City of Kingston Planning Board
Meeting Agenda
Monday, November 16, 2020
6:00 PM
VIRTUAL:
You can dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073
- One-touch: tel:+18773092073,,666686917#

United States: +1 (571) 317-3129
- One-touch: tel:+15713173129,,666686917#

Access Code: 666-686-917

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

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

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

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

GENERAL NOTES:

1. *Read Instructions for Meeting Protocol/Turn Meeting over to Chairman Platte*
2. *Introductions 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, November 13, 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 distributed to the Board Members and posted on the City website prior to the meeting. However, public is invited to speak via audio connection at the time the hearing is called.

Item #1: Adoption of the October 19, 2020 Planning Board Meeting Transcript and Decisions.
Oct 2020 - Decision.pdf
PBM October 19 2020 Transcript.pdf

PUBLIC HEARINGS

Item #2: #412 East Chester Street SUBDIVISION of the Lands of WSSA Equities LLC. SBL 48.75-7-19. SEQR Determination. Zone C-2. Ward 7. WSSA Equities LLC; applicant/owner.

1 Completed Application.pdf
2 seaf.pdf
3 Project_Narrative_Form.pdf
4 PHOTO KEY.pdf
5 photo 1.JPG
6 photo 2.JPG
7 photo 3.JPG
8 WSSA EQUITIES DEED.pdf
9 COMPTROLLERS TAX STATEMENT.pdf
10 Completed Application Checklist.pdf
11 Completed Permission to Represent001.pdf
12 Operating Permit_412 E Chester_Sept 2019.pdf
13 WSSA Equities LLC Documents.pdf
14 412 East Chester Street Subdivision Map.pdf

Item #3: #283-287 & 295 Albany Avenue LOT LINE DELETION of the Lands of Purrfect Homes LLC. SBL 48.317-1-5 & 48.73-1-20. SEQR Determination. Zone RRR. Ward 2. John Gerd Heidecker PLLC/applicant; Purrfect Homes LLC/owner.
17HLS196LL SHEET 1 (30 SCALE).pdf
HLS Description 295 Albany Ave LL.docx
HLS Purrfect Homes LLC App.pdf

Item #4: #336-338 East Chester Street SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.
336 East Chester Street Application.pdf

Item #5: #15 Railroad Avenue SPECIAL PERMIT to convert a portion of an existing building to 3 residential units. SBL 56.25-4-21. Zone C-2, MUOD. Ward 5. 15 Railroad LLC; applicant/owner.
15railroad-301.jpg
15railroad-exterior-front2.jpg
15railroad-exterior-solar.jpg
ApplicationPB-15railroad-10_26.pdf
boardauthorize_15railroad.pdf
pb-checklist05 2020 15Railroad.pdf
plan-15RR-2nd-10_26.pdf
plan-15RR-3rd-11_03 - REVISED 3rd Floor.pdf
plan-15RR-key-resi-units-10_26.pdf
Planning_Board_Policies_Update_11.20.18 15Railroad.pdf
Project_Narrative_Form-15railroad-10_26.pdf
Survey-15Railroad-parking-10_26.pdf

OLD BUSINESS

Item #6: #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.
11-10-2020 from IPT site map speedway bwy - 301 Broadway.pdf
301 Broadway.pdf

Item #7: #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
Chirkova - Wurts Street Subdivision.pdf
Sizemore - Wurts Street Subdivision.pdf

Item #8: #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.
52-68 Wurts Street App.pdf
PIAZZA, MIKE (WURTS AND SPRING ST) 3 LOT SUB 9-9-2020.pdf

Item #9: #21 O'Neil Street SPECIAL PERMIT to establish a drinking establishment in an existing building. SBL 56.25-2-15. SEQR Determination. Zone C-3. Ward 4. Eric Sturniolo; applicant/owner.

9.21.20 PBM 21 O'Neil St.pdf
9_21_20 PBM - 21 O'Neil Street Site Plan.pdf
21_Oneil_Street_SD Presentation R2 LR.pdf
Planning Board Submission for 11-16 Meeting FINAL.pdf
21 O'Neil - Public Comment Letters - Multiple.pdf
Donahoe Comment - PBM 11-16-20 Item #9.pdf
Chirkova - 21 O'Neil Street.pdf

Item #10: #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
2020-11-11 Ltr to Planning Board 2-16 Montrepose.pdf
Montrpose Comment - Ballou.pdf
2020-11-11 Ltr to Planning Board 2-16 Montrepose.pdf
Newsome - Montrepose Item #10.pdf
Rokosz - Montrepose application.pdf
Unterbach - Montrepose.pdf

NEW BUSINESS

Item #11: #55 Greenkill Avenue (49 Greenkill) SITE PLAN to install new signage and awnings on an existing building. SBL 56.109-4-43. SEQR Determination. Zone O-2, MUOD. Ward 4. 49 Greenkill Avenue LLC; applicant/owner.
49 Greenkill-PBAuthorization.pdf
49 Greenkill-PlanningBdApplication.pdf
PajamaFactory-PermitLayout.pdf

Item #12: #77 Cornell Street SITE PLAN to install new signage and awnings on existing building. SBL 56.25-4-8. SEQR Determination. Zone C-2, MUOD. Ward 6. 77 Cornell Street LLC; applicant/owner.
77 Cornell St-PlanningBdApplication.pdf
77 Cornell Street-EAF-completed-102620.pdf
77 Cornell-PBAuthorization.pdf
ShirtFactory-PermitLayout.pdf

Item #13: #101 Greenkill Avenue SITE PLAN to install new signage and awnings on an existing building. SBL 56.109-2-41. SEQR Determination. Zone O-2, MUOD. Ward 4. 101 Greenkill Avenue LLC; applicant/owner.

101 Greenkill-PBAuthorization.pdf
101 Greenkill-PlanningBdApplication.pdf
BrushFactory-PermitLayout.pdf

Item # 14: #109 Abeel Street REQUEST for parking waiver for conversion from a 1 family to a 2 family residence. SBL 56.43-2-27. SEQR Determination. Zone RT, Rondout Historic District, HLPC, HAC. Ward 8. Elias Cuttingham; applicant/owner.
PB Applic 109 Abeel St Nov 2020.pdf

DISCUSSION

Item #15: #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.

REQUESTED POSPONEMENT BY OWNER Will not be discussed

REZONING RECOMMENDATION

Item #16: 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
Colangelo Comment -PBM 11-16-20 Item #16.pdf
Perry Comment and Petition - PBM 11-16-20 - Item #16.pdf

Item #17: RECOMMENDATION to the Common Council to remove any and all current regulations of livestock and poultry in the City of Kingston Code from Chapter 405 (Zoning) Article IV (District Regulations)(Section 405-9(A)(5)(b)) and relocating said regulations to City of Kingston Code Chapter 151 (Animals), Article IV (Other Animals).
PB Zoning Amendment Referral - Livestock Amendment.pdf

Item #18: RECOMMENDATION to the Common Council with regard to adding proposed Section 405-55.1(C) to the City of Kingston Zoning Code to permit the issuance of a “Temporary Use Variance” during Federal, State, or Local state of emergencies.
PB Zoning Amendment Referral - Temp Use Var..pdf
Miller Comment - PBM 11-16-20 Item #18.pdf

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #1: Adoption of the October 19, 2020 Planning Board Meeting Transcript and Decisions.

Suggested Action:

Attachments:
Oct 2020 - Decision.pdf

PBM October 19 2020 Transcript.pdf

CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES - DECISIONS
October 19, 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.

A meeting of the City of Kingston Planning Board was held on October 19, 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, Robert Jacobsen, Matt Gillis, Kevin M. Roach, Vicente Archer, and Katie Bawarski.

BOARD MEMBERS/ALTERNATES ABSENT: None

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 September 21, 2020 Planning Board Meeting Transcript and Decisions.

Decision: The Board voted unanimously to adopt the meeting minutes (transcript and decisions) from the September 21, 2020 Planning Board Meeting. (WP - motion, MW – 2nd, MG, RJ, KR – yes; CP – Audio Difficulties)

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.

Treyvonne Gilliard was present at the meeting. The applicant was not at the September meeting and the application was tabled. A favorable inspection was returned by the Building Safety Division.

Decision: The Board voted unanimously to render the application as a Type II action under SEQR and to approve the special permit renewal for a rooming/boarding house for a period of 1 year, expiring on October 19, 2021, with all original conditions carried forward. (WP - motion, RJ – 2nd, MW, MG, KR – yes; CP – audio difficulties)

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.

No one was present to represent the application. The Board has been delaying the renewal pending a favorable review inspection by the Building Safety Division, which has been received and accepted.

Decision: The Board voted unanimously to render the application a Type II under SEQR and to approve the special permit for a period of 1 year, expiring on October 19, 2021, with all original conditions carried forward. (WP - motion, RJ – 2nd, MW, MG, KR – yes; CP – audio difficulties)

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.

No one was present to represent the application. The Board has been delaying the renewal pending a favorable review inspection by the Building Safety Division, which has been received and accepted.

Decision: The Board voted unanimously to render the application a Type II under SEQR and to approve the special permit for a period of 3 year, expiring on October 19, 2023, with all original conditions carried forward and with confirmation by staff that the applicant resides in the building. (WP - motion, RJ – 2nd, MG, KR, VA – yes; CP & MW – audio difficulties)

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.

Stefan Bohdanowycz was present at the meeting. A favorable inspection was returned by the Building Safety Division.

Decision: The Board voted unanimously to render the application a Type II under SEQR and to approve the special permit for a period of 3 year, expiring on October 19, 2023, with all original conditions carried forward. (WP - motion, RJ – 2nd, CP, MG, KR – yes; MW – audio difficulties)

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.

Kaira Tiegen was present at the meeting.

Decision: The Board voted unanimously to render the action a Type II action under SEQR and to approve the special permit with a term that will coincide with the use as a café or until there is a change of ownership and the following conditions: Board Policies 4, 4a, 6, 10, 11, 13, 19, 25 & 26. The applicant has already received approval from the Heritage Area Commission for window signage. (WP – motion, MW – 2nd, CP, RJ, MG – yes)

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.

Balayet Khan was present at the meeting.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a term expiring on December 19, 2022 with all original conditions carried forward and a favorable inspection from the Building Department. (WP – motion, CP – 2nd, MW, RJ, MG – yes)

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.

Alec Gladd; Cuddy & Feder was present at the meeting to represent the owners. Discussion of site issues took place.

Decision: The Board voted unanimously to table the application and require that the applicant submit a detailed timeline within 2 weeks, November 4, 2020, outlining the scope of work of all repairs needed by task. (WP – motion, RJ – 2nd, MW, CP, MG – yes)

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.

Christine and Jeffrey Semones were present at the meeting.

Decision: The Board voted unanimously to render the action a Type II action under SEQR and to approve the special permit for a period of 1 year, expiring on October 19, 2021, with the following conditions: submission of a written statement allowing utilization of the church parking lot for a minimum of 2 parking spaces, as well as, Board Policies #4, 4a, 6, 7, 7a, 10, 11, 13, 19, 24, 25, 26. (WP – motion, MW – 2nd, CP, RJ, MG – yes)

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.

No one was present to represent the application. Various parties spoke at the hearing.

Decision: The Board voted unanimously to table the application and refer the application to the City Engineer and request the applicant to be present at the November meeting. The following comments/questions were included in the discussion: buildable area should be shown on the map, sewer and water availability off of Spring Street as well as access and visibility on the steep section of the road, capacity for runoff and drainage on the site, the visual impact of future development on Cornell Park. (WP – motion, MW – 2nd, CP, RJ, MG – yes)

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.

George Santoire was present at the meeting to represent the applicant.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a term of 5 years, expiring on October 19, 2025, with the following conditions: additional landscaping added to the corner area around the generator, Board Policy #6 – signature on final plans, and approval from the Heritage Area Commission and the Historic Landmarks Preservation Commission. (WP – motion, MW – 2nd, CP, RJ, MG – yes)

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.

Stefan Bohdanowycz was present at the meeting. A favorable Building inspection was received.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a period of 18 months, expiring on April 19, 2022, with all original conditions carried forward. (WP – motion, CP – 2nd, MW, RJ, MG – yes)

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.

The applicant was not present at the meeting.

Decision: The Board voted unanimously to table the application and require the applicant to be present at the November meeting. (WP – motion, RJ – 2nd, CP, MW, MG – yes)

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.

Eric Sturniolo and Marcos Santa Ana were present at the meeting.

Decision: The Board voted unanimously to deny the request for a parking waiver. (RJ – motion, WP – 2nd, MW, CP, MG – yes) and to table the application and request that the applicants return to the Board with an amended plan. The applicants agreed to waive the timeline requirement for the Board to make a decision on the application. (RJ – motion, WP – 2nd, MW, CP, MG – yes)

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.

Scott Dutton and Cassandra Metzger were present at the meeting.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the site plan for a community center with the following conditions: future parking area noted on the plans, lighting, landscaping, and signage submitted to staff for review. If signage is proposed to be outside of the limits allowed by Zoning, the applicants will return to the Planning Board in addition to necessary approvals by the ZBA. The applicants will also consider and explore the option of shared refuse/recycling with the Boys and Girls Club. (WP – motion, CP – 2nd, MW, RJ, MG – yes) The Board also voted unanimously to concur with the Ulster County Planning Board recommendations and the responses submitted by the applicant. (RJ – motion, WP – 2nd, MW, CP, MG – yes)

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.

Sonia and Andrew Wright were present at the meeting.

Decision: The Board voted unanimously to table the application to allow the City Engineer to review the proposal and submit comments back to the Board. (WP – motion, CP – 2nd, MW, RJ, MG – yes)

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.

No decision. The applicants were advised that the matter will need to be addressed by the Common Council.

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.

Anthony Sasso and Scott Dutton were present at the meeting.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the site plan for a café/market with the recommendation that the applicant seeks a loading zone along Broadway for specified hours, signage be submitted to staff for review, review and approval of the Historic Landmarks Preservation Commission and Heritage Area Commission for exterior approval, as well as Board Policies #6, 10, 11, 12, 13, 14, 14a, 19, 23, 24, 25, 26. The Board also voted unanimously to waive the parking requirement. (WP – motion, RJ – 2nd, CP, MW, MG – yes)

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.

Scott Dutton and Taavo Somers were present at the meeting.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the site plan amendment for a temporary pergola with the condition that the application be approved by the Historic Landmarks Preservation Commission and the Heritage Area Commission. (WP - motion, MW- 2nd, CP, RJ, MG – yes)

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.

The applicants requested that the discussion be postponed until the owner can be present.

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.

Decision: The Board voted unanimously to table the application to be discussed again at the November 2020 Planning Board meeting. (WP – motion, RJ – 2nd, CP, MW, MG – yes)

CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES – TRANSCRIPTS
October 19, 2020 at 6P.M.EST
GoToMeeting.com

NOTES: (1) These meeting transcripts are created by the gotomeeting.com software with minor corrections and organization by staff. A video recording of the meeting was also created. (2) All public hearings were conducted prior to the Planning Board discussions with the applicant(s) and any comment received were acknowledged and posted on the City website as well as distributed to Board members. (3) In the absence of full Planning Board Members, or in the case of a necessary recusal, the Planning Board Alternates will participate in the vote in order of seniority.

A meeting of the City of Kingston Planning Board was held on October 19, 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

- Wayne Platte

  00:00 - 00:02

  This conference will now be recorded.

- Suzanne Cahill

  00:05 - 00:23

Ok, good evening, everybody, today is October 13th, 2020, this is our monthly meeting of the City of Kingston Planning Board, My name is Suzanne ..., I am the Planning Director for the city of Kingston and the organizer for our Virtual meeting.

- Suzanne Cahill

  00:23 - 00:32

  Before we begin our meeting, we want to go over a few meeting guidelines to help us navigate this as efficiently and respectfully as possible.

- Suzanne Cahill

  00:34 - 00:38

  The public and the press remain muted off camera for the length of the meat.

- Suzanne Cahill

  00:39 - 00:48

  As the organizer, I reserve the right to anyone who unmute themselves, members and city staff will control their own mute button.

- Suzanne Cahill

  00:49 - 00:55

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

- Suzanne Cahill

  00:56 - 01:00

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

- Suzanne Cahill

  01:00 - 01:05

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

- Suzanne Cahill

  01:05 - 01:12

  Board member will then unmute themselves, date their name, and clearly, muting after finish.

- Suzanne Cahill

01:12 - 01:14

All of our meetings are recorded.

- Suzanne Cahill

  01:14 - 01:24

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

- Suzanne Cahill

  01:24 - 01:29

  We requested all comments received by 2 0 PM on Friday, October 16th.

- Suzanne Cahill

  01:31 - 01:36

  20 minutes have been e-mailed to Cahill Planning Director at ...

- Suzanne Cahill

  01:36 - 01:39

  At kingston dash NY dot gov.

- Suzanne Cahill

  01:39 - 01:42

  Males are placed in the Dropbox outside of City Hall.

- Suzanne Cahill

  01:43 - 01:57

  Written comments received This specific, specific item will be recognized at the beginning of said discussion the public is invited to, via audio connection at the time the hearing is cool.

- Suzanne Cahill

  01:58 - 02:01

  For all those who are joining by audio, anguished, speak for a hearing.

- Suzanne Cahill

  02:02 - 02:10

Please text following up 845440 for 1 stick.

- Suzanne Cahill

  02:12 - 02:13

  Agenda item.

- Suzanne Cahill

  02:15 - 02:29

  Again, extra name and the agenda item number, and address (245) 443-0416, if you wish to be called to speak for a public hearing.

- Suzanne Cahill

  02:29 - 02:33

  All comments received by the deadline were distributed to the full board.

- Suzanne Cahill

  02:34 - 02:34

  Meeting.

- Suzanne Cahill

  02:34 - 02:43

  The Chairman will announce the names of all who submitted comments and where they can be located for public viewing on the city of Kingston website with each application.

- Suzanne Cahill

  02:44 - 02:54

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

- Suzanne Cahill

  02:54 - 03:00

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

- Suzanne Cahill

  03:00 - 03:07

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

- Suzanne Cahill

  03:07 - 03:18

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

- Suzanne Cahill

  03:18 - 03:28

  Materials for skating may be found on the city of Kingston website, WWW dot pinkston dash NY dot gov.

