4=Good
	E=Minimum	5=Excellent

Structure Codes

Garages

RC1=Carport	RG4=Gar-1.0 det
RG1=Gar-1.0 att	RG5=Gar-1.5 det
RG2=Gar-1.5 att	RG6=Gar-2.0 det
RG3=Gar-2.0 att	RG7=Garage/wApt

Pools

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

Barns

FB1=1.0 Dry	FB5=1.5 Gen
FB2=1.5 Dry	FB6=2.0 Gen
FB3=2.0 Dry	FB7=Pole
FB4=1.0 Gen	FB8=Horse

Miscellaneous

GH2=Grnhse-res
TC1=Tennis Court

CANOPIES

CP5=Roof Only
CP6=W/Slab
CP7=W/Screen

Sheds

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

Mobile Home

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

Porch Type

RP1=Open	RP5=Up Op
RP2=Cover	RP6=Up Cov
RP3=Screen	RP7=Up Scr
RP4=Enclsd	RP8=Up Enc

IMPROVEMENT SECTION

Structure Code	MC	Dimension 1	Dimension 2	SQFT (MISC)	Quantity	Grade	COND.	Actual Yr. Built	Effective Yr. Built	PCT. GOOD

DeDea, Kyla

From: Cahill, Suzanne
Sent: Friday, October 16, 2020 12:07 PM
To: DeDea, Kyla
Subject: FW: [EXTERNAL EMAIL] RE: #2-16 Montrepose Ave., Kingston

Comment referencing #2-16 Montrepose

Suzanne Cahill, Planning Director
City of Kingston
City Hall - 420 Broadway
Kingston, New York 12401
Phone (845) 334-3955
Fax (845) 334-3958
Email - scahill@kingston-ny.gov
Web - www.kingston-ny.gov
Facebook - www.facebook.com/KingstonNYgov/

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Please consider the environment before printing this email.

From: DJ Brumfield [mailto:djbrumfield0605@gmail.com]
Sent: Friday, October 16, 2020 10:18 AM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Cc: Edward Handlin <emhking@yahoo.com>
Subject: [EXTERNAL EMAIL] RE: #2-16 Montrepose Ave., Kingston

Good morning, Ms. Cahill -

As residents and owners of 193 West Chestnut Street, we wanted to weigh in on the mis-characterizations made by the owners of the referenced property which they use to inform their current City filing.

My husband and I bought our property in 2006, and after making friends with homeowners around us, we asked about the state of the #2-16 Montrepose parcel. For almost 14 summers and winters, we noted a number of cars parked there, especially when snow was forecast, and abandoned autos as well. Not having walked through the property (only alongside it as we took our dogs out for recreation) we cannot address the alleged drug-materials waste - there certainly wasn't any other such waste in the neighborhood. That lone photo has no date substantiation and no evidence of where it was taken.

It would appear that the negligence and disinterest of the parcel owner contributed to the conditions alluded to in their filing. The problem and the solution was in their hands - not the neighborhood - much as we all maintain and upgrade our properties for curb appeal, value and in honor of those around us. Their allegations of community neglect are distasteful and insulting.

ALSO: It would seem to be unwise to play with water where it is seem rising above land - we are certain the owners of #2-16 Montrepose have no idea of the source; diversion or blocking could cause problems for contiguous properties and should be investigated by independent, City or County officials to forestall any lasting damage.

We appreciate this opportunity to comment on this filing and proceeding.

--

(Mr.) DJ Brumfield
Edward M. Handlin, III
193 W. Chestnut St.
Kingston, NY 12401

e: djbrumfield0605@gmail.com
emking@yahoo.com
home: 845.383.1914

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DeDea, Kyla

From: Cahill, Suzanne
Sent: Friday, October 16, 2020 12:10 PM
To: DeDea, Kyla
Subject: FW: [EXTERNAL EMAIL] 2-16 Montrepose

Comment on #2-16 Montrepose

Suzanne Cahill, Planning Director
City of Kingston
City Hall - 420 Broadway
Kingston, New York 12401
Phone (845) 334-3955
Fax (845) 334-3958
Email - scahill@kingston-ny.gov
Web - www.kingston-ny.gov
Facebook - www.facebook.com/KingstonNYgov/

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 *Please consider the environment before printing this email.*

From: julie ballou [mailto:jasb321@msn.com]
Sent: Friday, October 16, 2020 7:12 AM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] 2-16 Montrepose

I am writing with concern about the proposal from Mr.Wright about encapsulating and altering the direction of the spring.I believe that altering the flow may impede or damage the natural ecosystem and area surrounding it. This spring has run naturally for years and should not be disturbed. Additionally I take exception to the comments that his property has been vandalized and trashed for years. Most of the debris on his property has consisted of paper and bottles that have been there for many years but could easily be cleared on an ongoing basis. There was never any attempt in the 20 years of his ownership to maintain this property. Only recently has there been trees taken down. There were only supposed to be dead trees removed but unfortunately live trees were also destroyed and and remnants thrown into the spring to attempt to stem the flow. As far as the violations, they are 13 to 14 years old and were most likely at a time when the outer lot was used as a parking lot rental by I would surmise an employee of Mr. Wright. It is my concern that this proposal is being presented to make it appear that the Wrights have invested funds into this area and to further attempt to rezone their property for development. As you are aware, the rezoning was voted down by the common council. As a further note I rarely see any trespassers in these woods. When it occurs it's usually the neighbors who actively discourage this activity.

Thank you for your time and service.
Julie Ballou
202 W. Chestnut Street

Get Outlook for iOS

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DeDea, Kyla

From: Cahill, Suzanne
Sent: Friday, October 16, 2020 12:13 PM
To: DeDea, Kyla
Subject: FW: [EXTERNAL EMAIL] Re: Waterway destruction contradicts City decisions

Comment on 2-16 Montrepose

Suzanne Cahill, Planning Director
City of Kingston
City Hall - 420 Broadway
Kingston, New York 12401
Phone (845) 334-3955
Fax (845) 334-3958
Email - scahill@kingston-ny.gov
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From: Sam Newsome [mailto:saminewsome@gmail.com]
Sent: Thursday, October 15, 2020 11:14 PM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] Re: Waterway destruction contradicts City decisions

I apologize, Suzanne! I edited my original title. Please consider these comments regarding 2-16 Montrepose. Thank you!

On Thu, Oct 15, 2020 at 11:06 PM Sam Newsome <saminewsome@gmail.com> wrote:

> Hello Suzanne,
>
> I am writing to express my concern regarding a topic of New Business on the agenda for the Planning Board meeting on Monday, 10/20. I believe recent decisions of the Common Council have been quite clear in disapproving of high-density development, or actions that would further high-density development, on this RRR-zoned property in a residential neighborhood.
>
> As a homeowner in this area, seeing this stream redirected, rerouted, and covered would drastically change the character of my neighborhood, and affect my financial and emotional investment in the area. Additionally,

failing to maintain existing stream banks directly contradicts the basic tenets of the Open Space Plan which has been approved and adopted by the Common Council.

Even more grating is the fact that work on this residential property to cover this waterway, within weeks of a decision by the Common Council upholding low-density residential zoning, verges on a blatant disregard for the authority of this body.

Additionally, in the 'Project Narrative' submitted by the applicant, references are made to vandalism, syringe 'hinges,' and bottles on the property, while providing accompanying documentation of infractions/notifications that are 13-14 years out of date.

I urge the planning board to respect decisions made by local governing bodies. I also urge the planning board to evaluate the supporting documents submitted in this case carefully, as the lack of substance is both undeserving of approval AND insulting to the City of Kingston, the Common Council, and citizens of the city.

Thank you for your consideration!

Sam Newsome
189 West Chestnut Street

--
Sam I. Newsome

189 West Chestnut Street
Kingston, NY 12401

(845) 489-7593

--
Sam I. Newsome

189 West Chestnut Street
Kingston, NY 12401

(845) 489-7593

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DeDea, Kyla

To: Cahill, Suzanne
Subject: RE: [EXTERNAL EMAIL] Waterway destruction contradicts City decisions 2

From: Sam Newsome [mailto:saminewsome@gmail.com]
Sent: Thursday, October 15, 2020 11:06 PM
To: Cahill, Suzanne <scahill@kingston-ny.gov>
Cc: Hirsch. Michele <mhirsch@kingston-ny.gov>; Shaut, Andrea <ashaut@kingston-ny.gov>
Subject: [EXTERNAL EMAIL] Waterway destruction contradicts City decisions

Hello Suzanne,

I am writing to express my concern regarding a topic of New Business on the agenda for the Planning Board meeting on Monday, 10/20. I believe recent decisions of the Common Council have been quite clear in disapproving of high-density development, or actions that would further high-density development, on this RRR-zoned property in a residential neighborhood.