- Suzanne Cahill

  03:28 - 03:34

  Once you are on the homepage, scroll to the bottom underneath Ames and where you see Planning Board Meeting posted.

- Suzanne Cahill

  03:35 - 03:36

  Click on the agenda packet.

- Suzanne Cahill

  03:37 - 03:40

  Thank you for your patience during these difficult times.

- Suzanne Cahill

  03:40 - 03:43

  And on behalf of the planning board, I wish you and your family good how.

- Suzanne Cahill

  03:43 - 03:49

  I will now turn the floor over to Chairman Wayne Platt to call the meeting, to order, at 6060 PM.

- Suzanne Cahill

  03:50 - 03:51

  Wayne?

- Wayne Platte

  03:54 - 03:59
  Suzanne Just I've got some notes, a text message to share.

- Wayne Platte

  03:59 - 04:00
  Chuck Polacco, can you hear us?

- Wayne Platte

  04:06 - 04:07
  Rather, do you have the?

- Wayne Platte

  04:10 - 04:12
  The unencrypted version yet.

- Jacobsen, Robert

  04:13 - 04:14
  I do not.

- Wayne Platte

  04:15 - 04:16
  You got.

- Kyla DeDea

  04:16 - 04:17
  Any e-mail from me.

- Jacobsen, Robert

  04:18 - 04:19
  Yeah, it's all incorrectly.

- Jacobsen, Robert

  04:20 - 04:23

Login to the city website where the city system.

- Kyla DeDea

  04:25 - 04:30
  If you make a password, it would let you in.

- Kyla DeDea

  04:33 - 04:36
  I can try sending it from my personal e-mail to you.

- Kyla DeDea

  04:36 - 04:37
  Hold on.

- Jacobsen, Robert

  04:38 - 04:41
  Because everything I get missing as a PDF with that one for some reason.

- Wayne Platte

  04:44 - 04:46
  I'm going to try to Robert over.

- Jacobsen, Robert

  04:51 - 04:53
  Everything that you said to me today, is a PDF.

- Kyla DeDea

  04:58 - 05:03
  Most recent, one, size, or PDF, but you're still getting an encrypted.

- Jacobsen, Robert

  05:04 - 05:05
  Just that one particular document.

- Jacobsen, Robert

05:07 - 05:09
That's OK, I don't need to hold up the meeting.

- Wayne Platte

  05:10 - 05:13
  That's OK, Robert, is that the one you got from data?

- Jacobsen, Robert

  05:16 - 05:17
  Now with compile.

- Jacobsen, Robert

  05:22 - 05:23
  Let's move on.

- DeDea, Kyla

  05:29 - 05:34
  I'll send it now from my personal e-mail and Wayne, if you want to start.

- Kevin

  05:41 - 05:43
  Oh!

- Kevin

  05:47 - 05:49
  Oh?

- DeDea, Kyla

  05:52 - 05:53
  Overflows!

- Wayne Platte

  06:06 - 06:08
  From somebody to on there is anybody getting that?

- Wayne Platte

  06:13 - 06:13
  Ok.

- Wayne Platte

  06:15 - 06:16
  Introductions.

- Wayne Platte

  06:16 - 06:18
  My name is Wayne Platte Chairman.

- Wayne Platte

  06:19 - 06:21
  We also have Charles Polacco.

- Wayne Platte

  06:23 - 06:24
  Chuck?

- Kevin

  06:26 - 06:27
  Alright.

- Wayne Platte

  06:27 - 06:27
  We're working on.

- Wayne Platte

  06:30 - 06:30
  Jacobson.

- Jacobsen, Robert

  06:33 - 06:33

Here.

- Wayne Platte

  06:34 - 06:35
  MaryJo Wiltshire.

- Wayne Platte

  06:37 - 06:38
  Matt Gillis.

- Matt Gillis

  06:39 - 06:39
  Here.

- Wayne Platte

  06:41 - 06:42
  Kevin Roach.

- Kevin

  06:42 - 06:43
  Here.

- Wayne Platte

  06:44 - 06:45
  Vince Archer.

- Vince

  06:48 - 06:48
  Here.

- Wayne Platte

  06:49 - 06:51
  Katie Bawarski.

- Katie Bawarski

06:51 - 06:52
Yeah.

- Wayne Platte

06:54 - 06:58
Ok, we also have Suzanne Cahill the planning director.

- Suzanne Cahill

07:00 - 07:00
Eric.

- Wayne Platte

07:01 - 07:03
Assistant planner is Kyla D-Day.

- Wayne Platte

07:07 - 07:10
We have Common Council Liaison to the Planning Board Alderman.

- Wayne Platte

07:10 - 07:11
Don Tallerman.

- Don Tallerman

07:12 - 07:13
Hello?

- Wayne Platte

07:14 - 07:16
Is Dan Gartenstein here with us?

- Wayne Platte

07:20 - 07:21
That's fine.

- Wayne Platte

  07:22 - 07:30

  Ok, uh, Before we get started, items number 17 and number 20.

- Wayne Platte

  07:32 - 07:33

  17.

- Wayne Platte

  07:34 - 07:39

  This is for those who wish to speak on anything today is 1 39 Cornell Street.

- Wayne Platte

  07:40 - 07:46

  That has been removed because this is a common council matter, not a planning board better.

- Wayne Platte

  07:48 - 07:57

  And also item number 20 is that discussion Abeel Street and that has been postponed at the request of the ....

- Wayne Platte

  08:00 - 08:06

  Also, at this time, I'd like to acknowledge that the comments we have received will be posted on the City's website.

- Wayne Platte

  08:07 - 08:08

  Yes.

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

- Wayne Platte

  08:09 - 08:18

Um, Moving on to number one is the adoption of the minutes and decisions.

- Wayne Platte

  08:19 - 08:22
  Everybody's had to just take a look at that.

- Wayne Platte

  08:24 - 08:27
  Any questions or comments deletions additions.

- Wayne Platte

  08:30 - 08:39
  Say none this time I'll make a motion that we adopt the September 21st, 2020 planning board minutes do I have a second?

- Mary Jo Wiltshire

  08:42 - 08:42
  Second.

- Wayne Platte

  08:43 - 08:47
  By Mary Jo Wiltshire All in favor, Wayne Platte?

- Wayne Platte

  08:47 - 08:51
  Yes, Charles Blocker.

- Wayne Platte

  08:57 - 08:58
  We're still working on that.

- Wayne Platte

  08:58 - 09:01
  So, Kevin, you're going to hop in that, Robert Jacobsen.

- Mary Jo Wiltshire

09:05 - 09:06
Yes.

- Wayne Platte

09:07 - 09:08
Matt ...

- Matt Gillis

09:08 - 09:08
Yes.

- Wayne Platte

09:09 - 09:10
Kevin Roche.

- Kevin

09:10 - 09:12
Yes, OK.

- Wayne Platte

09:12 - 09:13
That is adopted.

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.

- Wayne Platte

09:15 - 09:17
Ok, moving on, we're public.

- Wayne Platte

09:17 - 09:18
Oh.

- Wayne Platte

  09:18 - 09:20
  Item number 2.

- Wayne Platte

  09:20 - 09:22
  356 Broadway.

- Wayne Platte

  09:22 - 09:29
  Special permit renewals to operate a rooming house section, is 56.43.

- Wayne Platte

  09:30 - 09:37
  8 dash 61.1, secret determination, zoned C two, mic over.

- Wayne Platte

  09:38 - 09:39
  Heritage Area.

- Wayne Platte

  09:40 - 09:43
  Ward, TV, Group, LLC, is the applicant owner?

- Wayne Platte

  09:45 - 09:46
  Do we.

- Trevonne

  09:46 - 09:47
  See it?

- Trevonne

  09:49 - 09:51

Hi, yes, I'm Julia.

- Wayne Platte

  09:52 - 09:54
  Ok, how are you?

- Trevonne

  09:55 - 09:55
  I'm fine.

- Wayne Platte

  09:57 - 10:01
  So, do we have anybody wanting to spend this at all besides the applicant or owner?

- Suzanne Cahill

  10:01 - 10:02
  No, I do not.
  [speaker unknown]:
  10:05 - 10:05
  Right?

- Wayne Platte

  10:06 - 10:07
  Alrighty.

- Wayne Platte

  10:10 - 10:12
  Ok, this item was.

- Wayne Platte

  10:20 - 10:22
  This application was Table.

- Wayne Platte

  10:22 - 10:33

That's the September meeting, because the applicant was not present much, Oh, any changes to the current situation there?

- Trevonne

  10:34 - 10:34
  No?

- Wayne Platte

  10:37 - 10:41
  Digital approval with it in 20 15.

- Wayne Platte

  10:42 - 10:45
  And the applicant, the applicant has returned for annual renewal.

- Wayne Platte

  10:46 - 10:46
  Yeah.

- Wayne Platte

  10:48 - 10:52
  Anything from staff on this way, everything's good.

- Suzanne Cahill

  10:53 - 10:54
  Everything was fine.

- Wayne Platte

  10:55 - 10:55
  Ok.

- Wayne Platte

  10:56 - 10:57
  Oh.

- Wayne Platte

10:59 - 11:07

You have in here for the special permit would need to be discussed, the staff Have any recommendation on that, or is that by one by annual?

- Suzanne Cahill

  11:10 - 11:10

  Fires.

- Suzanne Cahill

  11:11 - 11:12

  To renewed annually.

- Suzanne Cahill

  11:13 - 11:13

  At a minimum.

- Wayne Platte

  11:14 - 11:15

  Ok.

- Wayne Platte

  11:16 - 11:19

  All right, anybody else have any questions?

- Wayne Platte

  11:22 - 11:22

  Ok.

- Wayne Platte

  11:25 - 11:30

  Under seeker, this is a type two action, so no further review of the board is required at this time.

- Wayne Platte

  11:31 - 11:33

  At this time, I'll make a motion planning plan.

- Wayne Platte

  11:33 - 11:37
  Make a motion that we approve, item number two for all.

- Jacobsen, Robert

  11:43 - 11:44
  Yeah.

- Wayne Platte

  11:45 - 11:46
  A second by Robert Jacobsen.

- Wayne Platte

  11:48 - 11:53
  All in favor of Wayne Platte as a yes, for Locke, are you there?

- Wayne Platte

  11:55 - 11:57
  Ok, moving on, Robert Jacobsen.

- Jacobsen, Robert

  11:58 - 11:58
  Beth.

- Wayne Platte

  11:59 - 12:00
  Welch.

- Mary Jo Wiltshire

  12:01 - 12:01
  Yes.

- Wayne Platte

  12:02 - 12:02

Yes.

- Wayne Platte

  12:02 - 12:04
  Yes, Roche.

- Kevin

  12:05 - 12:06
  Yes, All.

- Wayne Platte

  12:06 - 12:06
  Right.

- Wayne Platte

  12:06 - 12:07
  That is adopted.

- Wayne Platte

  12:08 - 12:09
  Very much for coming tonight.

- Trevonne

  12:10 - 12:11
  Thank you.

- Trevonne

  12:11 - 12:12
  Have a great evening.

- Wayne Platte

  12:14 - 12:15
  Stock is rebuilding.

- Wayne Platte

12:15 - 12:17

I just got a text on that.

- Wayne Platte

12:20 - 12:20

All right.

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.

- Wayne Platte

12:22 - 12:24

Moving on to item number 3.

- Wayne Platte

12:26 - 12:31

131 fair street and a special permit renewal to operate at five room bed and breakfast.

- Wayne Platte

12:32 - 12:39

Section Block and Lot is fifty six point one hundred seven dash three dash four, SEQR Determination zone R two.

- Wayne Platte

12:40 - 12:42

It's a fair street historic district.

- Wayne Platte

12:42 - 12:45

Ward five: Alicia ...

- Wayne Platte

12:45 - 12:50

Is the Advocate owner, there's really should we have anybody besides the applicant owner wishing to speak, no.

- Suzanne Cahill

  12:50 - 12:51
  I do not.

- Wayne Platte

  12:52 - 12:57
  And the applicant has, she's not here tonight, and that's, that's fine.

- Wayne Platte

  12:57 - 13:00
  That was, she was told that she should not have to be here.

- Wayne Platte

  13:01 - 13:01
  Um.

- Wayne Platte

  13:03 - 13:06
  Everything's good from staff level on that show.

- Suzanne Cahill

  13:07 - 13:08
  Absolutely, yes.

- Wayne Platte

  13:09 - 13:13
  And she's had favorable inspections from buildings safety, correct?

- Suzanne Cahill

  13:13 - 13:13
  Yes.

- Wayne Platte

  13:15 - 13:17

Anybody have any questions on this?

- Wayne Platte

  13:19 - 13:24
  Oh, and we are bound by annual.

- Wayne Platte

  13:24 - 13:26
  Renewables are the two ratio.

- Suzanne Cahill

  13:26 - 13:27
  Yes, you are.

- Wayne Platte

  13:29 - 13:29
  All.

- Wayne Platte

  13:30 - 13:37
  Right, so, under seeker, this is also a type two so no further action of the, of the board is required.

- Wayne Platte

  13:38 - 13:41
  I'll make a motion that we explain it again.

- Wayne Platte

  13:42 - 13:48
  Approve item number three for a period of one year, with all original conditions carried forward.

- Wayne Platte

  13:48 - 13:51
  Grab a second on it second by Robert.

- Wayne Platte

13:53 - 13:57
All the favor, Wayne plot is a yes, awful lot.

- Wayne Platte

  14:01 - 14:02
  Actually working with it.

- Wayne Platte

  14:02 - 14:03
  Robert Jacobsen.

- Jacobsen, Robert

  14:04 - 14:05
  Yes.

- Wayne Platte

  14:05 - 14:06
  Mary Jo Wiltshire.

- Mary Jo Wiltshire

  14:07 - 14:07
  Yes.

- Wayne Platte

  14:08 - 14:08
  Yes, yes?

- Wayne Platte

  14:14 - 14:15
  Yes.

- Kevin

  14:15 - 14:16
  Yes sir?

- Wayne Platte

  14:17 - 14:18
  Ok, that is approved.

- Wayne Platte

  14:18 - 14:19
  Thank you.

  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.

- Wayne Platte

  14:22 - 14:26
  Ok, Item number four, Dues.

- Wayne Platte

  14:26 - 14:30
  335, Wall Street and ..., 34 North French Street.

- Wayne Platte

  14:31 - 14:34
  Special permit renewal to operate a two room hotel.

- Wayne Platte

  14:35 - 14:37
  Section Block and Lot is 48.

- Wayne Platte

  14:38 - 14:39
  31 dash 1.

- Wayne Platte

  14:41 - 14:48
  SEQR Determination, zoned C two, mixed use overlay district, Heritage area, and Stockade.

- Wayne Platte

  14:48 - 14:49
  Historic District War, too.

- Wayne Platte

  14:50 - 14:52
  Girardi Associates' as the applicant owner.

- Wayne Platte

  14:53 - 14:57
  Anybody on the line still with this for comment?

- Suzanne Cahill

  14:58 - 14:58
  No.

- Wayne Platte

  14:59 - 14:59
  Correct.

- Wayne Platte

  15:01 - 15:03
  Applicant is not here tonight with us.

- Wayne Platte

  15:04 - 15:10
  So, I see here that staff needs to confirm if he still resides there is that still pending.

- Suzanne Cahill

  15:11 - 15:12
  Yes.

- Suzanne Cahill

  15:12 - 15:14

We would just make that a condition, please.

- Wayne Platte

  15:16 - 15:18
  Anybody have any questions with this?

- Wayne Platte

  15:22 - 15:24
  Safety is good with it, too, So, I'm sorry.

- Suzanne Cahill

  15:25 - 15:25
  Yes.

- Wayne Platte

  15:28 - 15:28
  All right.

- Wayne Platte

  15:29 - 15:30
  Under seeker.

- Wayne Platte

  15:32 - 15:34
  Take to action again.

- Wayne Platte

  15:34 - 15:36
  So, no further review of the board is required.

- Wayne Platte

  15:37 - 15:40
  Oh, an issue.

- Wayne Platte

15:41 - 15:44
Is this annual renewals, as well.

- Suzanne Cahill

15:46 - 15:50
Let me look here real quick, I believe.
[speaker unknown]:
15:56 - 15:56
Yeah.

- Suzanne Cahill

15:59 - 16:04
No, You can do this for a longer period of time.

- Wayne Platte

16:05 - 16:05
All right.

- Wayne Platte

16:11 - 16:15
Ok, I see that it was renewed back in 20 17 for 3 years.

- Suzanne Cahill

16:15 - 16:15
Right.

- Suzanne Cahill

16:15 - 16:15
Do.

- Wayne Platte

16:15 - 16:19
We, OK, do you want to go with another three years is that we are recommending?

- Wayne Platte

16:19 - 16:20

I.

- Suzanne Cahill

16:20 - 16:22

Would recommend that, yes, I see no reason not to.

- Wayne Platte

16:23 - 16:26

How does the rest of the Board good with that thumbs up on that?

- Wayne Platte

16:28 - 16:37

Ok, Looks good, All right, again, under ..., Type two actions are no further review of the board is required.

- Wayne Platte

16:38 - 16:43

At this time, I'll make a motion that we approve item number four with all original conditions carried forward.

- Wayne Platte

16:43 - 16:49

And also staff will confirm if he still resides here.

- Wayne Platte

16:51 - 16:52

So, that is a motion to second.

- Wayne Platte

16:55 - 16:56

Robert Jacobsen.

- Wayne Platte

16:57 - 17:02

All in favor, Wayne plot as a yes, Charles Lockup.

- Wayne Platte

  17:05 - 17:07
  Reboot, Robert Jacobsen.

- Jacobsen, Robert

  17:08 - 17:08
  Yeah.

- Wayne Platte

  17:13 - 17:14
  Yep.

- Wayne Platte

  17:16 - 17:16
  Hello.

- Wayne Platte

  17:19 - 17:19
  Mary Jo.

- Wayne Platte

  17:22 - 17:22
  Muted.

- Kevin

  17:23 - 17:24
  She looks frozen.

- Suzanne Cahill

  17:25 - 17:26
  Muted.

- Wayne Platte

17:27 - 17:27
Mary Jo.

- Wayne Platte

17:30 - 17:32
Are you a yes On that, Mary Jo?

- Kyla DeDea

17:32 - 17:35
I just got a text from Mary Jo.

- Kyla DeDea

17:35 - 17:38
She's rebooting she lost her audio.

- Wayne Platte

17:38 - 17:39
Ok.

- Wayne Platte

17:41 - 17:42
Ok Kevin Roche.

- Kevin

17:43 - 17:44
Yes.

- Wayne Platte

17:45 - 17:46
And Matt ...

- Wayne Platte

17:46 - 17:47
I'm sorry I skipped you there, Buddy.

- Matt Gillis

  17:48 - 17:49
  Yes.

- Wayne Platte

  17:49 - 17:51
  And then Vince Archer.

- Vince

  17:54 - 17:54
  Yes.

- Wayne Platte

  17:55 - 17:55
  Ok.

- Wayne Platte

  17:58 - 17:59
  It is approved.

- Wayne Platte

  18:01 - 18:01
  All right.

  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.

- Wayne Platte

  18:07 - 18:08
  Item number five.

- Wayne Platte

  18:20 - 18:23
  New offer a mixed use building in the RTE zone.

- Wayne Platte

  18:24 - 18:32

  Section black and white is 56.43 dash 2 dash twenty nine point one hundred twenty Secret determination Zone RT.

- Wayne Platte

  18:33 - 18:39

  Ronda Historic District, average area, Ward nine Steffen data which is the applicant owner.

- Wayne Platte

  18:43 - 18:45

  Anybody besides the applicant owner on this one, says.

- Suzanne Cahill

  18:46 - 18:47

  No, there's not.

- Suzanne Cahill

  19:03 - 19:04

  Yes.

- Suzanne Cahill

  19:04 - 19:04

  I'm sorry.

- Stefan

  19:05 - 19:06

  The signals that great.

- Wayne Platte

  19:06 - 19:06

  Yes.

- Wayne Platte

  19:06 - 19:06

Hi.

- Wayne Platte

  19:06 - 19:07
  Good evening.

- Stefan

  19:07 - 19:08
  Good evening, everybody.

- Stefan

  19:08 - 19:09
  How are.

- Wayne Platte

  19:09 - 19:09
  You?

- Wayne Platte

  19:12 - 19:13
  How's everything down there?

- Wayne Platte

  19:13 - 19:13
  Good.

- Stefan

  19:14 - 19:15
  Everything is great.

- Wayne Platte

  19:17 - 19:18
  Dangers at all.

- Stefan

19:19 - 19:22
No changes at all since the last time we spoke a year ago.

- Wayne Platte

19:24 - 19:29
Ok, um, so anything jumping out of here?

- Suzanne Cahill

19:31 - 19:32
This one.

- Suzanne Cahill

19:33 - 19:35
I don't have anything.

- Suzanne Cahill

19:38 - 19:41
Just continue as going forward.

- Suzanne Cahill

19:41 - 19:43
You are fully occupied Stephane.

- Stefan

19:44 - 19:44
Yes, sir.

- Stefan

19:44 - 19:45
Yeah.

- Suzanne Cahill

19:45 - 19:46
Ok.

- Suzanne Cahill

  19:46 - 19:47

  Great.

- Suzanne Cahill

  19:48 - 19:58

  Then, it's just looking at the term and we would recommend increasing the term and carrying all of the existing conditions floured when?

- Wayne Platte

  20:00 - 20:05

  Um, what does the Board feel about a longer term on their last year?

- Wayne Platte

  20:05 - 20:06

  Last time it was one year.

- Wayne Platte

  20:07 - 20:07

  What do we think?

- Jacobsen, Robert

  20:09 - 20:15

  Wait, I'm fine with you the applicant rectified because it's really occupied.

- Jacobsen, Robert

  20:16 - 20:18

  Last time, I went by the going with well maintained.

- Wayne Platte

  20:19 - 20:22

  Ok, everybody, good weather to hear.

- Wayne Platte

  20:25 - 20:25

All right.

- Wayne Platte

  20:26 - 20:27
  Then you're good to that.

- Vince

  20:33 - 20:34
  Yes?

- Wayne Platte

  20:36 - 20:38
  All right, Chuck.

- Charles J Polacco Jr

  20:39 - 20:42
  Yes, I'm I don't know what the problem was there.

- Wayne Platte

  20:44 - 20:46
  Whether it's against?

- Wayne Platte

  20:50 - 20:51
  Oh, yeah, yeah, OK.

- Wayne Platte

  20:52 - 20:54
  Any other questions for the applicant?

- Wayne Platte

  20:58 - 20:58
  All right.

- Suzanne Cahill

21:00 - 21:02
Wayne, this is Robert.

- Suzanne Cahill

21:02 - 21:05
I had a request, when you speak, I guess.

- Wayne Platte

21:13 - 21:16
Ok, this is wavelet again.

- Wayne Platte

21:16 - 21:18
So, under seeker.

- Wayne Platte

21:22 - 21:22
Fire.

- Wayne Platte

21:24 - 21:26
This, Prove.

- Wayne Platte

21:26 - 21:27
It for a.

- Wayne Platte

21:27 - 21:30
Period, All of it, Eric?

- Stefan

21:37 - 21:37
Can you.

- Suzanne Cahill

  21:37 - 21:39
  Repeat your place?

- Wayne Platte

  21:42 - 21:44
  Is to approve the.

- Wayne Platte

  21:50 - 21:52
  Alternate, very forward.

- Jacobsen, Robert

  21:55 - 21:55
  Yeah.

- Suzanne Cahill

  22:06 - 22:06
  Can I ask?

- Suzanne Cahill

  22:10 - 22:11
  Myself?

- Jacobsen, Robert

  22:16 - 22:16
  So Wayne.

- Suzanne Cahill

  22:17 - 22:19
  Can you just repeat the motion again?

- Suzanne Cahill

  22:19 - 22:21

I didn't catch the number of years.

- Wayne Platte

  22:23 - 22:24
  Robert, do you have a question first?

- Jacobsen, Robert

  22:26 - 22:31
  Wayne, I think you need to get a little closer to your mic because you keep putting out when you step back.

- Wayne Platte

  22:32 - 22:32
  Ok?

- Wayne Platte

  22:36 - 22:36
  Yes.

- Jacobsen, Robert

  22:38 - 22:39
  Excellent.

- Wayne Platte

  22:40 - 22:45
  So the motion is to approve this for a period of two years.

- Wayne Platte

  22:45 - 22:49
  The renewal with all original condition is carried forward.

- Wayne Platte

  22:50 - 22:51
  Do I have a second, Robert?

- Wayne Platte

22:52 - 22:54
Robert Jacobsen was second on that.

- Wayne Platte

22:55 - 22:57
All in favor, wait.

- Wayne Platte

22:57 - 22:59
Why does it, yes, Charles Polanco.

- Charles J Polacco Jr

23:05 - 23:06
I am a yes.

- Wayne Platte

23:07 - 23:12
Robert is a yes I see that Mary, however you are.

- Wayne Platte

23:12 - 23:12
Yes.

- Wayne Platte

23:15 - 23:17
Is Mary Jo Wiltshire there.

- Wayne Platte

23:21 - 23:21
Ok, yeah.

- Wayne Platte

23:22 - 23:24
Having problems and Matt GLS.

- Matt Gillis

  23:24 - 23:25
  Yes.

- Wayne Platte

  23:26 - 23:27
  Kevin Roche.

- Kevin

  23:27 - 23:28
  Yes.

- Wayne Platte

  23:29 - 23:31
  Ok, that is passed, thank you.

- Wayne Platte

  23:31 - 23:32
  Thank you Stephan.

- Wayne Platte

  23:37 - 23:38
  Ok.

- Wayne Platte

  23:41 - 23:44
  Time is 6 26, OK moving on.

  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.

- Wayne Platte

  23:46 - 23:54
  Item number 6 is 36 Broadway, also in French 20 42 Broadway.

- Wayne Platte

  23:55 - 24:09

  It's a special permit to establish a cafe section Blocking Latisse 56.43 dash 8, yes, sixty one point one hundred Secret determination, Zone R.l.c..

- Wayne Platte

  24:09 - 24:14

  It's an heritage area, Wardi, half moon Roundup Cafe's, the applicant.

- Wayne Platte

  24:14 - 24:15

  30 realty corp.

- Wayne Platte

  24:15 - 24:16

  Is the owner.

- Wayne Platte

  24:19 - 24:23

  Do we have anybody besides applicant or owner on this one step?

- Suzanne Cahill

  24:24 - 24:27

  I do not notice it now.

- Wayne Platte

  24:28 - 24:28

  All right.

- Wayne Platte

  24:30 - 24:33

  Who, who is here representing the applicant?

- Jt Pinna

  24:35 - 24:36

Hi.

- Wayne Platte

  24:38 - 24:39
  You state your name, please?

- Jt Pinna

  24:39 - 24:41
  Yes, my name is ...

- Jt Pinna

  24:41 - 24:42
  And my last name is ...

- Wayne Platte

  24:44 - 24:47
  Ok, Welcome.

- Jt Pinna

  24:48 - 24:48
  Thank you.

- Wayne Platte

  24:50 - 24:53
  Do you want to tell us a little bit about what you want to do down there?

- Jt Pinna

  24:54 - 24:55
  Yeah, absolutely.

- Jt Pinna

  24:56 - 24:59
  We're bringing in a coffee donut shop.

- Jt Pinna

24:59 - 25:02

It has no seeding, it's grabbing gow.

- Jt Pinna

  25:02 - 25:08

  It was built around, obviously the current situation with ....

- Jt Pinna

  25:09 - 25:26

  So we're not changing any of the construction of the place everything that we have done with our plans has not, you know, had any issue with having to change any of the structure of the existing location other than floors and walls.

- Jt Pinna

  25:28 - 25:32

  So it will be a year round coffee donut shop.

- Jt Pinna

  25:34 - 25:34

  Ok.

- Wayne Platte

  25:36 - 25:39

  And signage is only window decals.

- Jt Pinna

  25:40 - 25:41

  Yes, sir.

- Wayne Platte

  25:42 - 25:42

  Ok.

- Wayne Platte

  25:46 - 25:47

And we already have.

- Wayne Platte

  25:47 - 25:48
  So this is Wayne again.

- Wayne Platte

  25:48 - 25:51
  We already have enough parking around the back right for this.

- Suzanne Cahill

  25:52 - 25:52
  Yes.

- Suzanne Cahill

  25:53 - 25:55
  There is parking on site.

- Suzanne Cahill

  25:57 - 26:01
  And Wayne, Dan Gard, Christine just arrived as well.

- Wayne Platte

  26:01 - 26:01
  Just.

- Suzanne Cahill

  26:02 - 26:02
  Nice.

- Suzanne Cahill

  26:03 - 26:03
  So your.

- Wayne Platte

26:03 - 26:06
Awareness, Dan Gardiner finished here.

- Wayne Platte

26:06 - 26:07
Hello Dan.

- Gartenstein, Daniel

26:08 - 26:09
They're everywhere.

- Wayne Platte

26:10 - 26:11
Sorry, I'm.

- Gartenstein, Daniel

26:11 - 26:11
Good.

- Wayne Platte

26:12 - 26:13
That's all right, That's all right.

- Wayne Platte

26:14 - 26:15
Um.

- Wayne Platte

26:17 - 26:23
Reading through notes here, anything else that jumps out as we should, we should consider.

- Suzanne Cahill

26:24 - 26:27
You just want to incorporate the board policies.

- Suzanne Cahill

  26:27 - 26:30

  I think that, as are noted, within you are.

- Suzanne Cahill

  26:32 - 26:39

  Packets, and also, a term would need to be set on this one.

- Suzanne Cahill

  26:40 - 26:48

  We're suggesting that limiting the term and allowing it to coincide with the use of the cafe, or if the ownership changes.

- Wayne Platte

  26:49 - 26:50

  We're.

- Suzanne Cahill

  26:50 - 27:02

  Recommending that way is because we feel that the applicant operator shouldn't have to submit a renewal application fee since they were located on the opposite side of the street.

- Suzanne Cahill

  27:02 - 27:03

  They would not have to.

- Wayne Platte

  27:05 - 27:09

  Ok, How does the rest of the Board feel with that?

- Wayne Platte

  27:10 - 27:11

  I'm OK with it.

- Mary Jo Wiltshire

27:14 - 27:15
I think that sounds equitable.

- Wayne Platte

27:16 - 27:17
Back.

- Wayne Platte

27:20 - 27:22
Ok, Robert, you're good with that.

- Wayne Platte

27:29 - 27:30
Robert again.

- Jacobsen, Robert

27:30 - 27:31
Did.

- Wayne Platte

27:33 - 27:33
Um.

- Wayne Platte

27:36 - 27:42
Still have to go before landmarks the, the, the scientist doesn't have them, does it because it's on the window.

- Suzanne Cahill

27:45 - 27:50
Um, they are going, I think, go, see.

- Suzanne Cahill

27:53 - 27:54
Heritage.

- Suzanne Cahill

  27:56 - 27:57
  Heritage.

- Gartenstein, Daniel

  27:57 - 27:58
  I believe they already well didn't.

- Suzanne Cahill

  27:59 - 28:00
  Know.

- Jt Pinna

  28:00 - 28:02
  Yes, we only went to Heritage.

- Jt Pinna

  28:02 - 28:02
  And.

- Suzanne Cahill

  28:02 - 28:02
  We are.

- Wayne Platte

  28:04 - 28:04
  Ok.

- Wayne Platte

  28:05 - 28:07
  Good Oh.

- Wayne Platte

  28:09 - 28:09

All right.

- Wayne Platte

  28:10 - 28:14
  Under the ticker, this is a type two action, so no further review of the orders require.

- Wayne Platte

  28:16 - 28:19
  Uh, so, do you want to read into the record?

- Wayne Platte

  28:19 - 28:22
  What policies will need to be applied to this application?

- Suzanne Cahill

  28:23 - 28:24
  I will.

- Suzanne Cahill

  28:24 - 28:26
  Give me one second.

- Suzanne Cahill

  28:33 - 28:39
  The Board policies that would be apply here on this application are 4 and 4 A.

- Suzanne Cahill

  28:39 - 28:48
  Policy 6, 10, 11, 13, 19, 25, and 26.

- Wayne Platte

  28:49 - 28:53
  Ok, and what was that term, again, that we come down with here?

- Suzanne Cahill

28:54 - 29:02

It would be that the term would coincide with the use of the cafe use or with the change of ownership.

- Wayne Platte

  29:04 - 29:18

  So all of those items that Sue has just mentioned, as well as as well as the term for the use are limited or next to them of a motion to approve this do I have a second on that?

- Mary Jo Wiltshire

  29:19 - 29:20

  Second.

- Wayne Platte

  29:21 - 29:23

  Second by Mary Jo Wiltshire.

- Wayne Platte

  29:23 - 29:29

  All in favor away, Florida says yes, Charles Mulatto.

- Charles J Polacco Jr

  29:29 - 29:30

  Yes?

- Wayne Platte

  29:31 - 29:32

  Robert Jacobson?

- Jacobsen, Robert

  29:33 - 29:34

  Yes, Mary.

- Wayne Platte

  29:34 - 29:35

Jo Wilshire.

- Mary Jo Wiltshire

  29:36 - 29:36
  Yes.

- Wayne Platte

  29:37 - 29:40
  Yes, yes, OK.

- Wayne Platte

  29:40 - 29:42
  Motion is approved, adopted.

- Wayne Platte

  29:43 - 29:44
  Kyra, good luck.

- Jt Pinna

  29:44 - 29:45
  Thank you.

- Wayne Platte

  29:46 - 29:47
  Good evening.

- Jt Pinna

  29:47 - 29:48
  Etl.

- Wayne Platte

  29:48 - 29:49
  Bye.

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.

- Wayne Platte

  29:53 - 29:55

  Ok, Item number 7.

- Wayne Platte

  29:55 - 29:57

  294, Wall Street.

- Wayne Platte

  29:57 - 30:01

  Special permit renewal for residential on the upper floors.

- Wayne Platte

  30:01 - 30:08

  Sacha Blocking Light is forty eight point three hundred thirty one dash X dash twenty four point one hundred.

- Wayne Platte

  30:08 - 30:16

  Secret determination, Zone C two, Mixed use overlay district, Heritage Area, Stockade Historic District.

- Wayne Platte

  30:17 - 30:21

  It's inward to be archaic group Incorporated as the applicant.

- Wayne Platte

  30:22 - 30:23

  Uh.

- Wayne Platte

30:24 - 30:25
Is the app here?

- Belayet Khan

30:26 - 30:27
Yes, Yes.

- Belayet Khan

30:27 - 30:27
Yes.

- Wayne Platte

30:29 - 30:30
Just say your name sir.

- Belayet Khan

30:30 - 30:31
Belair.

- Wayne Platte

30:34 - 30:35
How are you doing tonight?

- Belayet Khan

30:36 - 30:37
Thank you.

- Belayet Khan

30:37 - 30:38
Thanks everybody.

- Suzanne Cahill

30:39 - 30:39
Ok.

- Wayne Platte

  30:41 - 30:43
  Any changes here that we should know about.

- Belayet Khan

  30:45 - 30:46
  Everything is OK.

- Belayet Khan

  30:46 - 30:48
  Now nothing changed, and I think anything's coburn.

- Wayne Platte

  30:48 - 30:49
  Ok.

- Wayne Platte

  30:51 - 30:54
  I see that the special permit was for eight residential units.

- Wayne Platte

  30:54 - 30:56
  Do you have eight?

- Belayet Khan

  30:56 - 30:57
  Yes, are.

- Wayne Platte

  30:57 - 30:59
  Already completed and they're fully occupied.

- Belayet Khan

  30:59 - 31:01

Yes, now only 4 to 1 is left.

- Wayne Platte

  31:02 - 31:03
  Ok, but you have.

- Wayne Platte

  31:03 - 31:03
  8.

- Wayne Platte

  31:03 - 31:05
  8 units are built up.

- Belayet Khan

  31:05 - 31:06
  Yes.