As a homeowner in this area, seeing this stream redirected, rerouted, and covered would drastically change the character of my neighborhood, and affect my financial and emotional investment in the area. Additionally, failing to maintain existing stream banks directly contradicts the basic tenets of the Open Space Plan which has been approved and adopted by the Common Council.

Even more grating is the fact that work on this residential property to cover this waterway, within weeks of a decision by the Common Council upholding low-density residential zoning, verges on a blatant disregard for the authority of this body.

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Thank you for your consideration!

Sam Newsome
189 West Chestnut Street

--
Sam I. Newsome

189 West Chestnut Street
Kingston, NY 12401

(845) 489-7593

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #17: #139 Cornell Street SITE PLAN to construct a vehicle pull off in the public right-of-way. SBL 48.334-5-13. SEQR Determination. Zone M-2 & R-2. UC NYS ARC; applicant/owner.

Suggested Action:

Attachments:
ApplicationPB.pdf

CCAC-Photo Key-082420.pdf

Project_Narrative_Form.pdf

6-15-20 UGARC PECORA CENTER DROP-OFF CORNELL STREET.pdf

boardauthorize_(1).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) 139 Cornell Street

Property Tax Map ID # (SBL): 48.334-5-13

Name of applicant: The Arc of Mid Hudson

Applicant Phone #: ( ) 331-4300 Fax #: ( ) E-Mail: gary.bellows@ugarc.org

Mailing address of applicant: 471 Albany Avenue, Kingston, NY 12401

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

Project use and/or description of improvement:

proposed loading and unloading pull off on Cornell Street

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): The Arc of Mid Hudson

Phone #: ( ) 331-4300 Fax #: ( ) E-Mail: gary.bellows@ugarc.org

Signature of Owner: Jenne John McHugh Executive Director

**** 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



CORNELL CREATIVE ARTS CENTER
129 CORNELL ST
KINGSTON, NY 12401

N



CORNELL CREATIVE ARTS CENTER
129 CORNELL ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 08/24/20

1



CORNELL CREATIVE ARTS CENTER
129 CORNELL ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 08/24/20

2



CORNELL CREATIVE ARTS CENTER
129 CORNELL ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 08/24/20

3

PROJECT NARRATIVE FORM

Property Address: **139 Cornell Street**

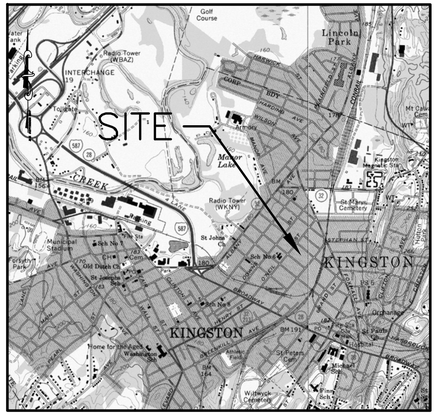
The project narrative should include information such as the hours and days of operation, number of employees (FT/PT), background of applicant to carry out project, specific information on the project daily activities, project phasing / time line, etc…

The applicant is requesting permission to create a pull off loading and unloading area on Cornell Street to increase access to the building for the disabled

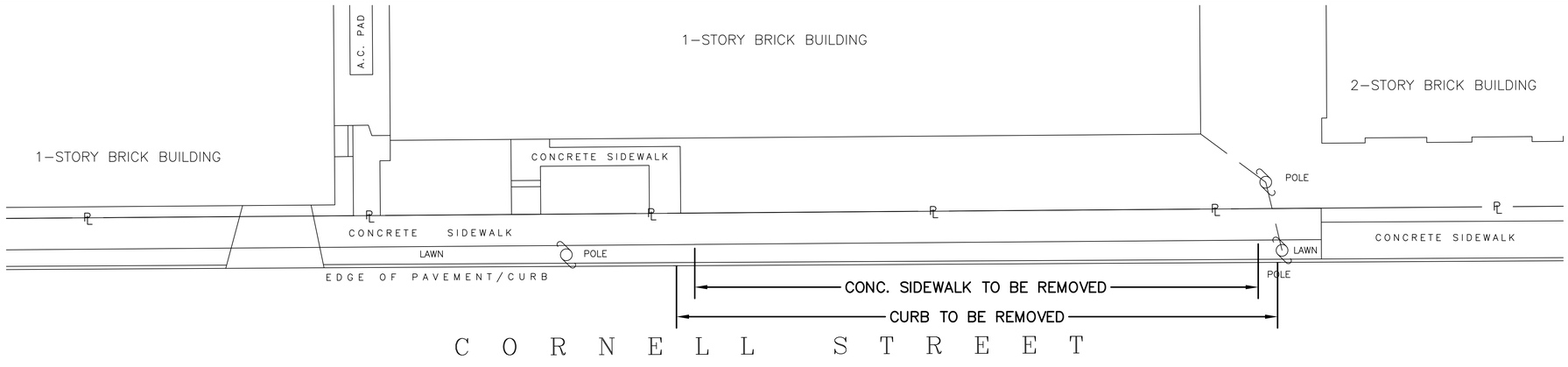
Prepared By (Please Print): **Scott Dutton, R.A for the applicant**

Date: **9/29/20**

Rev.10/02

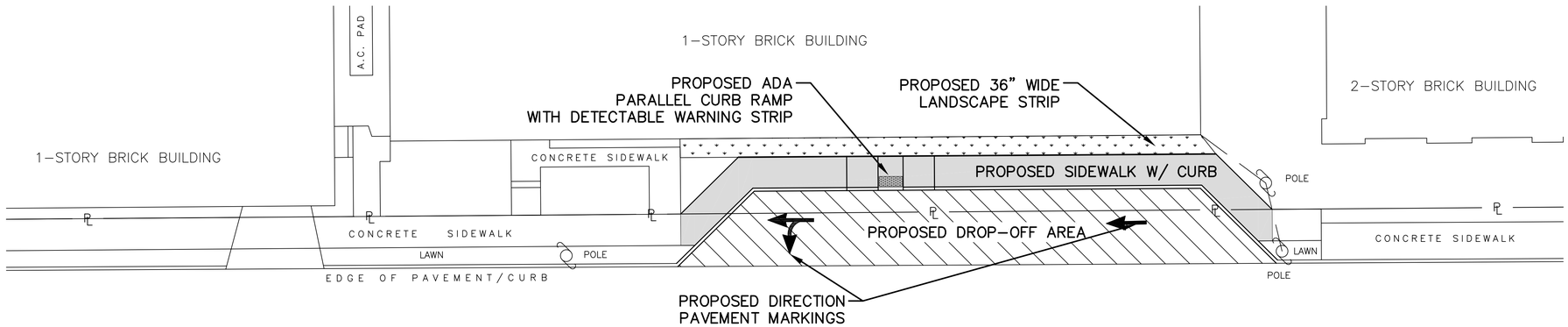


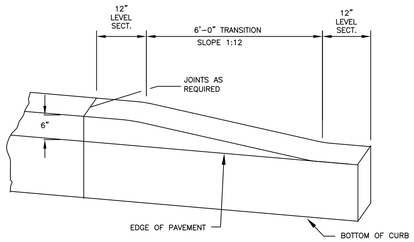
LOCATION MAP
SCALE 1" = 2000'



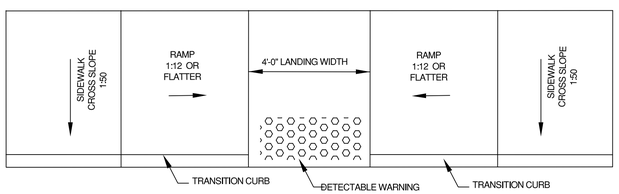
EXISTING CONDITIONS
SCALE: 1" = 10'