- Wayne Platte

  31:09 - 31:15
  Um, and Building safety applicant, or excuse me, inspection?

- Wayne Platte

  31:15 - 31:17
  So, is that pending?

- Suzanne Cahill

  31:18 - 31:19
  Yes, that is pending.

- Wayne Platte

  31:20 - 31:22
  So we can make that a condition then.

- Suzanne Cahill

31:22 - 31:23
Hmm, hmm, hmm, hmm, hmm.

- Wayne Platte

31:27 - 31:30
Yeah, anybody have any questions?

- Wayne Platte

31:33 - 31:36
And I missed anything, too, so, just.

- Suzanne Cahill

31:36 - 31:43
All the original conditions will need to be carried forward, and you will need to determine a term.

- Wayne Platte

31:44 - 31:48
The original one, the International terrorists Foreign year.

- Wayne Platte

31:52 - 31:56
The biannual inspection with building safety will be in November.

- Wayne Platte

31:59 - 32:00
Which will be next.

- Wayne Platte

32:00 - 32:03
That would be 2022, would be two years from.

- Wayne Platte

32:03 - 32:05
Now, that is that we are what I'm seeing here.

- Wayne Platte

  32:05 - 32:05
  So.

- Suzanne Cahill

  32:07 - 32:08
  Ah, yes.

- Wayne Platte

  32:09 - 32:09
  Ok.

- Wayne Platte

  32:11 - 32:15
  Is the board good with that to have it expire in November of 2022?

- Jacobsen, Robert

  32:17 - 32:17
  Way?

- Wayne Platte

  32:18 - 32:19
  Yeah, OK.

- Jacobsen, Robert

  32:20 - 32:28
  We have expired a month, the echo bot inspections, so then when he appears in two years, we'll have these.

- Wayne Platte

  32:30 - 32:31
  Are good with that.

- Wayne Platte

  32:34 - 32:35

Everybody else?

- Wayne Platte

  32:35 - 32:36
  Yes.

- Mary Jo Wiltshire

  32:37 - 32:37
  Yes.

- Wayne Platte

  32:39 - 32:40
  Thank you Rose.

- Wayne Platte

  32:40 - 32:41
  Good idea, Robert.

- Wayne Platte

  32:43 - 32:49
  Ok, under Seeker, again, it's a type two action, so no further review of the board is required.

- Wayne Platte

  32:50 - 33:07
  Uh, at this time, I will make a motion to approve item number seven, with the approval to come due in December of 2022, with all original conditions carried forward.

- Wayne Platte

  33:08 - 33:09
  Do I have a second on that?

- Charles J Polacco Jr

  33:10 - 33:11
  Exactly.

- Wayne Platte

33:12 - 33:13
Beckoned by Chuck Malacca.

- Wayne Platte

33:15 - 33:18
All in favor weighing plan as a yes, Charles Polanco:.

- Charles J Polacco Jr

33:19 - 33:20
It's a yes.

- Wayne Platte

33:21 - 33:22
Albert Jacobson?

- Jacobsen, Robert

33:23 - 33:23
Yes.

- Wayne Platte

33:24 - 33:25
Very Joe Wiltshire.

- Mary Jo Wiltshire

33:25 - 33:26
Yes.

- Wayne Platte

33:27 - 33:28
Gillis.

- Matt Gillis

33:28 - 33:28
Yes.

- Wayne Platte

  33:29 - 33:30
  It is approved.

- Wayne Platte

  33:31 - 33:32
  Thank you, mister Khan.

- Belayet Khan

  33:32 - 33:35
  Much, thanks for everybody, there.

- Wayne Platte

  33:35 - 33:35
  Now.

- Wayne Platte

  33:41 - 33:41
  All right.

  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.

- Wayne Platte

  33:45 - 33:53
  Item number eight is 301 Broadway special operate a gasoline station.

- Wayne Platte

  33:54 - 33:58
  Section blocking latest 56.34 dash 8.

- Wayne Platte

  33:58 - 34:03
  They asked for secret determination zone C to Ward nine.

- Wayne Platte

  34:03 - 34:06
  Speedway LLC is the applicant owner.

- Wayne Platte

  34:08 - 34:10
  All right, is the applicant here?

- Alec Gladd (Cuddy & Feder)

  34:13 - 34:16
  Yes, I'm glad from Canadian theater on behalf of.

- Suzanne Cahill

  34:16 - 34:17
  People.

- Wayne Platte

  34:18 - 34:19
  You're welcome.

- Wayne Platte

  34:21 - 34:22
  Yeah.

- Wayne Platte

  34:23 - 34:27
  All right, so the original the permit was last renewed in 20 15.

- Wayne Platte

  34:27 - 34:30
  This is Wayne, guess, when.

- Suzanne Cahill

  34:30 - 34:33

We didn't have one comment on this application.

- Suzanne Cahill

  34:36 - 34:38

  From mister ...: yes.

- Wayne Platte

  34:38 - 34:45

  I've got that my hand right here, and that will be available, as I said before, on the On the City's website.

- Wayne Platte

  34:45 - 34:46

  This comment, right, so.

- Suzanne Cahill

  34:47 - 34:49

  It is there now, it's been posted.

- Wayne Platte

  34:50 - 35:01

  Ok, so, the last renewal was in 20 15 for a period of five years and the business was formerly owned and operating as Hess.

- Wayne Platte

  35:02 - 35:16

  Um, now, I'm being told that there has been some ongoing issues with site maintenance, uh, specifically the conditions at the rear of the building along Bond Street, side of the building.

- Wayne Platte

  35:16 - 35:31

  Um, we've got complaints of, uh, trash and debris back there, and even a more serious problem of a broken drainage system, an inspection today.

- Wayne Platte

  35:31 - 35:36

So we have pictures, I'm not, I'm not sure we have pictures now for it, but we did take pictures today.

- Wayne Platte

  35:37 - 35:41

  Significant ponding in the wake of the reason rainstorm.

- Suzanne Cahill

  35:42 - 35:43

  Yes.

- Wayne Platte

  35:45 - 35:49

  Um, Sarah, can you, can you speak to that?

- Wayne Platte

  35:49 - 35:49

  I don't know if you're a few.

- Wayne Platte

  35:50 - 35:53

  I can speak to that or not right now, if you know about that situation.

- Alec Gladd (Cuddy & Feder)

  35:54 - 36:01

  Yes, I have been aware, Kiowa for me, some information, and on Friday, we had a team meeting with Speedway.

- Alec Gladd (Cuddy & Feder)

  36:02 - 36:09

  And actually, they, they were on site today with their contractor looking at both the drainage and paving the contractor.

- Alec Gladd (Cuddy & Feder)

  36:10 - 36:16

  Unfortunately, it has to come back tomorrow, so we won't have more details.

- Wayne Platte

  36:17 - 36:17
  Until.

- Alec Gladd (Cuddy & Feder)

  36:24 - 36:24
  That time.

- Alec Gladd (Cuddy & Feder)

  36:24 - 36:30
  You know, spec and provide them an update as they requested.

- Alec Gladd (Cuddy & Feder)

  36:35 - 36:36
  And I know the.

- Wayne Platte

  36:36 - 36:37
  Drainage was.

- Alec Gladd (Cuddy & Feder)

  36:37 - 36:45
  Kinda partially fixed when it was cleaned out, but based on the picture it looks like it is still something that has to be addressed which Speedway is aware of, in which they are.

- Alec Gladd (Cuddy & Feder)

  36:45 - 36:50
  Like I mentioned, working towards, but I just don't have a definitive timeline yet.

- Wayne Platte

  36:51 - 36:56
  Ok, I mean, if the board, If we move towards a renewal tonight.

- Wayne Platte

  36:57 - 36:59

This is way, But I'm just speaking for myself, how, I feel.

- Wayne Platte

  37:00 - 37:11

  Um, I believe that we should have in place a, a hard timeline to have these issues corrected and build that into any, any renewal that will be applied here.

- Wayne Platte

  37:14 - 37:20

  Is that something that you and your team are working on then that's, is that safe to say?

- Wayne Platte

  37:23 - 37:23

  Alec.

- Alec Gladd (Cuddy & Feder)

  37:24 - 37:24

  Yes.

- Alec Gladd (Cuddy & Feder)

  37:27 - 37:31

  I mean, what kind of what's the lead time that you're.

- Suzanne Cahill

  37:32 - 37:33

  Weighing if I could?

- Suzanne Cahill

  37:34 - 37:35

  This is Sue.

- Suzanne Cahill

  37:36 - 37:52

  I think it from staff's point of view that we would ask the applicant I would, I would request that the board table, the application this evening, since this has been an ongoing issue for more than a couple of years, almost now.

- Suzanne Cahill

  37:53 - 38:02

  And in order to make sure that these issues that have been outstanding for so long, get addressed, and ...

- Suzanne Cahill

  38:02 - 38:19

  Remediated, that the Board table it and asked for a firm timeline on the from the applicant to be submitted, That addresses the work that needs to get done and identifies the time.

- Suzanne Cahill

  38:19 - 38:25

  So we can establish thresholds, and then, that timeline could come back to the planning board next month.

- Wayne Platte

  38:29 - 38:37

  This is why I like, that seems like a reasonable request, that this is something that you folks can work on and have have a plan in place for us to review at next month's meeting.

- Alec Gladd (Cuddy & Feder)

  38:38 - 38:46

  Yeah, yeah and I actually feel more comfortable speaking with Speedway again, getting that firm timeline as opposed to having to agree to something this evening.

- Wayne Platte

  38:47 - 38:48

  Yeah, OK.

- Wayne Platte

  38:49 - 38:52

  How does the rest of the board feel with tabling at this time?

- Wayne Platte

  38:52 - 38:54

  We're all thumbs up on that and allowing them to come back.

- Mary Jo Wiltshire

  38:57 - 38:58
  Absolutely.

- Wayne Platte

  38:58 - 38:58
  You're good.

- Wayne Platte

  39:00 - 39:01
  Ok, Robbert, good.

- Jacobsen, Robert

  39:02 - 39:02
  Yeah.

- Wayne Platte

  39:03 - 39:05
  Mj, I'm.

- Mary Jo Wiltshire

  39:05 - 39:05
  Good.

- Wayne Platte

  39:07 - 39:13
  Alright, um, it seems to be the consensus and we look forward to seeing you back here next month.

- Wayne Platte

  39:13 - 39:14
  Alex, Alright.

- Alec Gladd (Cuddy & Feder)

  39:15 - 39:15

Great, thank you.

- Alec Gladd (Cuddy & Feder)

  39:15 - 39:16
  Have a good evening.

- Suzanne Cahill

  39:16 - 39:17
  I will.

- Wayne Platte

  39:17 - 39:17
  Just.

- Suzanne Cahill

  39:17 - 39:18
  Ask the.

- Wayne Platte

  39:18 - 39:19
  Board to.

- Suzanne Cahill

  39:19 - 39:25
  Require the timeline be submitted to the applicant in two weeks from today's date.

- Suzanne Cahill

  39:25 - 39:33
  So that we can review it at staff level and prepare for the board's consideration next month in advance of the meeting.

- Wayne Platte

  39:34 - 39:36
  Like, you can make that happen, right.

- Alec Gladd (Cuddy & Feder)

39:37 - 39:40
Yes, I will send an update to Speedway right when I get off the call.

- Wayne Platte

39:41 - 39:43
Right, All right.

- Wayne Platte

39:43 - 39:46
So at this time I'll make a motion that we tabled Item number eight.

- Wayne Platte

39:48 - 40:00
And have the applicant provide a timeline or resolving these issues within two weeks to provide that staff and they will appear at next month's meeting to discuss that, that timeline.

- Wayne Platte

40:01 - 40:03
There was a motion to have a second on that.

- Charles J Polacco Jr

40:05 - 40:05
Second.

- Wayne Platte

40:07 - 40:08
Second by Robert.

- Wayne Platte

40:12 - 40:14
All in favor Wayne.

- Wayne Platte

40:14 - 40:15
Plateaus a yes.

- Wayne Platte

  40:15 - 40:16
  Charles Loch Gov.

- Charles J Polacco Jr

  40:17 - 40:17
  Yes.

- Wayne Platte

  40:20 - 40:21
  Robert Jacobsen.

- Wayne Platte

  40:21 - 40:22
  Yes.

- Wayne Platte

  40:23 - 40:24
  Yeah, Wiltshire.

- Mary Jo Wiltshire

  40:24 - 40:25
  Yes.

- Wayne Platte

  40:26 - 40:26
  Yes, yes.

- Wayne Platte

  40:29 - 40:30
  Motion to approve.

- Wayne Platte

  40:30 - 40:32

We'll see you next month out.

- Alec Gladd (Cuddy & Feder)

  40:32 - 40:33

  You've seen November.

- Wayne Platte

  40:34 - 40:35

  Take care.
  [speaker unknown]:
  40:39 - 40:40

  Right.

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.

- Wayne Platte

  40:43 - 40:47

  All right, moving on to item number nine.

- Wayne Platte

  40:50 - 41:05

  Is 38 Mac, I think it's a special permit to establish a cafe section block, and a lot of 6.35 dash 1 dash 3 Secret Determinations Zone Arti Ward nine.

- Wayne Platte

  41:06 - 41:14

  Christine Simona says the applicant, Jeffery Simona the owner I hope I pronounced those names correctly.

- Suzanne Cahill

  41:15 - 41:25

  Wayne, this is Sue, there is a Tonya garment has requested to speak at the hearing on this issue.

- Wayne Platte

  41:26 - 41:27

  Hi, Tanya.

- Suzanne Cahill

  41:30 - 41:33
  Tanya, if you can unmute yourself and speak.

- Wayne Platte

  41:40 - 41:40
  Tanya?

- Wayne Platte

  41:56 - 41:57
  What color number she is.

- Suzanne Cahill

  41:59 - 42:03
  I do not call are 17 just unmuted, but I can not hear them.

- Suzanne Cahill

  42:06 - 42:06
  Tonya.

- Wayne Platte

  42:07 - 42:08
  Tonya, are you there?

- Wayne Platte

  42:16 - 42:16
  All right.

- Wayne Platte

  42:17 - 42:18
  Oh.

- Suzanne Cahill

  42:20 - 42:21

We.

- Wayne Platte

  42:21 - 42:21
  Do have.

- Wayne Platte

  42:23 - 42:26
  If she comes on line a little bit, we'll go back to our them, so.

- Suzanne Cahill

  42:27 - 42:28
  Yes.

- Wayne Platte

  42:31 - 42:35
  Uh, applicant, so you're there, Christine and Jeffrey there.

- Christine Hoedeman Semones

  42:37 - 42:38
  We're here.

- Christine Hoedeman Semones

  42:40 - 42:42
  All right, great.

- Christine Hoedeman Semones

  42:42 - 42:43
  How are you?

- Wayne Platte

  42:45 - 42:45
  Good.

- DeDea, Kyla

42:46 - 42:47
Wayne.

- DeDea, Kyla

  42:47 - 42:48
  When can I just interrupt there?

- DeDea, Kyla

  42:49 - 42:55
  Just to let you know to there were two other comments that came in on this that are on.

- Wayne Platte

  42:55 - 42:55
  The.

- DeDea, Kyla

  42:55 - 42:56
  Website.

- DeDea, Kyla

  42:56 - 42:57
  Um.

- Wayne Platte

  42:57 - 42:58
  Ok.

- DeDea, Kyla

  42:59 - 43:00
  Just to mention that.

- Wayne Platte

  43:02 - 43:05
  One is mister Ribeiro.

- Wayne Platte

  43:05 - 43:06
  Right.

- Wayne Platte

  43:08 - 43:11
  And the other is one from Svetlana.

- Wayne Platte

  43:13 - 43:16
  Spent lot of that's all I got an ...

- Wayne Platte

  43:16 - 43:19
  Ok, those are the ones you have Kyla?

- DeDea, Kyla

  43:21 - 43:21
  Yes.

- Wayne Platte

  43:23 - 43:30
  Ok, Um, OK, Christine, go ahead, don't want to tell us a little bit about what you want to do there.

- Christine Hoedeman Semones

  43:32 - 43:35
  Hi, everyone, Thank you for including us.

- Christine Hoedeman Semones

  43:35 - 43:40
  In your consideration, we would like to open a plant based cafe daytime.

- Christine Hoedeman Semones

  43:41 - 43:52

From approximately 6 30 AM to 6, 30 PM, the menu will harness some of the Dutch heritage from Kingston.

- Christine Hoedeman Semones

  43:53 - 43:54

  There'll be plant based.

- Wayne Platte

  43:54 - 43:55

  Options.

- Christine Hoedeman Semones

  43:56 - 44:06

  We take the mushroom as our centric ingredients as a protein replacements and we look forward to serving the community, really.

- Wayne Platte

  44:09 - 44:21

  Ok, and this, this will be, the shop is right next to the parking lot for the Church there right on the corner Works, McCabe.

- Christine Hoedeman Semones

  44:21 - 44:23

  Correct, yes.

- Wayne Platte

  44:24 - 44:31

  Um, and actually, you're going to have two part-time people employed, that's, that's true.

- Christine Hoedeman Semones

  44:32 - 44:32

  Correct.

- Wayne Platte

  44:35 - 44:39

  Um, and what about some changes to the building?

- Wayne Platte

  44:39 - 44:40
  What are you looking to do with that?

- Christine Hoedeman Semones

  44:41 - 44:48
  We're not looking to change the building in any shape or form from the outsides.

- Christine Hoedeman Semones

  44:48 - 44:54
  We look to build a miniature kitchen insight's garden space.

- Christine Hoedeman Semones

  44:55 - 45:01
  Yes, the plans have been submitted it and also shared with the health system.

- Wayne Platte

  45:07 - 45:10
  I was asking because about the changes to the building.

- Wayne Platte

  45:10 - 45:17
  I see in my notes here, there's a phase two proposed for the spray, we're planning some awnings and some signage out trying.

- Suzanne Cahill

  45:17 - 45:26
  To Tanya.
  [speaker unknown]:
  45:54 - 45:54
  Right?

- Wayne Platte

  45:58 - 45:59
  You call R 16.

- Wayne Platte

  46:00 - 46:03
  There we go, OK, yeah.