GRAPHIC SCALE IN FEET
10 0 10





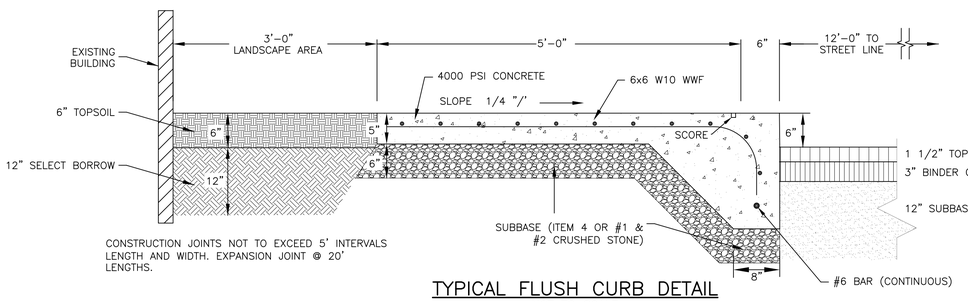
CURB TRANSITION DETAIL
NOT TO SCALE



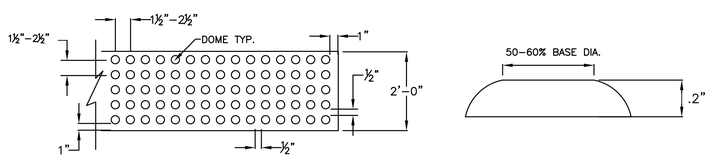
ADA PARALLEL CURB RAMP DETAIL
NOT TO SCALE

PROPOSED DROP–OFF
SCALE: 1" = 10'

GRAPHIC SCALE IN FEET
10 0 10



TYPICAL FLUSH CURB DETAIL
NOT TO SCALE



DETECTABLE WARNING DETAIL
NOT TO SCALE

Dig Safely. New York. Call 811 before you dig

NOTE:
The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LICENSED LAND SURVEYOR — CHRISTOPHER J. TILL — 49629 — STATE OF NEW YORK

LICENSED PROFESSIONAL ENGINEER — DENNIS M. LARIOS — 058747 — STATE OF NEW YORK

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of section 7209, subdivision 2, of the New York State Education Law.

PROPOSED VEHICLE DROP–OFF PLAN
UGARC PECORA CENTER–CORNELL STREET

CITY OF KINGSTON — ULSTER COUNTY — NEW YORK

DATE	REVISION RECORD
6/15/20	ADDED ADA RAMP AND DETAILS

BRINNIER & LARIOS, P.C.
ENGINEERS & LAND SURVEYORS
67 MAIDEN LANE KINGSTON, N.Y.
Phone: 845–338–7622 Fax: 845–338–7660

SCALE	DATE	SHEET NO.
AS SHOWN	JUNE 2020	1 OF 1
	DWG RJS / CHK DML	

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 **October et al** in the matter of _____

The Arc of Mid hudson and the Cornell Creative Arts Center,

The Arc of Mid hudson
print property owner's name

owner's signature

471 Albany Avenue
owner's mailing address

845-331-4300 x 41278
owner's phone number

9/29/20
date

9/29/20
representative's signature & date

33 Canfield Street, Kingston, NY 12401
representative's address

845-339-2039
representative's phone #

Agenda Item No:

Planning Board Agenda Item Report

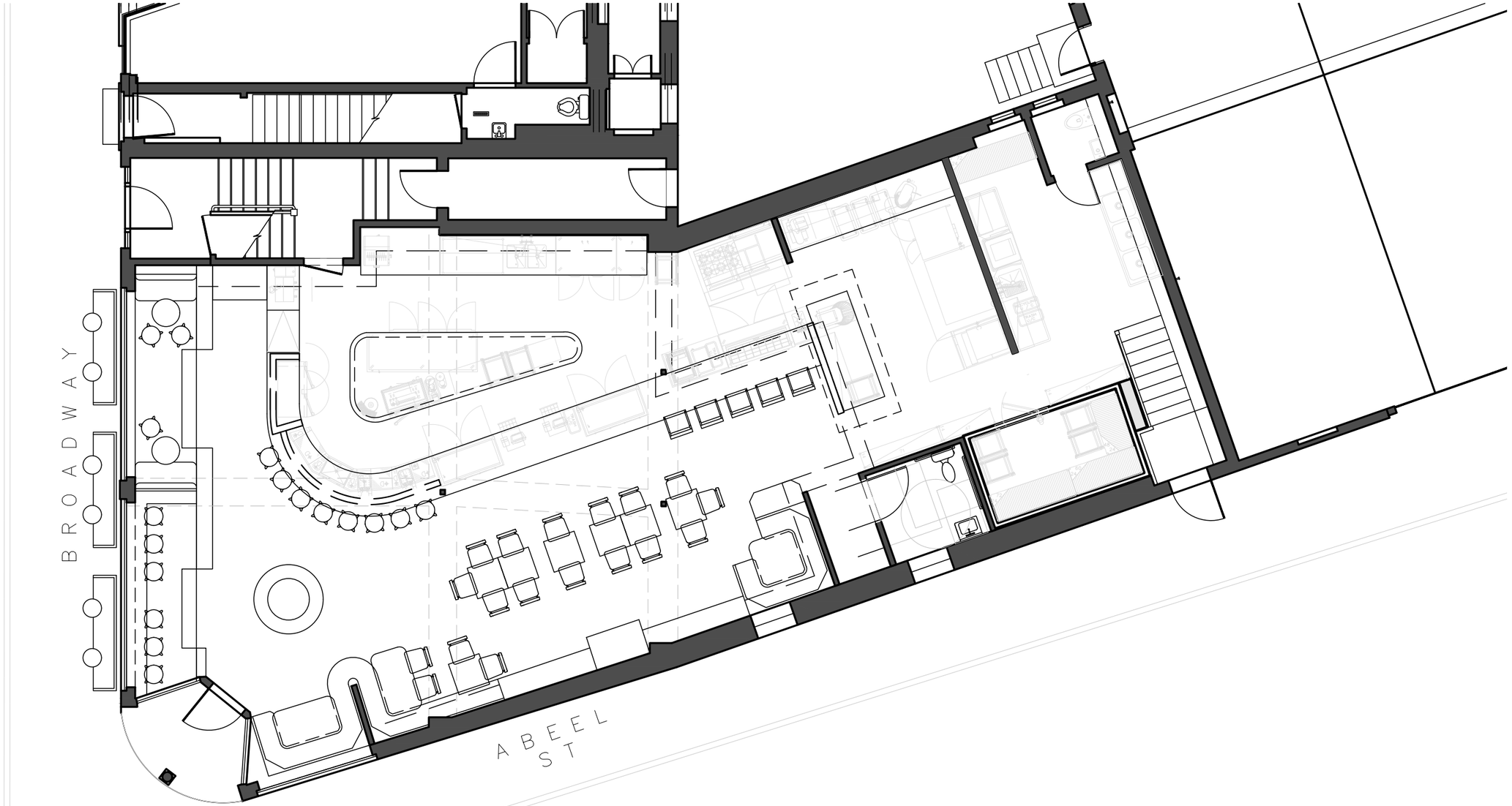
Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #18: #39 Broadway SITE PLAN to establish a café/market in an existing building. SBL 56.43-5-21. SEQR Determination. Zone RT. Ward 8. Anthony Sasso- Rosie General LLC/applicant; Charles Blaichman/owner.

Suggested Action:

Attachments:
200929_ROSIE_OVERALL-FLOORPLAN.pdf

39 Broadway Site Plan App.pdf



1 OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"

HOME STUDIOS

124 2nd place #2
brooklyn ny 11231

347 689 3887
www.homestudios.nyc

ISSUED: **DATE:**

FLOOR PLAN 09.29.20

REVISION: **DATE:**

PROJECT:

ROSIE

41 BROADWAY
KINGSTON, NY 12401

DRAWING TITLE:

OVERALL FLOOR PLAN

Seal & Signature

Date:	09.29.20
Project No.:	ROSIE
Drawn by:	NR
Checked by:	DE
Dwg. No.	ID-110
Cadfile:	

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) 39 Broadway

Property Tax Map ID # (SBL): 56.43-5-21

Name of applicant: Anthony Sasso- Rosie General llc

Applicant Phone #: ( ) (917) 952-1465 Fax #: ( ) E-Mail: Toninonyc@gmail.com

Mailing address of applicant: 77 Cornell Street, loft # 404

Name and address of owner (if different from applicant): 39 Broadway, llc161 Chrystie Street New York, NY 10002

Project use and/or description of improvement:
cafe/market

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): Charles Blaichman

Phone #: ( ) (212) 505-5270 Fax #: ( ) E-Mail: cblaichman@gmail.com

Signature of Owner: _____

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

(This section for office use only)

Date received: 10/9/20 (fee date) Referrals: _____

Application fee: $931.75 CK # 2987 Rec# 018998

Zoning District: _____ Ward: _____

Sec./Blk./Lot: ____/____/____

SEQRA: _____

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

jas/pb4

rev.10/02

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.
   33 Canfield Street
   Kingston, NY 12401

2. Nan Potter
   1 John St,
   Kingston, NY 12401

3.

4.

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

Thank you.

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

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of October et al in the matter of 39 Broadway,

Charles Blaichman
print property owner's name

owner's signature

161 Chrystie Street
owner's mailing address

(212) 505-5270
owner's phone number

9/29/20
date

representative's signature & date

33 Canfield Street, Kingston, NY 12401
representative's address

845-339-2039
representative's phone #

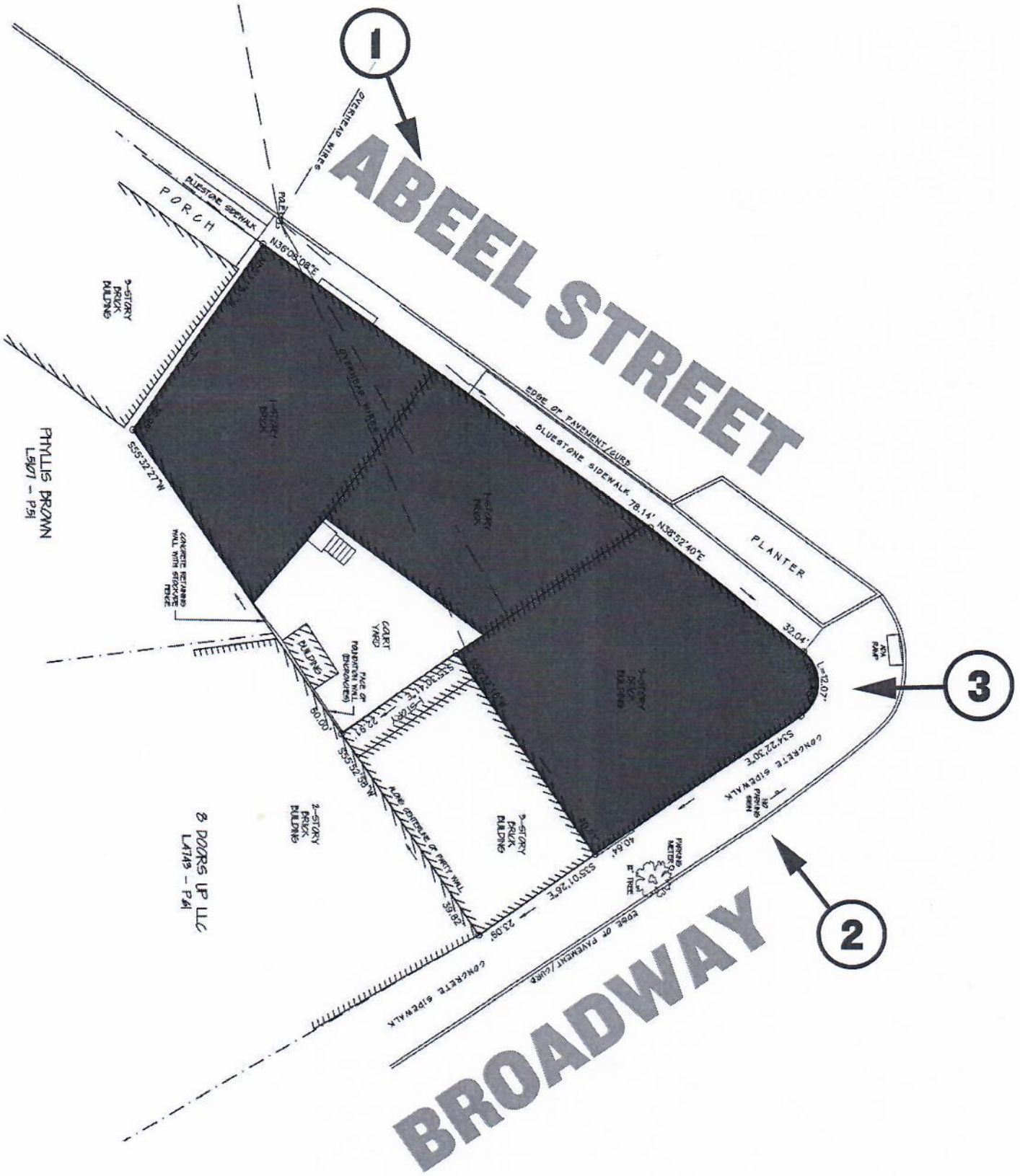
PROJECT NARRATIVE FORM

Property Address: **39 Broadway**

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…

Market/ Cafe -" ROSIE GENERAL"
Hours of Operation
Monday - Saturday 8am to 9pm
Sunday 8am to 6pm
# of Employees
Fourteen employees total, with no more than 8 on any given shift. Employees will be directed find parking at the bottom of the hill in the public parking before seeking spots on Broadway.
Garbage: refuse will be removed from the premises daily
Signage: to be submitted under separate application
Exterior Seating
Casual bench seating on Broadway side with 8-10 seats. These will not be serviced but will be bussed by staff. The exterior space is envisioned for guests that want to take any coffee/pastry outside to enjoy al fresco.
Deliveries
Deliveries will be taken from the rear door on the Abeel street side, down a staircase that lands right in our receiving area/dish pit. The walk in box will be steps away and everything will be broken down and handled for storage in this area, out of site of guests.

Prepared By (Please Print): **Scott Dutton, RA for applicant**
Date: **9/29/20**
Rev.10/02



39 BROADWAY, LLC
39 BROADWAY
KINGSTON, NY 12401

N



39 BROADWAY, LLC
39 BROADWAY
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 02/26/19

1



39 BROADWAY, LLC
39 BROADWAY
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 02/26/19

2



39 BROADWAY, LLC
39 BROADWAY
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 02/26/19

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		
Anthony Sasso/ rosie general, llc		
Name of Action or Project: Rosie General (cafe/market)		
Project Location (describe, and attach a location map): 39 Broadway		
Brief Description of Proposed Action: market and cafe in existing merchantile space at the corner of Broadway and Abeel Street		
Name of Applicant or Sponsor: Anthony Sasso	Telephone: 917-952-1465 E-Mail: Tonionyc@gmail.com	
Address: 77 Cornell Street # 404		
City/PO: Kingston	State: NY	Zip Code: 12401

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

3. a. Total acreage of the site of the proposed action? 0.113 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1 +/- acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ 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?	☐	☑	☐

	NO	YES
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 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?	☐	☑

	NO	YES
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 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?	☐	☑
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?	☐	☑

	NO	YES
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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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:		
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:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☐	☑

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

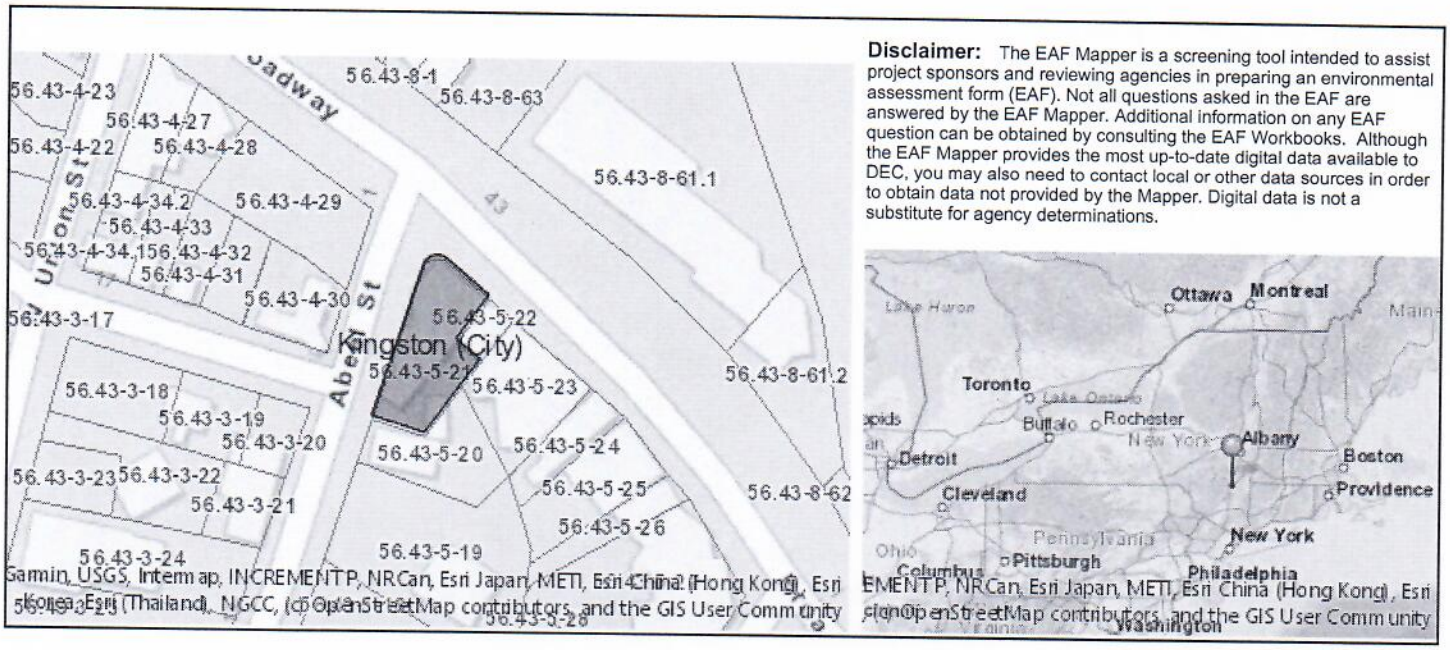
Applicant/sponsor/name: Scott Dutton R.A. for Applicant and Owner Date: 9/29/20

Signature: _____ Title: **Architect for the appliant and Owner**

PRINT FORM

EAF Mapper Summary Report

Tuesday, September 29, 2020 2:04 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Northern Long-eared Bat, Indiana Bat, Least Bittern
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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**.