- Suzanne Cahill

  46:03 - 46:04
  Talking.

- Wayne Platte

  46:06 - 46:07
  Todd, Yeah.

- Wayne Platte

  46:07 - 46:07
  Are you there now?

- Suzanne Cahill

  46:14 - 46:17
  Tonya, if you can, unmute yourself, please.

- Jacobsen, Robert

  46:24 - 46:25
  Yeah, what numbers, Tanya?

- Suzanne Cahill

  46:26 - 46:27
  I do not know.

- Jacobsen, Robert

  46:28 - 46:31
  Well, located 16 muted, but you just Munich tanning.

- Jacobsen, Robert

  46:31 - 46:32

5 12?

- Jacobsen, Robert

  46:32 - 46:33
  I might be hurt.

- Suzanne Cahill

  46:35 - 46:38
  I muted, pretty much everybody.

- Jacobsen, Robert

  46:39 - 46:41
  In buying or other than 16.

- Suzanne Cahill

  46:43 - 46:43
  Tanya?

- Suzanne Cahill

  46:48 - 46:48
  Yeah.

- Suzanne Cahill

  46:52 - 46:53
  Tanya?

- Suzanne Cahill

  46:56 - 46:57
  Tanya?

- Suzanne Cahill

  47:00 - 47:01
  Can you hear me?

- Suzanne Cahill

47:01 - 47:02
Hi.

- Suzanne Cahill

47:03 - 47:04
I heard unmuted, OK.

- Suzanne Cahill

47:04 - 47:05
Hi.

- Wayne Platte

47:06 - 47:07
I'm really sorry about.

- Jacobsen, Robert

47:07 - 47:07
This cache.

- Jacobsen, Robert

47:07 - 47:08
Hi.

- Jacobsen, Robert

47:08 - 47:10
My name is Jen.

- Jacobsen, Robert

47:10 - 47:11
I'm really happy to cafe.

- Jacobsen, Robert

47:11 - 47:14
It's going to be opening the cafe.

- Jacobsen, Robert

  47:14 - 47:17
  May be somewhat of a destination, rather than a primary neighborhood.

- Jacobsen, Robert

  47:17 - 47:19
  Amenities such as grocery would be.

- Jacobsen, Robert

  47:19 - 47:22
  I think, too many close by current neighbors.

- Jacobsen, Robert

  47:24 - 47:26
  Well, enjoy visiting and congregating in their garden.

- Wayne Platte

  47:27 - 47:33
  Also, there's plenty of always open on street parking available works.

- Wayne Platte

  47:33 - 47:46
  And the Kennedy along the side of the parking lot there at that intersection and more accurate street would help calm the traffic there and offering a buffer from the street for pedestrians.

- Wayne Platte

  47:46 - 47:49
  Thanks pretty much, packet Tada!

- Wayne Platte

  47:53 - 47:55
  Thank you, Christine.

- Christine Hoedeman Semones

  47:58 - 47:59

Thank you.

- Wayne Platte

  48:02 - 48:03

  All right.

- Wayne Platte

  48:04 - 48:11

  So, while we're going through some, uh, audio issues there, I was saying that I'm reading in my notes here.

- Wayne Platte

  48:11 - 48:13

  There's a phase two proposed for the spring.

- Wayne Platte

  48:13 - 48:20

  We're going to add some your proposed to add some awnings and signage with some ceding outside as well.

- Christine Hoedeman Semones

  48:21 - 48:21

  Correct?

- Christine Hoedeman Semones

  48:22 - 48:23

  That is, right.

- Christine Hoedeman Semones

  48:23 - 48:32

  We hope to add some curb appeal was a reading lights on to the front ends.

- Christine Hoedeman Semones

  48:33 - 48:48

  We have A Already tastes area that we hope to open for outdoor consumption for coffee, tea, cupcakes, or otherwise.

- Christine Hoedeman Semones

  48:50 - 48:50
  Yeah?

- Christine Hoedeman Semones

  48:51 - 48:52
  She bullying.

- Christine Hoedeman Semones

  48:53 - 48:57
  She cares, but it's, um, bullying.

- Wayne Platte

  49:01 - 49:08
  So, this is way, any of these phasers here, are they going to trigger, having them come back to Planning Board, or any other cohort?

- Suzanne Cahill

  49:09 - 49:13
  Well, they were only looking at Phase 1 and 2 at this present.

- Wayne Platte

  49:13 - 49:14
  Time.

- Wayne Platte

  49:15 - 49:21
  Ok, and Christine, I'm looking here at parking.

- Wayne Platte

  49:22 - 49:25
  Am I to understand you have an agreement with the Church for parking?

- Christine Hoedeman Semones

  49:27 - 49:39

Correct, we were finally approved by the Lutheran Church too, use fronts of their parking lot bordering on ...

- Christine Hoedeman Semones

  49:39 - 49:41

  Words to use.

- Wayne Platte

  49:41 - 49:42

  This.

- Christine Hoedeman Semones

  49:42 - 49:46

  Week with the exception on Sunday mornings and special events.

- Wayne Platte

  49:49 - 49:52

  And, so, how many spots do they need for this.

- Suzanne Cahill

  49:54 - 49:55

  I believe?

- Suzanne Cahill

  49:58 - 49:59

  Two spaces.

- Wayne Platte

  50:00 - 50:12

  Ok, Christine, we're going to need, and maybe you've already provided this, but you're going to need to provide written documentation without agreement with the church so we can have it for our files.

- Christine Hoedeman Semones

  50:14 - 50:17

  No problem, I have set for you, and I shall deliver that.

- Wayne Platte

  50:18 - 50:18
  Ok.

- Wayne Platte

  50:18 - 50:23
  And, so, It's probably going to need, they need to be specific about at least two spaces, right?

- Wayne Platte

  50:23 - 50:24
  Is that there's that right.

- Wayne Platte

  50:25 - 50:25
  Correct.

- Christine Hoedeman Semones

  50:26 - 50:28
  No problem, I will make that.

- Wayne Platte

  50:28 - 50:37
  Detail, and we can make that a part of the conditions of the approval to show does anybody have any questions for Christine?

- Wayne Platte

  50:42 - 50:45
  Ok, us to have I missed anything?
  [speaker unknown]:
  50:47 - 50:47
  All right.

- Suzanne Cahill

  50:49 - 50:49
  No.

- Wayne Platte

  50:54 - 50:54
  Pick up?

- Wayne Platte

  50:55 - 50:57
  Is that going to be done by the city of Christine?

- Christine Hoedeman Semones

  51:00 - 51:00
  Correct.

- Wayne Platte

  51:04 - 51:05
  All right.

- Wayne Platte

  51:07 - 51:08
  No questions?

- Wayne Platte

  51:09 - 51:10
  Uh, yeah.

- Wayne Platte

  51:15 - 51:18
  Everybody good with a one-year term for the initial startup on this?

- Wayne Platte

  51:21 - 51:22
  Yes.

- Wayne Platte

  51:23 - 51:28

Ok, at cristine, this is something that we usually do with special permits.

- Wayne Platte

  51:30 - 51:39
  First, time through your career are maintained and are operating well, then we can move to a longer term upon your next renewal, OK?

- Christine Hoedeman Semones

  51:41 - 51:41
  No problem.

- Wayne Platte

  51:43 - 51:46
  So, under seeker, this is our type to action.

- Wayne Platte

  51:47 - 51:50
  Very popular tonight, no further review of the board is required.

- Wayne Platte

  51:51 - 51:55
  Uh, and so, can you.

- Wayne Platte

  51:58 - 52:00
  Support this?

- Wayne Platte

  52:01 - 52:02
  Ok.

- Suzanne Cahill

  52:02 - 52:09
  So the nation should also have the following board policies tied to it, Howard.

- Suzanne Cahill

52:09 - 52:10
Policy.

- Suzanne Cahill

52:12 - 52:21
6, 7, 7, a 10, 13, 19, 24, 25 and 26.

- Wayne Platte

52:23 - 52:23
Ok.

- Wayne Platte

52:24 - 52:30
And Christine, that ensure is or because the awnings or the signers are gonna be over the city's right of way.

- Wayne Platte

52:30 - 52:32
You need to have proof of insurance for that.

- Christine Hoedeman Semones

52:35 - 52:38
Um, yeah, that's that that's clear.

- Christine Hoedeman Semones

52:39 - 52:39
We will.

- Wayne Platte

52:41 - 52:42
Yep, yep.

- Suzanne Cahill

52:43 - 52:43
And.

- Wayne Platte

  52:43 - 52:43
  Wayne.

- Suzanne Cahill

  52:44 - 52:47
  Provide them with the information that they need for that.

- Wayne Platte

  52:48 - 52:51
  Ok, Did you hear that, Christine?

- Christine Hoedeman Semones

  52:52 - 52:53
  Yes, I did, and thank you very much.

- Christine Hoedeman Semones

  52:54 - 52:54
  Thank you, sir.

- Jacobsen, Robert

  52:57 - 52:58
  Can we move number 19?

- Suzanne Cahill

  53:06 - 53:06
  Yeah.

- Wayne Platte

  53:07 - 53:08
  Thank you.

- Wayne Platte

  53:09 - 53:23

Alright, so with all the board policies that Sue has just illustrated, I'm going to make that a motion that we approve item number nine and habit for a period of one year, that is a motion to have a second.

- Suzanne Cahill

  53:23 - 53:27

  Wayne, with the statement from the church, For the parking.

- Wayne Platte

  53:28 - 53:28

  Sorry.

- Wayne Platte

  53:29 - 53:37

  And also, the, uh, the agreement on the parking With the church, we need to have in writing, as well, submit to staff.

- Wayne Platte

  53:37 - 53:39

  Thank you.

- Wayne Platte

  53:39 - 53:40

  So for that one.

- Wayne Platte

  53:42 - 53:42

  About a second:.

- Jacobsen, Robert

  53:43 - 53:46

  by Robert.

- Wayne Platte

  53:47 - 53:48

  Robert, OK.

- Wayne Platte

  53:49 - 53:55
  All in favor, Wayne plot as a yes Chuck Polacco is.

- Charles J Polacco Jr

  53:55 - 53:57
  A yes harbert.

- Wayne Platte

  53:57 - 53:57
  Jacobson?

- Jacobsen, Robert

  53:58 - 53:59
  Yes?

- Wayne Platte

  54:01 - 54:02
  Mary Jo Wiltshire.

- Mary Jo Wiltshire

  54:02 - 54:03
  Yes.

- Wayne Platte

  54:04 - 54:05
  Yes.

- Matt Gillis

  54:05 - 54:06
  Yes.

- Wayne Platte

  54:07 - 54:08

It is approved, Christine.

- Wayne Platte

  54:08 - 54:09
  Thank you very much.

- Wayne Platte

  54:09 - 54:10
  Good luck.

- Christine Hoedeman Semones

  54:12 - 54:14
  Thanks, so very grateful.

- Wayne Platte

  54:15 - 54:16
  Have a good night.

- Wayne Platte

  54:16 - 54:17
  You.

- Christine Hoedeman Semones

  54:17 - 54:17
  Too.

- Wayne Platte

  54:18 - 54:19
  Aye.

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.

- Wayne Platte

54:22 - 54:25
All right, Item number 10.

- Wayne Platte

54:28 - 54:38
See here is 52 dash 68 work street subdivision of the lands of crossfield Management LLC.

- Wayne Platte

54:39 - 54:44
Section blocking the Light is 56.43 dash 4 dash 1.

- Wayne Platte

54:44 - 54:55
Secret determination, Zone arty, Radha Historic District, Heritage Area, Coastal Consistency, Ward eight Brush Field Management.

- Wayne Platte

54:55 - 54:57
Llc is the applicant on it.

- Wayne Platte

54:59 - 55:02
I do have kind of a how many written comments can we have on this 1?

- Suzanne Cahill

55:06 - 55:06
1.

- Kyla DeDea

55:07 - 55:08
Yeah, 1.

- Suzanne Cahill

55:10 - 55:18
1 posted on the website, wain but you also have three people that would like to speak on this.

- Wayne Platte

  55:19 - 55:22

  Let's hear those folks in the show if you want to introduce them.

- Suzanne Cahill

  55:23 - 55:25

  Tonya, I'll start with you.
  [speaker unknown]:
  55:27 - 55:29

  Thanks, hi, OK.
  [speaker unknown]:
  55:31 - 55:31

  Hi.
  [speaker unknown]:
  55:32 - 55:41

  A couple of months ago you approved a lot line deletion for the lanza rubber and a new cheat on Beale Street.

- Wayne Platte

  55:41 - 55:50

  Without any discussion of it, no narration or anything, that can have an impact.

- Wayne Platte

  55:50 - 55:58

  Just like this one could have an impact which does the opposite subdivision and to keep them straight.

- Wayne Platte

  55:59 - 56:05

  You could, you're now going to have parking is a primary use on on those last allowed because it's been combined into one.

- Wayne Platte

  56:05 - 56:12

  So one whole lot, when formerly single separate lot, could not be a parking lot.

- Wayne Platte

56:13 - 56:22

Similar things to think about when you subdivide the way the zoning code will work, will be different in this case, than it would have been.

- Wayne Platte

56:22 - 56:43

If you do this with, it was one single lot, We have a new comprehensive plan come 2016, and the city has been dragging its feet to do a proper, whole city, new code for our new comprehensive plan, our current zoning.

- Wayne Platte

56:43 - 56:47

And the way that it works much very much.
[speaker unknown]:
56:49 - 56:54

Is for the goals of the 1961 comprehensive plan.
[speaker unknown]:
56:54 - 57:05

There's been some fixes along the line to make it a little better, but really, our current zoning code really supports the ideals of 1963.

- Wayne Platte

57:06 - 57:25

So please do not make any more changes for the sake of somebody being able to sell a piece of land, any changes, zoning changes, and also any block until we have a proper code.

- Wayne Platte

57:27 - 57:31

Council has recently started speaking about doing that code.
[speaker unknown]:
57:34 - 57:43

Zoning Pachauri has found a consultant presented a Common Council right before the state of Emergency was declared.
[speaker unknown]:
57:43 - 57:49

The Common Council is showing of moving forward with the Building Code, rewrite suit.
[speaker unknown]:
57:49 - 57:53

Please hold off on that until you make any more changes.

[speaker unknown]:
57:54 - 57:57

It's very important that we have a proper zoning code.
[speaker unknown]:
57:57 - 58:10

In this time when we have displacement happening, more coming and we have bidding wars on real estate, we shouldn't have to help developers sell their property more easily.
[speaker unknown]:
58:10 - 58:11

Thanks very much.
[speaker unknown]:
58:12 - 58:13

Yeah.

- Suzanne Cahill

58:14 - 58:17

Ok, the next caller is Math.

- Suzanne Cahill

58:17 - 58:28

You, keela GOI from 10 Word Street, Matthew, you can unmute yourself, please and speak.
[speaker unknown]:
58:38 - 58:38

Whoa!
[speaker unknown]:
58:39 - 58:40

Whoa, whoa.
[speaker unknown]:
58:40 - 58:41

Whoa!
[speaker unknown]:
58:43 - 58:44

Apple, picking the right.
[speaker unknown]:
58:44 - 58:45

Job.
[speaker unknown]:
58:46 - 58:47

More, everyone?
[speaker unknown]:

58:50 - 58:52
Going no, no, no?

- Suzanne Cahill

58:57 - 58:58
Matthew?

- Suzanne Cahill

59:04 - 59:04
Matthew.

- Suzanne Cahill

59:08 - 59:09
Matthew.

- Suzanne Cahill

59:12 - 59:13
Matthew?

- Suzanne Cahill

59:15 - 59:15
Ok.

- Suzanne Cahill

59:18 - 59:18
Matthew!

- Suzanne Cahill

59:19 - 59:20
Oh hello, Hello, can you hear me?

- Suzanne Cahill

59:21 - 59:21
Yes.

- Suzanne Cahill

  59:22 - 59:23

  Oh, thank you.

- Suzanne Cahill

  59:25 - 59:26

  Hello, I'm Matthew.

- Suzanne Cahill

  59:26 - 59:35

  I think you said, I was at 10 more Street, I'm actually at 63 where Sri M directly across the street from the property in question.

- Suzanne Cahill

  59:36 - 59:38

  Yeah, I really just wanted to second.

- Suzanne Cahill

  59:40 - 59:49

  A lot of what Tanya said, my name, my neighbor Tanya, has become very knowledgeable about zoning codes and about our zoning code.

- Suzanne Cahill

  59:50 - 01:00:04

  And I agree with her that too, move ahead on this subdivision with our outdated in inadequate zoning code would be irresponsible at this time.

- Suzanne Cahill

  01:00:04 - 01:00:16

  And I would likewise, I urge the board to, to hold off until we have zoning code, which forward with in a responsible fashion.

- Suzanne Cahill

  01:00:17 - 01:00:20

  And that's my comment, and I know that.
  [speaker unknown]:

01:00:23 - 01:00:34

My spouse also wrote a letter and incented and she couldn't attend the meeting, but, I'm not sure if you'll be able to read her letter, as well.

- Wayne Platte

01:00:39 - 01:00:40

There's that.

- Wayne Platte

01:00:40 - 01:00:41

There's that air.

- Wayne Platte

01:00:43 - 01:00:54

That's correct, sir That that letter will be available for you right now as a matter of fact on the city's website OK, OK, Very good.

- Suzanne Cahill

01:00:54 - 01:00:56

That has not been posted yet, Wayne.

- Wayne Platte

01:00:58 - 01:00:59

It welcomes.

- Suzanne Cahill

01:00:59 - 01:01:00

Rain.

- Suzanne Cahill

01:01:00 - 01:01:03

You can read her letter into the record if you would like.

- Wayne Platte

01:01:05 - 01:01:06

Ok?

- Wayne Platte

  01:01:14 - 01:01:14
  Ok?

- Wayne Platte

  01:01:26 - 01:01:29
  I'm gonna go back on mute, but thank you for the time.

- Wayne Platte

  01:01:34 - 01:01:34
  All.

- Wayne Platte

  01:01:34 - 01:01:35
  Right.

- Wayne Platte

  01:01:37 - 01:01:38
  I don't know.

- Suzanne Cahill

  01:01:40 - 01:01:43
  Man, do you have her letter, Add it.