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

x 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.

x 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.

x 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.

x There must be **three (3)** original copies of all **site development plans** and **other supporting documents** submitted in original.

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

x 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.

x 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

9/29/20

Date

Scott Dutton, R.A. for the applicant

Applicant Name (Please Print)


GREENWALD'S
SHOES



Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #19: #38 Main Street SITE PLAN AMENDMENT to add a temporary pergola to the outdoor dining area. SBL #48.331-6-8. SEQR Determination. Zone O-2, Heritage Area, Stockade Historic District. Ward 2. Hudson Valley Fair LLC; applicant /owner.

Suggested Action:

Attachments:
Site Plan Submission-38 Main St Pergola-092920.pdf

38 Main St-Keyed Photos-092920.pdf

243 Fair Deed.pdf

KINGSTON PLANNING BOARD

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

APPLICATION FOR SPECIAL PERMIT OR SITE PLAN REVIEW

(This section to be completed by applicant)

Project location (street address) 38 Main Street, Kingston, NY 12401

Property Tax Map ID # (SBL): 48.311-6-8

Name of applicant: Hudson Valley Fair, llc

Applicant Phone #: ( ) 212-505-5270 Fax #: ( ) _____ E-Mail: gina@cbdevelopers.com

Mailing address of applicant: 161 Chrystie Street, NY, NY

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

Project use and/or description of improvement:

Applicant seeks to install temporary pergola for additional outdoor seating

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): Charles Blaichman

Phone #: ( ) 212-505-5270 Fax #: ( ) _____ E-Mail: Gina@cbdevelopers.com

Signature of Owner: _____

ACH 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

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of October 2020 et al in the matter of

HUDSON VALLEY FAIR, LLC,

Charles Blaichman
print property owner's name

owner's signature

161 Chrystie Street, NY, NY
owner's mailing address

212-505-5270
owner's phone number

09/29/20
date

09/29/20
representative's signature & date

33 Canfield Street, Kingston
representative's address

845-339-2039
representative's phone #

PLANNING BOARD APPLICATION CHECKLIST

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

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__X__ There must be **three (3)** original copies of all **site development plans** and **other supporting documents** submitted in original.

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__X__ 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.

__X__ 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…

__X__ 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.

__X__ 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

09/29/20
Date

Scott Dutton, RA for applicant

Applicant Name (Please Print)

PROJECT NARRATIVE FORM

Property Address: **38 Main 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…

Applicant requests approval for a temporary pergola structure for covered outdoor dining that was installed in responsive to COVID

Prepared By (Please Print): **Scott Dutton, RA for applicant**

Date: **9/29/20**

Rev.10/02

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
   845-339-2039

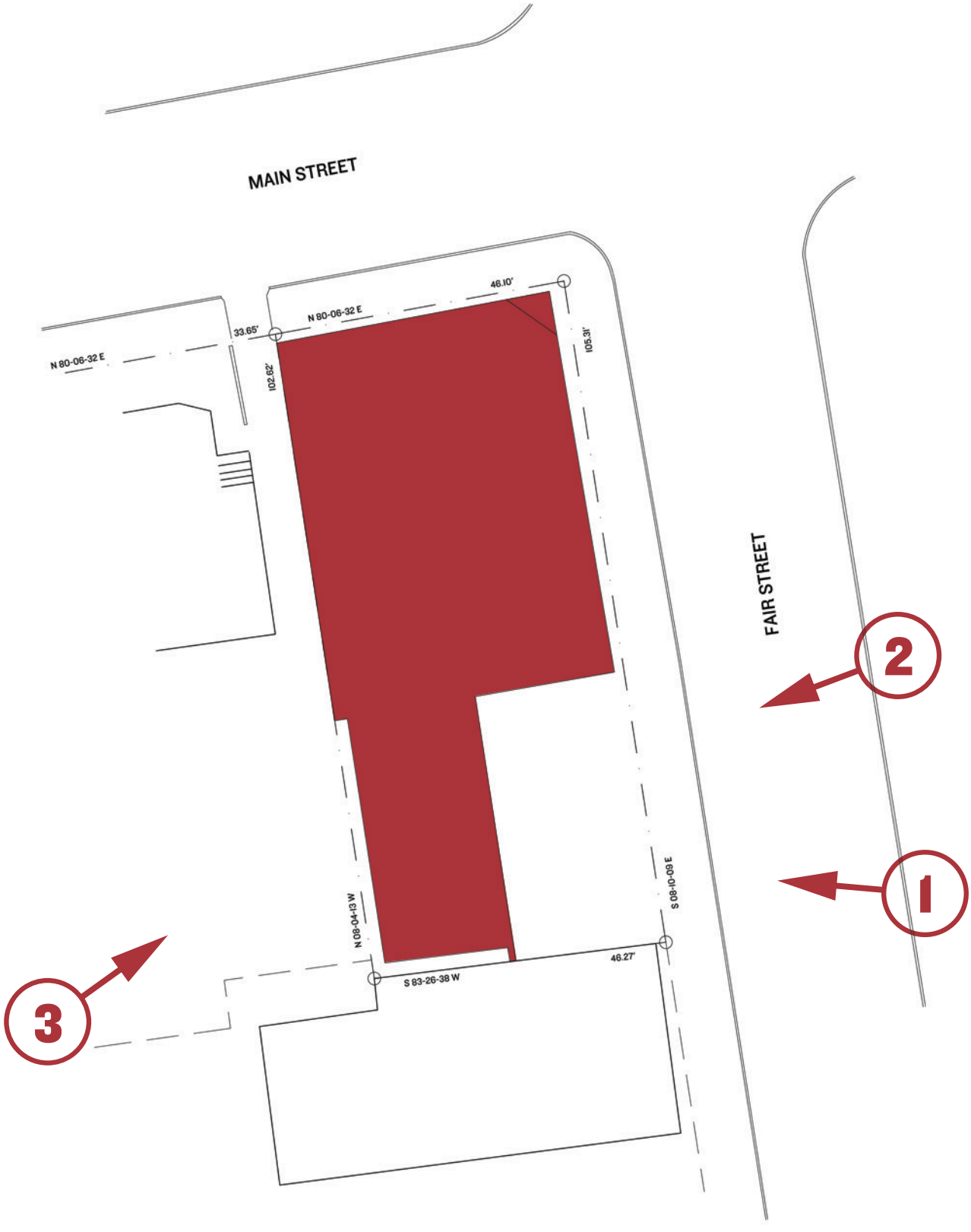
2. Nan Potter
   Potter Realty
   1 John Street
   Kingston, NY 12401
   845-331-0898

3.

4.

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

Thank you.



BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401

N


BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401
PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 07/06/20
1

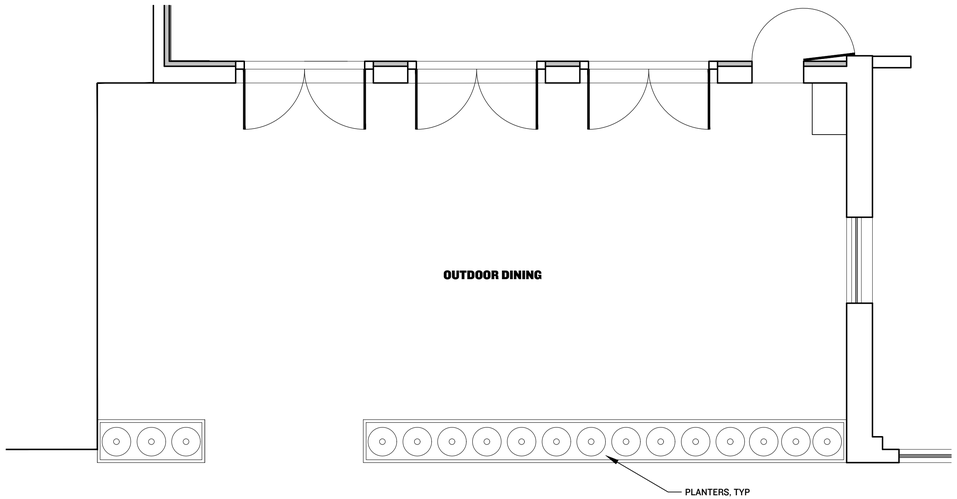


BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 07/06/20

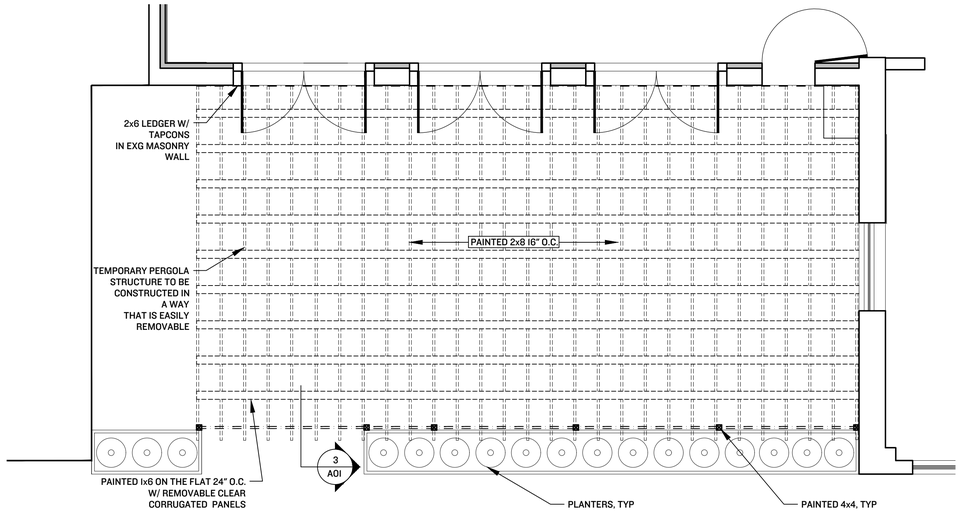
2


BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401
PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 07/06/20
3



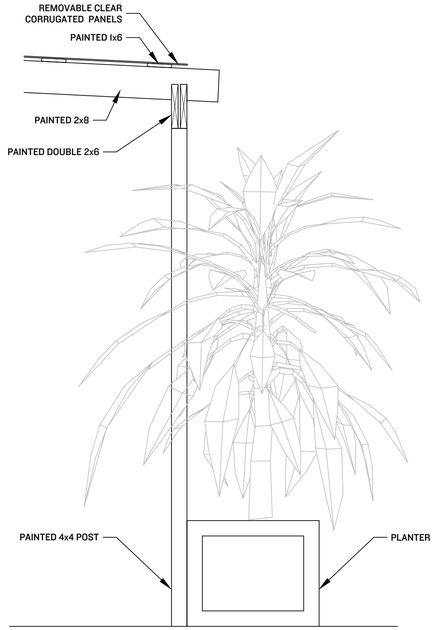
1 EXISTING PATIO PLAN

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



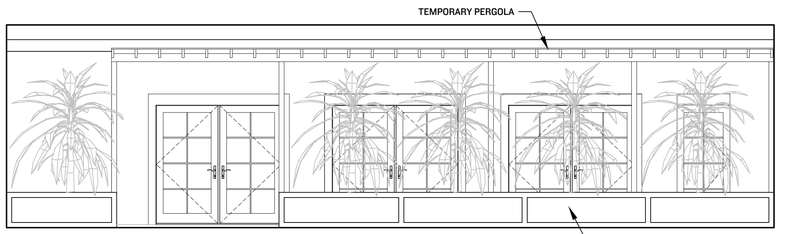
2 TEMPORARY PERGOLA PLAN

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



3 PERGOLA SECTION

SCALE: 3/4" =1'-0"



4 PROPOSED ELEVATION

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

DUTTON
ARCHITECTURE
PLLC

33 CANFIELD ST
KINGSTON, NY 12401
DUTTONARCHITECTURE.COM

PROJECT #15-094	ISSUE DATE: 03/13/18	DRAWN BY: CB	REVIEWED BY: AB & SD
REV #	DATE	DESCRIPTION	
#1	6/30/18	MISC REVISIONS	
#2	8/15/18	MISC REVISIONS	
#3	11/19/18	UPDATE TO LIGHTING PLAN	
#4	1/11/19	SIDEWALK PACKAGE	
#5	1/14/19	UPDATE TO LIGHTING PLAN	

ALTERATIONS TO 243 FAIR STREET KINGSTON NY FOR FARE AND MAIN LLC 161 CHRYSTIE ST 2ND FL. NY, NY 10002

THE SIGNATURE AND SEAL AFFIXED TO THIS DRAWING APPLIES ONLY TO NEW WORK ACTUALLY SHOWN HEREON

REGISTERED ARCHITECT SCOTT P. DUTTON 026474 STATE OF NEW YORK

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

PLAN NORTH

A01

TEMPORARY PERGOLA DRAWINGS

BARGAIN & SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made on the 29th day of August, 2014

BETWEEN

MARK J. BERLANGA, with an address of PO Box 3997, Kingston, New York 12402,

party of the first part, and

HUDSON VALLEY FAIR, LLC, with offices at 161 Christie Street, New York, New York 10002,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/100 ($1.00) Dollar 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,

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, and being more fully described on Schedule "A" annexed hereto and made a part hereof.

SUBJECT to existing easements, covenants, restrictions, rights-of-way, grants and appropriations as same may appear 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 incumbered 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:

MARK J. BERLANGA

STATE OF NEW YORK)
) ss.:
COUNTY OF ULSTER)

On August 29, 2014, before me, the undersigned, personally appeared MARK J. BERLANGA personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose Name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

J. MICHAEL BRUHN, JR.
Notary Public - State of New York
Qualified in Ulster County
Commission Expires February 13, 2015

Notary Public

RETURN BY MAIL TO:

LAWRENCE I. DRATH, ESQ.
Levy, Holm, Pellegrino & Drath, LLP
950 3rd Avenue, 31st Floor
New York, NY 10022

SCHEDULE 'A'

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

BEGINNING at a spike in the concrete sidewalk on the south bounds of Main Street at its intersection with the west bounds of Fair Street;

THENCE South 08° 10' 09" East along the west bounds of Fair Street 105.31 feet to a spike in line with a three story brick building on lands now or formerly Norman G. Lebhar and John W. Krueger (L. 1516 P. 425);

THENCE South 83° 26' 38" West along said building and lands of Lebhar and Krueger 46.27 feet to a corner of said building;

THENCE North 08° 04' 13" West along lands now or formerly Lawrence A. Quilty and Others (L. 1422 P. 123) and along the brick building on the herein described parcel 102.62 feet to a reinforcement rod set on the south bounds of Main Street;

THENCE North 80° 06' 32" East along said bounds of Main Street 46.10 feet to the point and place of beginning.

BEING the same premises as conveyed by Bernard R. Herzberg and the Estate of Rosalyn M. Nave, Margaret D. Huff, Executrix to Mark J. Berlanga by deed dated September 15, 1995 and recorded in the Ulster County Clerk's Office on September 20, 1995 in Liber 2525 of Deeds at Page 200.