- Wayne Platte

  01:01:43 - 01:01:43
  Right here.

- Wayne Platte

  01:01:45 - 01:01:52
  Hello, I am a word street resident writing and concern over the proposed subdivision and development of the historic Cornell Street property.

- Wayne Platte

01:01:53 - 01:02:04

At 50 to 68 Work Street that is owned by Mike Piazza and they're directly across from this parcel of land and observe it daily.

- Wayne Platte

01:02:04 - 01:02:07

It serves as a wildlife refuge for many animals.

- Wayne Platte

01:02:08 - 01:02:12

It is apparent that the previous owner Paul Jaffe did not take any care of it.

- Wayne Platte

01:02:12 - 01:02:23

Allowing the forest understory to get out of hand, many invasive species that block the view we once had at the Hudson River when we first purchased our house.

- Wayne Platte

01:02:25 - 01:02:36

This is a way to preserve the historic integrity, natural native plant species and forest habitat without clear cutting the land And, perhaps, even build housing yet.

- Wayne Platte

01:02:37 - 01:02:40

Neither oder seems to be interested in doing so.

- Wayne Platte

01:02:41 - 01:02:49

It is quite obvious that the former owner bought the land with zero interest in its ecological health, community presence, or historic integrity.

- Wayne Platte

01:02:50 - 01:02:56

But with the sole purpose of capitalistic, monetary gain, which is now mirrored by its presence, like yes.

- Wayne Platte

01:02:59 - 01:03:02

Does anyone who lives at JSON directly across the street?

- Wayne Platte

01:03:03 - 01:03:07

Obscures some of the adjacent, which is directly across the street?

- Wayne Platte

01:03:08 - 01:03:12

I am deeply concerned about the birds, fires, and other animals.

- Wayne Platte

01:03:12 - 01:03:14

They use this as part of a dwindling wildlife corridor.

- Wayne Platte

01:03:15 - 01:03:19

To connect them to safer and weiler locations.

- Wayne Platte

01:03:19 - 01:03:32

There are also abundant native plants on the property that can serve as food and medicine for foragers, people and animals, and it would be a disservice to the land to dishonorably destroy them.

- Wayne Platte

01:03:32 - 01:03:43

Examples of native and non native plants present include: red rasberry sumac, grapes, edible mushrooms, knotweed, milkweed.

- Wayne Platte

01:03:43 - 01:03:45

And I'm sure there are more.

- Wayne Platte

01:03:47 - 01:03:52

I also worry about the environmental impact of developing this parcel into three lots.

- Wayne Platte

  01:03:52 - 01:03:56
  Including, and primarily the loss of green space in the neighborhood.

- Wayne Platte

  01:03:57 - 01:04:00
  Trees are deeply important when it comes to air quality.

- Wayne Platte

  01:04:01 - 01:04:12
  They moderate temperature by providing shade and protecting the topsoil which, if disturbed, creates greater vulnerability to increased carbon emissions, and hotter dusty or weather.

- Wayne Platte

  01:04:14 - 01:04:19
  The more trees and green space we lose the hotter and poor air quality will experience as a city.

- Wayne Platte

  01:04:20 - 01:04:25
  On top of this, I'd like to know if an environmental impact study has been done.

- Wayne Platte

  01:04:26 - 01:04:41
  I'm very concerned about the noise and dust and pollution that would be caused by allowing three build sites, instead of perhaps one, which would be much more reasonable, and the increased pollution and use of resources, that would occur over time.

- Wayne Platte

  01:04:43 - 01:04:43
  Excuse me.

- Wayne Platte

  01:04:44 - 01:04:47
  Have three new residents there, as opposed to one.

- Wayne Platte

  01:04:48 - 01:04:55

  Our family is very sensitive to sound and would be very concerned about the duration and noise involved with such project.

- Wayne Platte

  01:04:56 - 01:05:02

  I have launched a small, nature based neighborhood home-school program from my home.

- Wayne Platte

  01:05:02 - 01:05:07

  Massive construction directly across the street would cause us many problems.

- Wayne Platte

  01:05:07 - 01:05:10

  We use our home and back yard for learning almost daily.

- Wayne Platte

  01:05:11 - 01:05:17

  It is already very noisy on our intersection with sirens, a Stop sign and motorcycles passing through all day long.

- Wayne Platte

  01:05:18 - 01:05:23

  I can't imagine the noise levels, that streak of sites or three new old cause.

- Wayne Platte

  01:05:25 - 01:05:30

  Lastly, I have read that mister Piazza intends to leave the Stonewall Inn Work Street.

- Wayne Platte

  01:05:32 - 01:05:38

  Is the only historic measure he is taking, dividing a historic home site of the Cornell family.

- Wayne Platte

01:05:39 - 01:05:52

One of the most famous famous families in the area conducted to Cornell Parr and the Cornell Steamboat building among many other things that would be a disservice to the community history and the historic neighborhood in which it is situated.

- Wayne Platte

  01:05:54 - 01:06:00

  The other two Cornell properties mentioned are commonly oriented places or excuse me, community oriented places.

- Wayne Platte

  01:06:00 - 01:06:02

  Why not protect this land as well?

- Wayne Platte

  01:06:03 - 01:06:08

  Why must profit for somebody already so wealthy the one, the only motivating factor?

- Wayne Platte

  01:06:08 - 01:06:18

  How can we allow developers in opportunities to serve their own greed and accumulation of wealth before the health and the livelihood of existing habitats and communities?

- Wayne Platte

  01:06:19 - 01:06:23

  The humanist citizen connection to land is something that has long been in need of repair.

- Wayne Platte

  01:06:24 - 01:06:30

  This entire neighborhood has roots that predate the Cornell's and colonial presence in this region.

- Wayne Platte

  01:06:30 - 01:06:36

  Her entire block was once called the Indian tennis courts, because of the ball games that Native Americans.

- Wayne Platte

01:06:37 - 01:06:46

If soap was used for open land, use the open land for it is a travesty to develop every underbelly parcel of land.

- Wayne Platte

01:06:46 - 01:06:51

Something we know our indigenous predecessor's would never have dared to dream to do.

- Wayne Platte

01:06:51 - 01:07:05

Because of the knowledge that we must not only take from the land must work to regenerate it in order to opt to optimally interact with our landscape, inexperienced, long term, robust health of all species involved.

- Wayne Platte

01:07:07 - 01:07:09

Perhaps in honor of Indigenous peoples' day.

- Wayne Platte

01:07:10 - 01:07:16

We can perhaps, consider slowing the attack on land and property and paste it in VR.

- Wayne Platte

01:07:16 - 01:07:21

Establish honorable and responsible zoning codes, taking one small step.

- Wayne Platte

01:07:21 - 01:07:26

Not to repair the damage done by colonizers, because it is too late for that.

- Wayne Platte

01:07:26 - 01:07:31

But to not insult the memory of the mistakes that had been made by continuing to meet them.

- Wayne Platte

01:07:32 - 01:07:36

I urge the city of case to repair their zoning laws immediately.

- Wayne Platte

  01:07:37 - 01:07:39
  This is not the time to let things slip by.

- Wayne Platte

  01:07:39 - 01:07:42
  We are responsible for our relationship to the land.

- Wayne Platte

  01:07:43 - 01:07:45
  If we don't protect it, no one else will assume.

- Wayne Platte

  01:07:45 - 01:08:05
  We will have only pavement and lawns and our children will not be able to identify more than a few species, because of the reduction of biodiversity exposure to forested habitat habitats in the ecosystems which inhabit them with dedication and the ...

- Wayne Platte

  01:08:05 - 01:08:06
  Energy.

- Suzanne Cahill

  01:08:12 - 01:08:16
  I have one other caller that wanted to speak Peter Wetzler.

- Suzanne Cahill

  01:08:18 - 01:08:21
  Peter, if you can unmute yourself, please.

- Wayne Platte

  01:08:28 - 01:08:28
  Yeah.

- Suzanne Cahill

  01:08:32 - 01:08:33
  Peter?

- Suzanne Cahill

  01:08:38 - 01:08:39
  Peter?

- Suzanne Cahill

  01:08:45 - 01:08:46
  Eater.

- Suzanne Cahill

  01:08:51 - 01:08:51
  I'm here.

- Wayne Platte

  01:08:52 - 01:08:53
  Sure.

- Wayne Platte

  01:08:53 - 01:08:54
  All right.

- Wayne Platte

  01:08:55 - 01:08:55
  Can you hear me OK?

- Suzanne Cahill

  01:08:56 - 01:08:57
  Yes.

- Suzanne Cahill

  01:08:57 - 01:08:58

Great.

- Suzanne Cahill

  01:08:58 - 01:08:59
  All right.

- Suzanne Cahill

  01:08:59 - 01:09:01
  Well, I would definitely echo.

- Suzanne Cahill

  01:09:01 - 01:09:02
  I'm also a neighbor.

- Suzanne Cahill

  01:09:03 - 01:09:18
  I live in the Church on Work Street for that one, actually, came into existence through Thomas Kuhn L So, the property that we're talking about was, where comes Kronos Mansard works and.
  [speaker unknown]:
  01:09:21 - 01:09:28
  You all lost Ronda out and you've seen pictures of what it used to be.
  [speaker unknown]:
  01:09:30 - 01:09:33
  It is, you know, a vital part of our neighborhood.
  [speaker unknown]:
  01:09:34 - 01:09:36
  Cornell Park is a vital part of our neighborhood.
  [speaker unknown]:
  01:09:37 - 01:09:56
  And we actually were part of a group that was trying to purchase the land before Mike Piazza to make it something that would serve the park and the park where we're, we're very much in favor of keeping, you know, our our parks healthy.
  [speaker unknown]:
  01:09:56 - 01:09:58
  And this would have been great.
  [speaker unknown]:
  01:09:58 - 01:09:59
  Well, we miss out on that.
  [speaker unknown]:

01:10:02 - 01:10:03

Want to turn to one home.
[speaker unknown]:
01:10:03 - 01:10:11

But two subdivided into three homes is just kind of makers, really, really?
[speaker unknown]:
01:10:12 - 01:10:12

Cornell.
[speaker unknown]:
01:10:14 - 01:10:21

What I did want to encourage you to think about is the fact that our community and our world are ongoing and precedent.
[speaker unknown]:
01:10:21 - 01:10:28

Upheaval during this time and we need to step back and think about what's best for the students and the neighborhood.
[speaker unknown]:
01:10:29 - 01:10:34

Rather than let developers and speculators price the thought of our homes which are already happening.
[speaker unknown]:
01:10:35 - 01:10:40

Mean, this is worrying time, Coble right now there's some very scary things going on.
[speaker unknown]:
01:10:40 - 01:10:48

Kingston did revise the comprehensive plan zoning and but it has updated the form based code to reflect the plan.
[speaker unknown]:
01:10:49 - 01:11:02

This should be a priority that we prevent a repeat of the destruction of the round out that the city did under urban renewal over half a year ago so we urge you to impose a moratorium on new development.
[speaker unknown]:
01:11:02 - 01:11:09

We agree with the argument that we need more housing stock but not without looking at the displacement of our community members.
[speaker unknown]:
01:11:09 - 01:11:14

That has happened under that happen before under urban renewal.
[speaker unknown]:
01:11:14 - 01:11:22

So know, if the ton of Lloyd, which is more conservative as close to the moratorium on development, why can't wait?

[speaker unknown]:
01:11:23 - 01:11:37

This is something, you know, we treasure and we value our board to have our backs for the community and not just be giving up blank slate, empty.
[speaker unknown]:
01:11:38 - 01:11:40

I checked to developers.
[speaker unknown]:
01:11:41 - 01:11:43

That's that's all I wanted to say.
[speaker unknown]:
01:11:43 - 01:11:45

Thank you very much for your time.

- Wayne Platte

  01:11:47 - 01:11:48

  Becket Theater?

- Wayne Platte

  01:11:51 - 01:11:54

  Daniel Vanguard's, open, you want to say?

- Gartenstein, Daniel

  01:11:56 - 01:11:59

  Oh, that's specifically why?

- Wayne Platte

  01:12:00 - 01:12:03

  Oh, I'm sorry, I thought yet, I thought I saw something up there.

- Wayne Platte

  01:12:03 - 01:12:03

  I'm sorry.

- Suzanne Cahill

  01:12:07 - 01:12:09

  Dan, do you want to talk about the timeframe?

- Suzanne Cahill

  01:12:09 - 01:12:11

  There are no my callers.

- Suzanne Cahill

  01:12:11 - 01:12:12

  That was the last caller I have.

- Gartenstein, Daniel

  01:12:14 - 01:12:22

  Just wanted to note for the record that there are timing limits that are set forth under state law for determining a subdivision application.

- Gartenstein, Daniel

  01:12:22 - 01:12:41

  And contrary to what was requested by the numerous speakers, you can merely for making a decision on a duly filed application based upon the fact that there is potentially a revision of the zoning code that may or may not go forward.

- Gartenstein, Daniel

  01:12:41 - 01:12:46

  You have to decide on the application that's in front of you based on the merits of the application.

- Wayne Platte

  01:12:49 - 01:12:50

  Thank you, Dan.

- Wayne Platte

  01:12:52 - 01:12:52

  Yeah.

- Wayne Platte

  01:12:57 - 01:13:05

  Wayne Klatt, so, so, the, the three lots that are proposed here, all meet with the current zoning requirements for that particular area.

- Suzanne Cahill

  01:13:06 - 01:13:07
  Yes, they did.

- Wayne Platte

  01:13:08 - 01:13:09
  Ok.

- Wayne Platte

  01:13:13 - 01:13:13
  And.

- Wayne Platte

  01:13:16 - 01:13:16
  Let me see here.

- Wayne Platte

  01:13:18 - 01:13:19
  All three.

- Wayne Platte

  01:13:19 - 01:13:22
  Building lots so, good.

- Wayne Platte

  01:13:23 - 01:13:27
  Are you in favor of having a show what a build buildable areas are?

- Suzanne Cahill

  01:13:29 - 01:13:39
  Yes, that's a standard requirement that we have been asking all applicants to put onto any subdivision application that comes before the planning board.

- Suzanne Cahill

  01:13:39 - 01:13:48

Just to identify the actual area within the boundary of the newly established lauch that could be constructed upon.

- Wayne Platte

  01:13:49 - 01:13:50

  Ok.

- Wayne Platte

  01:13:50 - 01:14:02

  So, So, currently we're just looking at, again, just to re-iterate, three, building lots, no buildings being proposed that there were just acting upon a subdivision.

- Wayne Platte

  01:14:02 - 01:14:02

  Right.

- Wayne Platte

  01:14:02 - 01:14:04

  That's it revision.

- Suzanne Cahill

  01:14:05 - 01:14:06

  That's correct.

- Suzanne Cahill

  01:14:06 - 01:14:19

  And as you see in your notes, um, because this is in the R T District, it is a little, um, there's a little bit more involved in any new construction for any home on any of these lots.

- Suzanne Cahill

  01:14:20 - 01:14:28

  That would have to go before the Historic Landmarks Preservation Commission, the Heritage Area Commission and the Planning board.

- Suzanne Cahill

  01:14:29 - 01:14:29

Which is.

- Wayne Platte

  01:14:29 - 01:14:30
  Not.

- Suzanne Cahill

  01:14:30 - 01:14:38
  A normal requirement, in most other zoning districts, but in the R T it is specifically requested and required.

- Wayne Platte

  01:14:39 - 01:14:56
  Ok, so with any buildings that are proposed here, it would have to, like, you just have to pass through a couple more filters, where folks would be able to weigh in, or public comment would be, would be available to be made at those that those particular burridge, correct?

- Suzanne Cahill

  01:14:57 - 01:14:58
  Yes.

- Wayne Platte

  01:14:59 - 01:15:07
  Ok, um, Anybody on the board have any other questions or statements to make.

- Jacobsen, Robert

  01:15:08 - 01:15:08
  Ok?

- DeDea, Kyla

  01:15:11 - 01:15:12
  Yeah.

- Mary Jo Wiltshire

  01:15:13 - 01:15:14
  I did too late.

- Jacobsen, Robert

  01:15:16 - 01:15:26

  I was just wondering, did this super, this plane go by engineering at all to make sure that the base of the poverty and also the.

- Jacobsen, Robert

  01:15:28 - 01:15:33

  The steepness of Spring Street that this right of way will work and that utilities and things can service the three.

- Jacobsen, Robert

  01:15:33 - 01:15:33

  Lots.

- Suzanne Cahill

  01:15:36 - 01:15:49

  We have not referred this application to engineering now, but the right of way is off of Spring Street, as you can see, that will serve all three lots, if necessary.

- Suzanne Cahill

  01:15:50 - 01:16:00

  No access on Word Street is something they tried to maintain to continue that prominence of the law that exists there.

- DeDea, Kyla

  01:16:01 - 01:16:01

  But.

- Suzanne Cahill

  01:16:01 - 01:16:03

  I did not refer it to engineering.

- Jacobsen, Robert

  01:16:05 - 01:16:14

  Do you think maybe before the board looks at this, again, we said, see if any comment based utility is going out the right way in sight lines on Spring Street.

- Jacobsen, Robert

  01:16:16 - 01:16:18
  See what they say or whether they agree with it?

- Suzanne Cahill

  01:16:19 - 01:16:21
  We could, absolutely, I could do that.

- Suzanne Cahill

  01:16:21 - 01:16:21
  Yeah.

- DeDea, Kyla

  01:16:23 - 01:16:27
  So can I just ask if anyone is any of the applicants on the line?

- DeDea, Kyla

  01:16:30 - 01:16:32
  I don't see anyone.

- Suzanne Cahill

  01:16:32 - 01:16:33
  Oh, I did not see any.

- DeDea, Kyla

  01:16:35 - 01:16:39
  Ok, just for the record, I don't, I'm not sure they're here.

- Mary Jo Wiltshire

  01:16:41 - 01:16:42
  Wayne, this is Mary Jo.

- Mary Jo Wiltshire

  01:16:43 - 01:16:47

I agree with Robert, that was going to be one of my comments.

- Mary Jo Wiltshire

  01:16:47 - 01:17:01

  I'm a little concerned that there's not more information about the topography and how building and construction would affect that park, and the the view to the Hudson for their surrounding neighbors.