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:
Hudson Valley Fair, LLC

Project Location (describe, and attach a location map):
38 Main St

Brief Description of Proposed Action:
Applicant requests approval to build a temporary pergola structure for covered outdoor dining

Name of Applicant or Sponsor:	Telephone: 212-505-5270
Hudson Valley Fair, LLC	E-Mail: Gina@cbdevelopers.com

Address:
161 Chrystie St

City/PO:	State:	Zip Code:
New York	NY	10002

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

3. a. Total acreage of the site of the proposed action? 0.110 acres
   b. Total acreage to be physically disturbed? 0.110 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.110 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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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 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?	☐	☑

	NO	YES
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 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?	☐	☑
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?	☐	☑

	NO	YES
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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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: City of Kingston stormwater system, proposed action does not change the amount of impervious surfaces on site		
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:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☐	☑

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

Applicant/sponsor/name: Scott Dutton, RA for the applicant Date: 09/29/20

Signature: _____ Title: _____

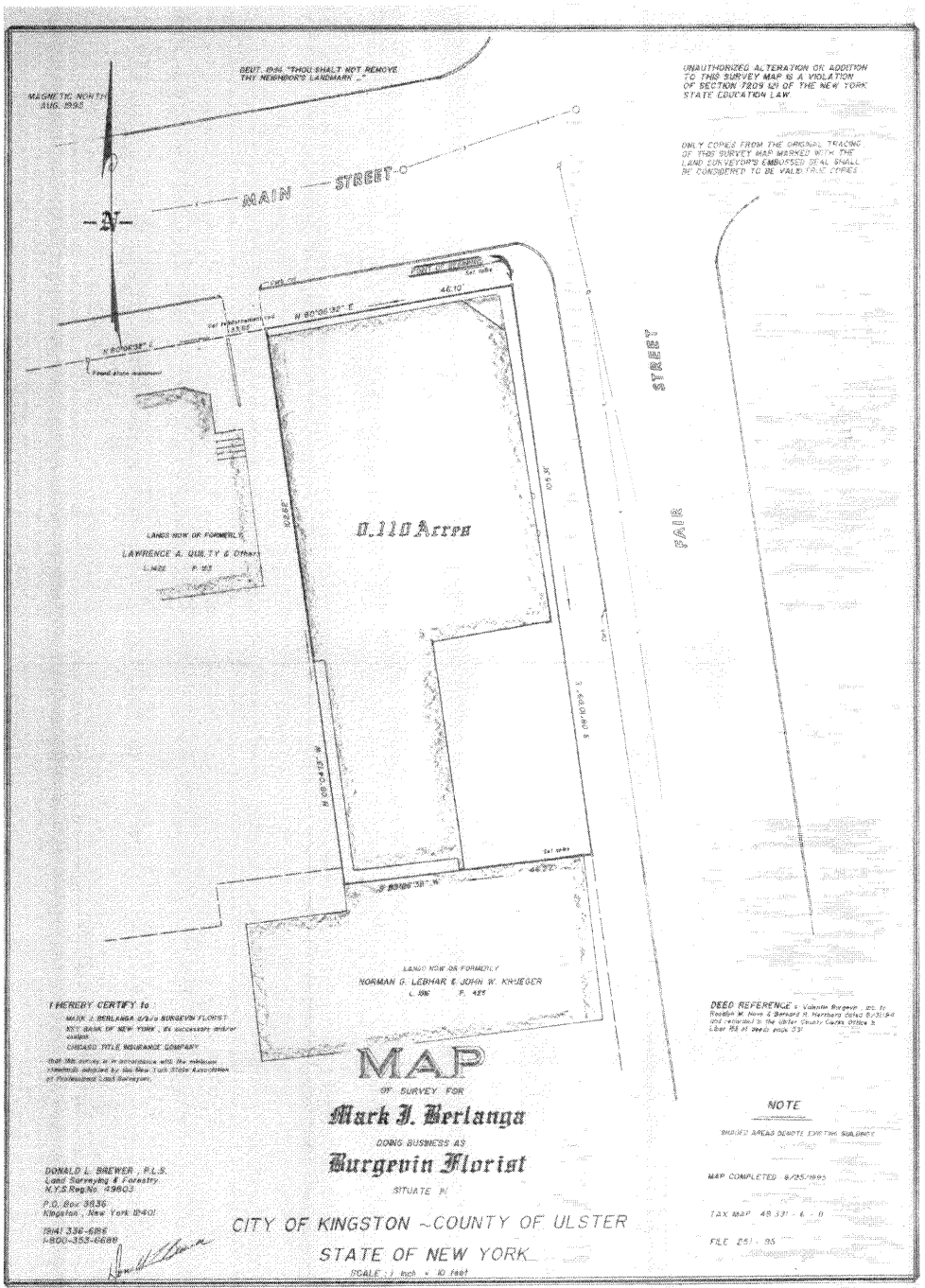
PRINT FORM

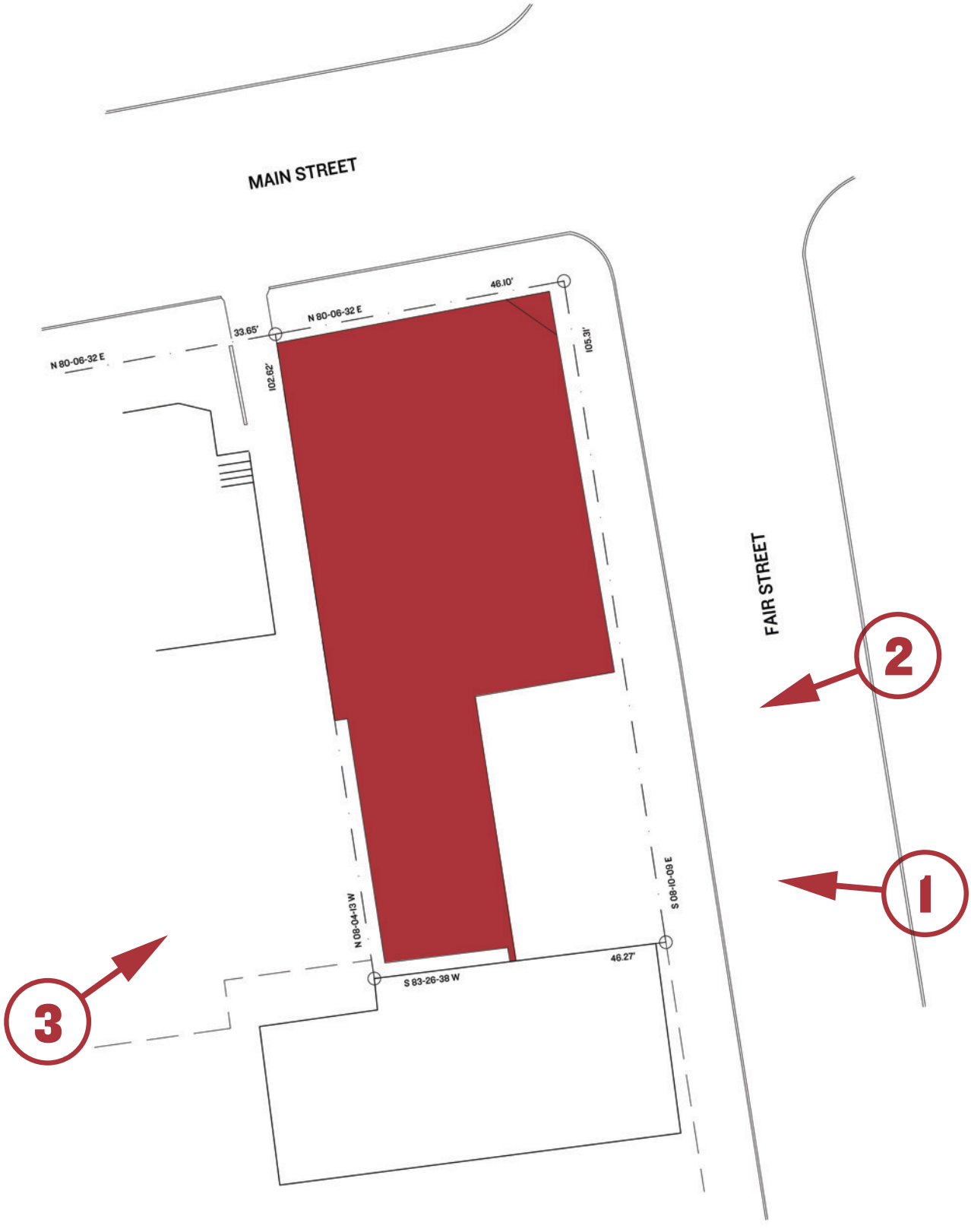


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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


DEUT. 5:14 "THOU SHALT NOT REMOVE THY NEIGHBOR'S LANDMARK ..."
MAGNETIC NORTH AUG. 1995
MAIN STREET
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW
ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
N 80°06'38" E
46.10'
0.110 Acres
LANDS NOW OR FORMERLY
LAWRENCE A. GUILTY & Others
L. 1402 P. 193
LANDS NOW OR FORMERLY
NORMAN G. LEBHAR & JOHN W. KRUEGER
L. 596 P. 425
S 80°06'38" W
46.10'
N 09°53'22" W
109.46'
S 09°53'22" E
109.46'
FALL ST.
I HEREBY CERTIFY to
MARK J. BERLANGA d/b/a BURGEVIN FLORIST
FIRST BANK OF NEW YORK, its successors and/or assigns
CHICAGO TITLE INSURANCE COMPANY
that this survey is in accordance with the minimum standards adopted by the New York State Association of Professional Land Surveyors.
DEED REFERENCE
NOTE
SHADED AREAS DENOTE EXISTING BUILDINGS
MAP COMPLETED 6/25/1995
TAX MAP 48.53-1-6.0
FILE 251-95
MAP
OF SURVEY FOR
Mark J. Berlanga
DOING BUSINESS AS
Burgevin Florist
SITUATE IN
CITY OF KINGSTON - COUNTY OF ULSTER
STATE OF NEW YORK
SCALE: 1 inch = 10 Feet
DONALD L. BREWER, P.L.S.
Land Surveying & Forestry
N.Y.S. Reg. No. 49603
P.O. Box 3836
Kingston, New York 12401
(914) 336-6116
1-800-353-6689



BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401

N


BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401
PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 07/06/20
1



BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401

PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 07/06/20

2


BLAICHMAN
243 FAIR ST
KINGSTON, NY 12401
PHOTO TAKEN BY:
SCOTT DUTTON, R.A.
DATE: 07/06/20
3

BARGAIN & SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made on the 29th day of August, 2014

BETWEEN

MARK J. BERLANGA, with an address of PO Box 3997, Kingston, New York 12402,

party of the first part, and

HUDSON VALLEY FAIR, LLC, with offices at 161 Christie Street, New York, New York 10002,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/100 ($1.00) Dollar 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,

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

IN PRESENCE OF:

MARK J. BERLANGA

STATE OF NEW YORK)
) ss.:
COUNTY OF ULSTER)

On August 29, 2014, before me, the undersigned, personally appeared MARK J. BERLANGA personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose Name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

J. MICHAEL BRUHN, JR.
Notary Public - State of New York
Qualified in Ulster County
Commission Expires February 13, 2015

Notary Public

RETURN BY MAIL TO:

LAWRENCE I. DRATH, ESQ.
Levy, Holm, Pellegrino & Drath, LLP
950 3rd Avenue, 31st Floor
New York, NY 10022

SCHEDULE 'A'

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BEGINNING at a spike in the concrete sidewalk on the south bounds of Main Street at its intersection with the west bounds of Fair Street;

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Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #20: #144, #146-148, #150-156, #156-160 & #162-168 Abeel Street DISCUSSION on conceptual plan for a multifamily project. SBL 56.43-5-1 & 56.50-6-20, 19, 18, 16. Zone RT, Partially within the Rondout Historic District, HAC, Coastal Consistency. Ward 8. Hudson Valley Development LLC & C&B Developers LLC/owners.

Suggested Action:

Attachments:
memo to Sue Cahill-093020 - Abeel Street.pdf

DUTTON
ARCHITECTURE
PLLC

September 29th, 2020

Sue Cahill
City of Kingston City Planner
420 Broadway
Kingston New York 12401

Re: 144 Abeel Street (former Noah Hotel Site) SBL: 56.43-5-1

Ms. Cahill:

On behalf of our client, Charles Blaichman, we are respectfully requesting an opportunity to present a concept plan for the site to the board and make a brief informal presentation. If the board is agreeable to allowing us to make a brief, five to ten minute presentation, we appreciate the opportunity to share a conceptual multi-family project concept that we are exploring for him with the board.

Respectfully,



Scott Dutton, Architect

33 Canfield Street
Kingston, NY 12401
845-339-2039
duttonarchitecture.com

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: October 19, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #21: RECOMMENDATION To Common Council on rezoning multiple parcels in the areas commonly referred to as Golden Hill and Lawton Park (Common Council Resolution #153 of 2020), FROM zones RRR and R-1 One-family Residence, O-2 Limited Office, M-1 Light Manufacturing and C-3 General Commercial TO R-6 Multiple Residence. SEQR Determination. Zones RRR, R-1, O-2, M-1 and C-3. Wards 3 and 5. Kingston Common Council Action, Multiple Owners.

Suggested Action:

Attachments:
Zoning Referral - Golden Hill Lawton Park.pdf

CITY OF KINGSTON

Office of the City Clerk & Registrar of Vital Statistics

cityclerk@kingston-ny.gov

Steven T. Noble, Mayor
Elisa Tinti, City Clerk & Registrar

Deidre Sills, Deputy Clerk
Susan Mesches, Deputy Registrar

City of Kingston Planning Board
420 Broadway
Kingston, New York 12401

October 8, 2020

Dear Planning Board Members,

Enclosed please find resolution 153 of 2020, a resolution of the Common Council of the City of Kingston, referring request for rezoning of multiple properties at Golden Hill and Lawton Park.

Thank you for your time and consideration in this matter.

Respectfully,

Elisa Tinti
City Clerk
Kingston, New York

RESOLUTION 153 of 2020

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, REFERRING REQUEST FOR REZONING OF MULTIPLE PROPERTIES AT GOLDEN HILL AND LAWTON PARK TO THE CITY OF KINGSTON PLANNING BOARD AND THE ULSTER COUNTY PLANNING BOARD AND DECLARING SAME AS AN UNLISTED ACTION

Sponsored By: Laws & Rules Committee: Alderman: Ventura Morell, O'Reilly, Scott-Childress, Tallerman, Worthington

WHEREAS, a request has been made for rezoning of multiple properties located at Golden Hill and Lawton Park, as annexed hereto, from RRR (single residence) to R-6 (multiple residence) to be referred by the Common Council of the City of Kingston to the City of Kingston Planning Board and the Ulster County Planning Board for associated review pursuant to Section 405-73 of the City of Kingston Zoning Ordinance and Section 239-m of the General Municipal Law of the State of New York; and

WHEREAS, declaring same as an Unlisted Action pursuant to NYCRR Part 617.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK AS FOLLOWS:

SECTION 1. That the Common Council of the City of Kingston hereby refers the rezoning of Golden Hill and Lawton Park, as annexed hereto, from RRR (single residence) to R-6 (multiple residence) to the City of Kingston Planning Board and the Ulster County Planning Board for associated review pursuant to Section 405-73 of the City of Kingston Zoning Ordinances and Section 239-m of the General Municipal Law of the State of New York.

SECTION 2. That same is declared an Unlisted Action pursuant to NYCRR Part 617.

SECTION 3. This resolution shall take effect immediately.

Submitted to the Mayor this 7th day of October, 2020

Elisa Tinti, City Clerk

Approved by the Mayor this 7th day of October, 2020

Steven T. Noble, Mayor

Adopted by Council on October 6, 2020

FROM ALD TALLERMAN

Pursuant to the provisions of Article 10 of the City Code, Sections 405.70-405.75, please consider this letter as notice of my intention to present a motion to rezone the following properties from their current RRR zone (single residence) to R-6 (multiple residence).

Golden Hill
56.40-1-10.100
56.40-1-19.300
56.48-1-18,100
56.40-1-20.2
56.40-1-20.11
56.40-1-20.131
56.48-1-12
56.48-1-11
56.48, 1-10
56.48-1-1

Lawton Park
56.40-2-26.110
56.40-2-31.200
56.40-2-26.120
56.40-2-26.130
56.32-6-30.100
56.40-2-6
56.40-2-28
56.40-2-31.3
56.40-2-23

It is my belief that this rezoning is appropriate in that the present zone is not suitable for the parcels in that is overly restrictive and discourages development and that it is in the best interests of the City to change the zone as suggested.

Please forward this communication to Laws and Rules for consideration. By copy of this communication, I am requesting that the rezoning request be forwarded to all appropriate Boards and Commissions, including, but not limited to the County of Ulster, the Ulster County Planning Board and the City of Kingston Planning Board.

I am also requesting that the Office of Corporation Counsel and the Planning Office review the request and determine whether other referrals are necessary for this matter to move forward and to make those referrals in anticipation of discussion of the proposal by the Common Council.

I thank you in advance for your assistance with this matter.

cc: Mayor Steve Noble
Office of Corporation Counsel
Suzanne Cahill, Director, City of Kingston Planning Department
Dennis Doyle, Director, County of Ulster Planning Department


Lawton Park
Golden Hill
Wells Fargo Bank
Keegan Ales
The Anchor
United States Postal Service
Broadway
Kingston Library
Park Optical
Opticians
YMCA of Kingston and Ulster County
Monkey Joe Roasting Company
Kingston
Henry St
Washington Ave
Fair St
Kingston High School
St George Greek Orthodox Church
SUNY Ulster Kingston Center
Wiltwyck Cemetery
Golden Hill Nursing and Rehabilitation Center
Ulster County Department of Health...
Callabar Swim and Tennis Club
Transfer Station
Ulster County Jail
Google