- Mary Jo Wiltshire

  01:17:02 - 01:17:14

  I'd like to know a little bit more information about the sewers there, and how they would be able to be hooked up to those to any new construction that would be there And the traffic flow.

- Mary Jo Wiltshire

  01:17:15 - 01:17:16

  No.

- Mary Jo Wiltshire

  01:17:16 - 01:17:24

  Off street parking, parking on the streets there is no on that large hill is No, not not that great abbess there.

- Mary Jo Wiltshire

  01:17:24 - 01:17:31

  So, I would definitely like a little bit more information before I would agree that a subdivision should be agreed to here.

- Mary Jo Wiltshire

  01:17:31 - 01:17:33

  That's just my opinion.

- Wayne Platte

  01:17:37 - 01:17:37

  All right.

- Wayne Platte

01:17:38 - 01:17:39

This is Wayne.

- Wayne Platte

01:17:41 - 01:17:50

Do we want to have all of that information attached to this subdivision now or do we do we want to have those issues addressed?

- Wayne Platte

01:17:51 - 01:17:58

When there's an actual building being proposed for each of these lauch, how does that is the board feel about that?

- Wayne Platte

01:17:59 - 01:18:07

So, it's just something that we, that is not out of the question to do right now, as part of this or do we wait?

- Suzanne Cahill

01:18:07 - 01:18:17

Looking at the the proposed utility connections and looking at the terrain issues is not out of the question now, OK?

- Gartenstein, Daniel

01:18:18 - 01:18:19

What do you do?

- Gartenstein, Daniel

01:18:21 - 01:18:28

State, you certainly have time to make that request and address this at the November meeting.

- Gartenstein, Daniel

01:18:29 - 01:18:39

You don't have much more time than that, so you can request the information and then pretty much in November you're going to have to vote yea or nay depending on what?

- Gartenstein, Daniel

01:18:40 - 01:18:41
Information comes back.

- Gartenstein, Daniel

01:18:41 - 01:18:42
But you certainly have another launch?

- Wayne Platte

01:18:44 - 01:18:44
Ok.

- Mary Jo Wiltshire

01:18:45 - 01:18:47
Wayne and I.

- Wayne Platte

01:18:47 - 01:18:48
Can appreciate.

- Mary Jo Wiltshire

01:18:48 - 01:18:56
That there's a timeline on this, but this is very significant to me This this will be a major change here and it does affect?

- Mary Jo Wiltshire

01:18:57 - 01:19:04
One of our you know our more cherished Parkes and areas and I really I don't feel comfortable rushing this.

- Mary Jo Wiltshire

01:19:04 - 01:19:08
So, So I'm I don't feel comfortable agreeing to this today.

- Mary Jo Wiltshire

01:19:09 - 01:19:11

That's just my opinion OK.

- Charles J Polacco Jr

  01:19:14 - 01:19:18
  When There's a shock I concur with Mary Jo.

- Wayne Platte

  01:19:19 - 01:19:22
  Ok, Now this is what Mary Jo.

- Wayne Platte

  01:19:22 - 01:19:25
  You're not identifying this as a park, right?

- Mary Jo Wiltshire

  01:19:25 - 01:19:28
  No, no, It's adjacent to the park.

- Mary Jo Wiltshire

  01:19:28 - 01:19:29
  I know It's not deeper.

- Wayne Platte

  01:19:30 - 01:19:30
  Ok.

- Wayne Platte

  01:19:34 - 01:19:34
  All right.

- Wayne Platte

  01:19:34 - 01:19:39
  So, um, what do we want to attach then?

- Wayne Platte

01:19:40 - 01:19:47

So, the items that the folks just mentioned on our Board members, what what are we going to include on on the approval here?

- Suzanne Cahill

01:19:49 - 01:19:59

Well, if I heard correctly the first one item would be to refer the proposed subdivision to the city engineer.

- Suzanne Cahill

01:20:00 - 01:20:17

Their opinion on both the topography and the orientation of any connections to sewerage services as well as the access on Spring Street and the line of sight.

- Wayne Platte

01:20:18 - 01:20:18

Given the.

- Suzanne Cahill

01:20:19 - 01:20:20

The slope of Spring straight.

- Jacobsen, Robert

01:20:23 - 01:20:25

Proposed location date.

- Suzanne Cahill

01:20:25 - 01:20:25

Right.

- Suzanne Cahill

01:20:25 - 01:20:30

Buildable area would have to be defined on the map.

- Suzanne Cahill

01:20:30 - 01:20:37

I mean, we just typically asked for buildable area, not any proposed location of a house but asked them to define the.

- Wayne Platte

  01:20:37 - 01:20:37

  Field.

- Suzanne Cahill

  01:20:37 - 01:20:47

  Area which essentially is just placing the setbacks on the map and showing where, you know, where the area within they can construct.

- Jacobsen, Robert

  01:20:49 - 01:20:50

  Both of two.

- Suzanne Cahill

  01:20:51 - 01:20:51

  Yes.

- Jacobsen, Robert

  01:20:52 - 01:20:58

  I think it's about moth affecting the wall on on works.

- Jacobsen, Robert

  01:20:59 - 01:21:03

  But there's only one set of stairs that would enter a lot one.

- Jacobsen, Robert

  01:21:04 - 01:21:08

  My question is, how do they propose to access the sidewalk?

- Suzanne Cahill

  01:21:14 - 01:21:21

  I don't know, I mean, I believe that would probably come with any exact building plans.

- Suzanne Cahill

  01:21:21 - 01:21:22
  Right now.

- Suzanne Cahill

  01:21:22 - 01:21:28
  There is no plans that I am aware of for construction on any of these parcels.

- Suzanne Cahill

  01:21:29 - 01:21:35
  I believe it's the intent and we can confirm this, to sell the parcels off independently.

- Suzanne Cahill

  01:21:35 - 01:21:39
  And any new purchaser would do the construction, so at that time.

- Suzanne Cahill

  01:21:40 - 01:21:49
  Those tech construction would be brought for the review of the planning, board, landmarks, and heritage area commissions.

- Suzanne Cahill

  01:21:53 - 01:21:59
  Just to note too that I know Dan mentioned the 62 days as the time limit.

- Suzanne Cahill

  01:22:00 - 01:22:10
  So just be aware that if no action is taken within the 62 days, the subdivision would be deemed approved by default.

- Wayne Platte

  01:22:11 - 01:22:11
  Ok.

- Wayne Platte

01:22:14 - 01:22:14

All right.

- Wayne Platte

01:22:14 - 01:22:22

So we can this way, and again, we can have, seems like the board wants to refer these matters to the engineer for, for the items you just listed.

- Wayne Platte

01:22:22 - 01:22:29

They can cut the applicant, can come back to the meeting next month, and and hopefully restrict the actual will be here.

- Wayne Platte

01:22:29 - 01:22:34

Um, and they can address those at that time so we can maybe have a decision there.

- Suzanne Cahill

01:22:36 - 01:22:37

Yes, global.

- Suzanne Cahill

01:22:37 - 01:22:44

Contact the applicant, and advise them that it is critical that they be present at the next meeting.

- Wayne Platte

01:22:45 - 01:22:45

Ok.

- Gartenstein, Daniel

01:22:47 - 01:22:51

..., can we just confirm when the application was received?

- Suzanne Cahill

01:22:53 - 01:22:57

Um, Kyla, can you look that up, that.

- Gartenstein, Daniel

  01:22:57 - 01:22:59
  This was not sitting for any reason?

- Gartenstein, Daniel

  01:22:59 - 01:23:03
  And then the timeframe is still viable?

- Suzanne Cahill

  01:23:04 - 01:23:06
  Yeah, I don't believe.

- Suzanne Cahill

  01:23:06 - 01:23:07
  I mean, it has not been sitting to my knowledge.

- Suzanne Cahill

  01:23:07 - 01:23:08
  It was.

- Jacobsen, Robert

  01:23:12 - 01:23:12
  All right.

- Jacobsen, Robert

  01:23:12 - 01:23:13
  So.

- Jacobsen, Robert

  01:23:17 - 01:23:21
  Hard to act on something without representative?

- Mary Jo Wiltshire

01:23:22 - 01:23:30

Correct, and if we if we really need to vote at this point, to prevent that, then, at this particular time, I worked.

- Suzanne Cahill

01:23:30 - 01:23:34

For me, I would say this again.

- Suzanne Cahill

01:23:35 - 01:23:38

62 days has not is not cloaks yet.

- DeDea, Kyla

01:23:38 - 01:23:41

It's it came in on the 29th of September.

- Gartenstein, Daniel

01:23:42 - 01:23:43

Then we are fine.

- Wayne Platte

01:23:44 - 01:23:45

Ok.

- Wayne Platte

01:23:47 - 01:23:54

And so, this way we were going to be tabling this, it looks like and we can deal with seeker at that next meeting there.

- Suzanne Cahill

01:23:56 - 01:23:58

Yes, Yes, you would not want to deal with it now.

- Wayne Platte

01:24:00 - 01:24:04

Um, anybody else have any questions or comments?

- Wayne Platte

  01:24:05 - 01:24:06
  Remove OK.

- Wayne Platte

  01:24:08 - 01:24:20
  All right, So at this time I will make a motion that we table item number 10 and refer the matter to the city engineer with respect to topography sewer connections.

- Wayne Platte

  01:24:21 - 01:24:27
  Access aren't the Spring Street, which also includes sight distance concerns.

- Wayne Platte

  01:24:27 - 01:24:30
  Is there anything else on there that I missed yeah.

- Mary Jo Wiltshire

  01:24:30 - 01:24:35
  How any construction would affect the the park like drainage and that type of thing?

- Jacobsen, Robert

  01:24:39 - 01:24:40
  I think a funny story.

- Mary Jo Wiltshire

  01:24:41 - 01:24:42
  Farm water.

- Mary Jo Wiltshire

  01:24:42 - 01:24:43
  Yes.

- Wayne Platte

01:24:43 - 01:24:46

Alright stormwater management during lecture.

- Suzanne Cahill

01:24:47 - 01:24:56

I can just say one thing there, I mean, well, I will ask the engineer, but I believe his response is going to be that that is impossible for.

- Wayne Platte

01:24:56 - 01:24:57

Him to.

- Suzanne Cahill

01:24:57 - 01:25:10

Do, provide an opinion until there is an actual, two until there's actual construction proposed because remember what our collection would be altered at that time.

- Suzanne Cahill

01:25:10 - 01:25:12

And right now, there are no plans for new construction.

- Wayne Platte

01:25:14 - 01:25:19

Maybe we can get him to, to make that into a form of a statement on his letter back to us, so, yeah.

- Suzanne Cahill

01:25:20 - 01:25:20

Yes.

- Wayne Platte

01:25:22 - 01:25:31

And also, we're going to need to show on these 3 to 3 lots the buildable areas as well.

- Wayne Platte

01:25:32 - 01:25:32

Ok.

- Suzanne Cahill

  01:25:33 - 01:25:33
  Brac.

- Wayne Platte

  01:25:33 - 01:25:38
  Though that is a motion best way to add a second.

- Mary Jo Wiltshire

  01:25:39 - 01:25:40
  Second.

- Wayne Platte

  01:25:41 - 01:25:43
  Second by Mary Jo Wiltshire.

- Wayne Platte

  01:25:43 - 01:25:45
  All in favor of ways that as a yes.

- Wayne Platte

  01:25:47 - 01:25:48
  Charles the lotto.

- Charles J Polacco Jr

  01:25:49 - 01:25:49
  Yes.

- Matt Gillis

  01:25:50 - 01:25:51
  Robert.

- Wayne Platte

01:25:51 - 01:25:51
Jacobsen.

- Jacobsen, Robert

01:25:52 - 01:25:52
Death.

- Wayne Platte

01:25:54 - 01:25:55
Airdrie Wiltshire.

- Mary Jo Wiltshire

01:25:55 - 01:25:56
Yes.

- Wayne Platte

01:25:57 - 01:25:58
Gillis.

- Matt Gillis

01:25:58 - 01:25:58
Yes.

- Wayne Platte

01:26:00 - 01:26:00
That is adopted.

- Wayne Platte

01:26:01 - 01:26:03
Ok, thank you folks.

- Wayne Platte

01:26:04 - 01:26:09
Um, moving on to item number 11.

- Suzanne Cahill

  01:26:10 - 01:26:11

  Yes.

- Wayne Platte

  01:26:12 - 01:26:21

  All right, that is 272 Wall Street, a special permit to install a wireless telecommunication site and associated site improvements.

- Wayne Platte

  01:26:21 - 01:26:39

  Section Blocking Ladas forty eight point three hundred thirty one, dash X dash seven, Secret determination, Zone C two, Stockade Historic Dish, Heritage Area, or two Arrowsmith Incorporated, doing business as Aerosmith's development.

- Wayne Platte

  01:26:41 - 01:26:46

  Reformed churches, the elder, the arrowsmith uncooperative the applicant, right.

- Wayne Platte

  01:26:46 - 01:26:46

  Yes.

- Wayne Platte

  01:26:47 - 01:26:54

  We're still under public hearing, so anybody wishing to speak on this one?

- Wayne Platte

  01:26:54 - 01:26:54

  So.

- Suzanne Cahill

  01:26:54 - 01:26:56

  Now there is nobody.

- Wayne Platte

01:26:59 - 01:26:59
The.

- Suzanne Cahill

01:26:59 - 01:27:03
Applicant is present as well, hello.

- Wayne Platte

01:27:03 - 01:27:04
There.

- Suzanne Cahill

01:27:07 - 01:27:08
Kill arch.

- Suzanne Cahill

01:27:08 - 01:27:10
Do you want to introduce yourself?

- Suzanne Cahill

01:27:19 - 01:27:20
Jerry, we can't hear you.

- Wayne Platte

01:27:23 - 01:27:24
That George Centaur.

- Suzanne Cahill

01:27:25 - 01:27:26
Yeah.

- Suzanne Cahill

01:27:28 - 01:27:29
Showing is unmuted.

- Wayne Platte

  01:27:42 - 01:27:43
  Giorgini there?

- Suzanne Cahill

  01:27:46 - 01:27:47
  Church, We can't hear you.

- Suzanne Cahill

  01:27:47 - 01:27:51
  Are you using an audio connection as well, a call connection?

- George Santoire

  01:27:54 - 01:27:55
  Can you hear me now?

- George Santoire

  01:27:55 - 01:27:56
  Yes.

- George Santoire

  01:27:57 - 01:27:58
  Very high.

- Wayne Platte

  01:27:58 - 01:27:58
  There.

- George Santoire

  01:27:59 - 01:28:00
  Or, yes.

- Wayne Platte

  01:28:01 - 01:28:01

Your.

- George Santoire

  01:28:01 - 01:28:01
  Password.

- George Santoire

  01:28:02 - 01:28:04
  Your button we're working on.

- George Santoire

  01:28:04 - 01:28:05
  So my name is George ...

- George Santoire

  01:28:05 - 01:28:16
  Who are here for, on behalf of A.t-and-t.'s, Arrasmith Development represents DTT and you wanna go into the project.

- Suzanne Cahill

  01:28:18 - 01:28:18
  Please.

- Wayne Platte

  01:28:18 - 01:28:19
  Please.

- Wayne Platte

  01:28:20 - 01:28:20
  Sure.

- George Santoire

  01:28:21 - 01:28:30
  So we're doing what we're doing here is we're installing a new cell site for AT&T inside the old churches staple on.

- George Santoire

  01:28:30 - 01:28:34

  So you can, typically, you have on a cell tower, or something like this.

- George Santoire

  01:28:34 - 01:28:42

  But, in this case, it's pretty unique install where we installed the antennas inside a stable.

- George Santoire

  01:28:42 - 01:28:54

  And so, there is a perfect drying up, of the incentives aren't stable, and the there are some women in the church basement to operate the facility.

- George Santoire

  01:28:54 - 01:29:04

  And then the only thing exterior to the stable the building is a natural gas generator, which is located outside the surface yar.

- George Santoire

  01:29:05 - 01:29:11

  So there's an antenna on, everything is enclosed within that stable, on cancer.

- George Santoire

  01:29:11 - 01:29:17

  It's not visible from outside, and the only thing that is visible is the natural gas generated there.

- George Santoire

  01:29:19 - 01:29:27

  Which is, you can see that you can see someone from the street really clued in, and the application for the simulations.

- George Santoire

  01:29:28 - 01:29:37

  I think they turned out even better than I thought it was going to be, so the generator is hidden behind the landscaping.

- George Santoire

  01:29:37 - 01:29:42

  And so it's while it is, it's quite difficult to see it from there.

- George Santoire

  01:29:44 - 01:29:50

  So that's pretty much the extent of the project, and that's it.

- Suzanne Cahill

  01:29:54 - 01:29:55

  I have a question, George.

- Suzanne Cahill

  01:29:56 - 01:30:06

  Just with the landscaping, one comment would be to kind of close off the corner with additional landscaping.

- Suzanne Cahill

  01:30:07 - 01:30:17

  It's still on both sides, but that corner that is actually looking out to the street, both Fair and Maine is left open.

- Suzanne Cahill

  01:30:18 - 01:30:24

  Just kinda continuing that landscaping around that corner would be one request.

- George Santoire

  01:30:24 - 01:30:29

  Yeah, you mean like, right, where the mouse is right now.

- Suzanne Cahill

  01:30:29 - 01:30:30

  Yes, yeah.

- Suzanne Cahill

01:30:34 - 01:30:46

Then, we had a question, the cable that you're showing on the elevation drawing, that cable is outside of the steeple structure itself, correct?

- George Santoire

01:30:47 - 01:30:51

Know all cabling, All the cables go up the center.

- George Santoire

01:30:51 - 01:30:59

So they don't see, it says large, open area in the middle, tab through the middle of it, so everything on all through there.

- George Santoire

01:31:01 - 01:31:01

You can.

- Suzanne Cahill

01:31:01 - 01:31:01

See.

- Suzanne Cahill

01:31:04 - 01:31:09

Drawing, that's showing on the outside, so that's not going to be on the outside, That's going to be on the interior.

- George Santoire

01:31:11 - 01:31:12

Correct.

- George Santoire

01:31:12 - 01:31:16

Let me look at the, the drawings quick here.

- George Santoire

01:31:16 - 01:31:18

Sign on, exactly which we're referencing.

- George Santoire

  01:31:20 - 01:31:25
  But, yeah, So everything, if it's, I believe, it's just shown that way on the drawings.

- George Santoire

  01:31:30 - 01:31:30
  Yes.

- George Santoire

  01:31:30 - 01:31:37
  So it's just, it's just for clarity in the drawings, but those are those that wire is not gonna be strapped to the else.

- Suzanne Cahill

  01:31:37 - 01:31:40
  Ok, OK, perfect.

- Suzanne Cahill

  01:31:40 - 01:31:41
  Thank you.

- George Santoire

  01:31:42 - 01:31:43
  Mmm hmm.

- Wayne Platte

  01:31:46 - 01:31:47
  This is Wayne Flat.

- Wayne Platte

  01:31:47 - 01:31:52
  The application you have Uganda for the Landmarks, Commission, and Heritage Area already.

- George Santoire

01:31:54 - 01:31:55
David Maps?

- Wayne Platte

01:31:56 - 01:31:56
Ok.

- Suzanne Cahill

01:31:56 - 01:32:08
They have submissions and they're going to be before the Landmarks on November fifth and Heritage they'll be on next week, I believe, Yeah.

- Suzanne Cahill

01:32:09 - 01:32:14
So, they are scheduled to be on those, they can be conditional if you'd like.

- Wayne Platte

01:32:16 - 01:32:18
Anybody from the board have any questions?

- Wayne Platte

01:32:19 - 01:32:19
This port?

- Jacobsen, Robert

01:32:20 - 01:32:21
What way?

- Jacobsen, Robert

01:32:23 - 01:32:25
Before, quick question, only because it.

- Wayne Platte

01:32:29 - 01:32:30
This is Robert Jacobsen talking.

- Suzanne Cahill

  01:32:34 - 01:32:35
  Robert.

- Wayne Platte

  01:32:35 - 01:32:35
  You did.

- Jacobsen, Robert

  01:32:39 - 01:32:48
  Obvious question, but because the graveyards so old, um, did the Church verify for historical records at this location?

- Jacobsen, Robert

  01:32:48 - 01:32:50
  The generator is not part of the graveyard?

- George Santoire

  01:32:53 - 01:32:54
  Correct, yes.

- George Santoire

  01:32:54 - 01:33:01
  So those on those Gravestones, are there are representational as they aren't?

- George Santoire

  01:33:01 - 01:33:02
  There isn't like it.

- George Santoire

  01:33:02 - 01:33:08
  Directly a body that's directly right there on this gravestones.

- George Santoire

  01:33:08 - 01:33:08

There.

- George Santoire

  01:33:10 - 01:33:19

  Represent on people that have been buried underneath the actual building of the church, or on the different graveyard Cemetery Church Islands.

- George Santoire

  01:33:20 - 01:33:22

  And they confront that.

- George Santoire

  01:33:22 - 01:33:26

  They're able to move the gravestones, and that's, I think, there are some plans to do that.

- Suzanne Cahill

  01:33:30 - 01:33:34

  So will that they'll be relocated on-site, George.

- Suzanne Cahill

  01:33:34 - 01:33:35

  This is Sue.

- George Santoire

  01:33:36 - 01:33:45

  That's often charge, so perhaps relocated off the site, perhaps relocated to turn that they own, that's up to them.

- Wayne Platte

  01:33:49 - 01:33:51

  Any other questions?

- Suzanne Cahill

  01:33:54 - 01:33:59

  Just one more from me, I didn't, I forgot, to ask, there is a lease.

- Suzanne Cahill

  01:33:59 - 01:34:04
  Now, you're leasing this facility.

- Suzanne Cahill

  01:34:04 - 01:34:06
  What is the term of the lease?

- George Santoire

  01:34:08 - 01:34:15
  It's broken into five year length terms, and it would last a few decades.

- Suzanne Cahill

  01:34:18 - 01:34:19
  Ok?

- Wayne Platte

  01:34:24 - 01:34:26
  So this is Wayne.

- Wayne Platte

  01:34:26 - 01:34:29
  What kind of a initial term would you.

- Wayne Platte

  01:34:31 - 01:34:32
  Like to see here.

- Suzanne Cahill

  01:34:35 - 01:34:38
  That's why I was asking about the, the term of the lease.

- Suzanne Cahill

  01:34:40 - 01:34:41

Five years.

- Mary Jo Wiltshire

  01:34:42 - 01:34:43
  Uh.

- Suzanne Cahill

  01:34:45 - 01:34:49
  That would be reasonable with the other conditions that have been set.

- Wayne Platte

  01:34:51 - 01:34:53
  It's five years, good, with the rest of the board.

- Mary Jo Wiltshire

  01:34:54 - 01:34:55
  Yes.

- Wayne Platte

  01:35:01 - 01:35:01
  All right?

- Wayne Platte

  01:35:05 - 01:35:05
  Yep.

- Jacobsen, Robert

  01:35:06 - 01:35:21
  One thing I would add with Robert Kagan clean it up as part of their application, the location of the generator is very close to other businesses, and various buildings.

- Jacobsen, Robert

  01:35:21 - 01:35:26
  I know the generator usually set once a week, or once a month, to do, like, a test cycle.

- Jacobsen, Robert

01:35:26 - 01:35:37

I would just ask that the applicant, maybe put that test cycle, maybe, like a Saturday morning, or something, when the businesses aren't open and competing with noise.

- Jacobsen, Robert

01:35:39 - 01:35:41

This gets off hours.

- Wayne Platte

01:35:43 - 01:35:45

George, is that something you can take care of?

- George Santoire

01:35:48 - 01:35:49

Yeah, I mean, you're.

- Wayne Platte

01:35:49 - 01:35:49

Talking doing.

- Jacobsen, Robert

01:35:52 - 01:35:58

You have a five there, so I, I just, I wouldn't like, I know This is gonna be a sizable.

- Jacobsen, Robert

01:35:58 - 01:36:00

Generators, the gift from noise back?

- Jacobsen, Robert

01:36:00 - 01:36:01

If they can do it.

- Jacobsen, Robert

01:36:01 - 01:36:05

Like, on a Saturday morning, a weekend or something, which is not disruptive to know, evening.

- Jacobsen, Robert

  01:36:05 - 01:36:09
  And normal business operations are in the neighborhood.

- George Santoire

  01:36:13 - 01:36:14
  That's fine.

- Wayne Platte

  01:36:15 - 01:36:15
  Ok?

- Wayne Platte

  01:36:21 - 01:36:22
  That's helpful.

- Wayne Platte

  01:36:22 - 01:36:28
  That needs to be built into the, the conditions or is it something that could just be taken care on his own?

- Jacobsen, Robert

  01:36:28 - 01:36:33
  We get this line as well and I would get a request that, you know, when they set it up, that it, you know.

- Jacobsen, Robert

  01:36:35 - 01:36:36
  Look.

- Wayne Platte

  01:36:38 - 01:36:39
  Anything else?

- Wayne Platte

01:36:42 - 01:36:48

Ok, under ..., this is our take to action, so no further review of the board is required.

- Wayne Platte

01:36:50 - 01:36:58

And at this time, I will make a motion that we approve item number 11 for a period of five years.

- Wayne Platte

01:36:59 - 01:37:11

We need to have an additional landscaping added to the generator area, shoes or anything else that is a board policy six, obviously.

- Suzanne Cahill

01:37:11 - 01:37:19

And the, um, positive reviews by Herrity Jerry Commission and the historic Landmark Preservation Commission.

- Wayne Platte

01:37:20 - 01:37:21

Sounds good.

- Wayne Platte

01:37:22 - 01:37:23

There is a motion.

- Wayne Platte

01:37:23 - 01:37:24

Do I have a second on that?

- Mary Jo Wiltshire

01:37:26 - 01:37:26

Second.

- Charles J Polacco Jr

01:37:26 - 01:37:27

Shuck.

- Charles J Polacco Jr

  01:37:27 - 01:37:27
  Yes.

- Wayne Platte

  01:37:28 - 01:37:29
  Hi, Mary Jo.

- Wayne Platte

  01:37:30 - 01:37:35
  All in favor wave plate as a yes Chuck the walkout.

- Charles J Polacco Jr

  01:37:35 - 01:37:36
  It's a yes.

- Wayne Platte

  01:37:38 - 01:37:39
  Robert Jacobsen.

- Jacobsen, Robert

  01:37:39 - 01:37:40
  Yes.

- Wayne Platte

  01:37:41 - 01:37:41
  Mary Jo.

- Wayne Platte

  01:37:41 - 01:37:42
  Wiltshire.

- Mary Jo Wiltshire

01:37:43 - 01:37:43
Yes.

- Wayne Platte

01:37:44 - 01:37:45
At galas.

- Matt Gillis

01:37:45 - 01:37:46
Yes.

- Wayne Platte

01:37:47 - 01:37:48
Ok.

- Wayne Platte

01:37:49 - 01:37:51
Pass George, thank you for showing tonight.

- George Santoire

01:37:52 - 01:37:54
Thank you everybody.

- George Santoire

01:37:54 - 01:37:55
Have a good time.

- Wayne Platte

01:37:56 - 01:37:56
Sure.

- Wayne Platte

01:37:58 - 01:37:58
Sure.

- Suzanne Cahill

  01:38:00 - 01:38:00
  All.

- Wayne Platte

  01:38:00 - 01:38:00
  Right.

- Wayne Platte

  01:38:02 - 01:38:17
  Item number 12, 609, Broadway special permits to excuse me to renovate an existing building with Ground Floor commercial and eight residential units above.

- Wayne Platte

  01:38:19 - 01:38:21
  Section Block allowed us fifty six point one hundred and nine.

- Wayne Platte

  01:38:22 - 01:38:40
  Dash 3 dash 17, Secret Determination zoned C two, Mixed use overlay district, Broadway Overlay district, worked for JMS 6 0 9 Broadway is the applicant owner, uh, there's the applicant here.

- Wayne Platte

  01:38:41 - 01:38:41
  Yes.

- Stefan Bohdanowycz

  01:38:41 - 01:38:42
  I'm here to findings here.

- Suzanne Cahill

  01:38:44 - 01:38:45
  And.

- Wayne Platte

01:38:45 - 01:38:45
Scott.

- Suzanne Cahill

01:38:45 - 01:38:46
I believe.

- Wayne Platte

01:38:48 - 01:38:48
That.

- Wayne Platte

01:38:48 - 01:38:49
All right.

- Wayne Platte

01:38:50 - 01:38:52
Scott, Stephan.

- Stefan Bohdanowycz

01:38:53 - 01:38:53
Hello.
[speaker unknown]:
01:38:56 - 01:38:56
Alright.

- Wayne Platte

01:38:56 - 01:39:00
So this is the building directly next to the old things in parking lot.

- Wayne Platte

01:39:00 - 01:39:01
Correct.

- Stefan Bohdanowycz

01:39:03 - 01:39:04
Yes.

- Wayne Platte

01:39:07 - 01:39:09
It's still, it's still under construction.

- Wayne Platte

01:39:09 - 01:39:10
Correct?

- Stefan Bohdanowycz

01:39:12 - 01:39:12
Yeah.

- SCOTT DUTTON

01:39:13 - 01:39:17
That's, uh, been driving up and down Broadway.

- SCOTT DUTTON

01:39:18 - 01:39:26
I'm sure you'll be delighted to see that the blue tarp is coming down and the facade is under construction.

- SCOTT DUTTON

01:39:26 - 01:39:26
Yeah.

- Wayne Platte

01:39:30 - 01:39:39
Oh, so they were looking at editor here, I asked him about opening, the restaurant, Abort, the question was do.

- Wayne Platte

01:39:39 - 01:39:46

But I'm in favor of continuing it for 1 for 1 more year to allow construction and renovations to continue.

- Wayne Platte

  01:39:47 - 01:39:49
  How does the rest of the Board feel with that?

- Wayne Platte

  01:39:54 - 01:39:55
  Got.

- Suzanne Cahill

  01:39:55 - 01:39:55
  It.

- SCOTT DUTTON

  01:39:56 - 01:40:06
  Wayne, if I could suggest 18 months to allow them to finish construction and lease up and have a permanent ...

- SCOTT DUTTON

  01:40:06 - 01:40:11
  In place, I think one year might bring them back right around that.

- SCOTT DUTTON

  01:40:11 - 01:40:12
  The cusp of that.

- Wayne Platte

  01:40:16 - 01:40:20
  Applicant has made this request for 18 months, I'm OK with that, too.

- Wayne Platte

  01:40:21 - 01:40:23
  Everybody else, OK with that?

- Charles J Polacco Jr

  01:40:26 - 01:40:28
  Others show that.

- Wayne Platte

  01:40:29 - 01:40:30
  Ok.

- Wayne Platte

  01:40:33 - 01:40:35
  Anything else from the board on this?

- Wayne Platte

  01:40:35 - 01:40:36
  Every, there's nothing.

- Wayne Platte

  01:40:36 - 01:40:38
  Nothing else has changed, right, Scott?

- Wayne Platte

  01:40:38 - 01:40:39
  That's.

- SCOTT DUTTON

  01:40:39 - 01:40:39
  Correct.

- Wayne Platte

  01:40:43 - 01:40:43
  Um.
  [speaker unknown]:
  01:40:46 - 01:40:46
  All right.

- Wayne Platte

  01:40:46 - 01:40:46
  So.

- Wayne Platte

  01:40:49 - 01:40:54
  Under seeker, this is a type two action, no further review of the board is required at this time.

- Wayne Platte

  01:40:55 - 01:41:02
  Uh, So at this time, I'll make a motion that we approve item number 12 for a period of 18 months.

- Wayne Platte

  01:41:03 - 01:41:06
  With all original conditions carried forward quite a second on it.

- Charles J Polacco Jr

  01:41:09 - 01:41:09
  Second.

- Wayne Platte

  01:41:11 - 01:41:15
  Charles Palapa, all in favor way applied as a yes.

- Wayne Platte

  01:41:15 - 01:41:16
  Charles Palazzo.

- Charles J Polacco Jr

  01:41:17 - 01:41:17
  Yes.

- Wayne Platte

  01:41:19 - 01:41:20

Robert Jacobsen.

- Jacobsen, Robert

  01:41:23 - 01:41:24
  Yes.

- Wayne Platte

  01:41:25 - 01:41:25
  Robert.

- Wayne Platte

  01:41:26 - 01:41:26
  Yep, yep.

- Jacobsen, Robert

  01:41:27 - 01:41:28
  Thanks.

- Wayne Platte

  01:41:28 - 01:41:29
  Air, air.

- Mary Jo Wiltshire

  01:41:30 - 01:41:30
  Yes.

- Wayne Platte

  01:41:32 - 01:41:32
  Jelas.

- Matt Gillis

  01:41:33 - 01:41:33
  Yes.

- Wayne Platte

01:41:35 - 01:41:36
Motion is adopted.

- Wayne Platte

01:41:37 - 01:41:38
Alright, Stephon.

- Wayne Platte

01:41:38 - 01:41:39
Scott, thank you very much.

- Wayne Platte

01:41:39 - 01:41:40
Thank you.

- Stefan Bohdanowycz

01:41:40 - 01:41:41
Guys, have a great evening.

- Stefan Bohdanowycz

01:41:41 - 01:41:42
Thank you.

- Stefan Bohdanowycz

01:41:42 - 01:41:42
Bye.

- Stefan Bohdanowycz

01:41:42 - 01:41:42
Bye.

- Wayne Platte

01:41:46 - 01:41:47
All right.

- Wayne Platte

  01:41:48 - 01:41:50
  Moving into old business.

- Wayne Platte

  01:41:53 - 01:42:03
  Item number 13 is 702 Broadway special permit renewal for six residential units use, C two slash mixed use overlay district.

- Wayne Platte

  01:42:03 - 01:42:09
  Section of Blocking Light is 56.25, dash one dash nine point one hundred.

- Wayne Platte

  01:42:09 - 01:42:18
  Secret Determination, Zone C two, mixed use overlay district, heritage area, or to Ahmed Al shares.

- Wayne Platte

  01:42:18 - 01:42:20
  The Applicant Mourning Tree Corp is the owner.

- Wayne Platte

  01:42:22 - 01:42:25
  Uh, as mister Uhl Shari here.

- Suzanne Cahill

  01:42:28 - 01:42:32
  I do not see him, I do not know if he's a color.

- Suzanne Cahill

  01:42:33 - 01:42:39
  Mister Shier, you, were they are you on as a color, if you can, which you unmute yourself.

- Suzanne Cahill

01:42:49 - 01:42:53
I can go through the color's and unmute them 1 by 1 way and hold on.

- Suzanne Cahill

01:42:55 - 01:42:56
You're all sharing.

- Suzanne Cahill

01:42:56 - 01:42:56
Are you there?

- Suzanne Cahill

01:42:59 - 01:43:01
Mister ouster Mayor you there?

- Suzanne Cahill

01:43:06 - 01:43:08
Monsieur ouster A, are you there?

- Suzanne Cahill

01:43:11 - 01:43:11
Yeah.

- Suzanne Cahill

01:43:16 - 01:43:18
Mister Auster, are you there?

- Suzanne Cahill

01:43:22 - 01:43:23
Mister Al Shura.

- Suzanne Cahill

01:43:26 - 01:43:26
Hi, there.

- Suzanne Cahill

  01:43:27 - 01:43:28
  Not bad.

- Suzanne Cahill

  01:43:31 - 01:43:32
  Mister Else, should I?
  [speaker unknown]:
  01:43:37 - 01:43:37
  Know, thank you.

- Suzanne Cahill

  01:43:42 - 01:43:43
  Mister Auster, right?

- Suzanne Cahill

  01:43:46 - 01:43:47
  Mister Ouster Act?

- Suzanne Cahill

  01:43:50 - 01:43:53
  That's it, I went through all the callers that are currently on.

- Wayne Platte

  01:43:54 - 01:43:55
  All right?

- Wayne Platte

  01:43:56 - 01:44:02
  Um, Well, let's see, here.

- Wayne Platte

  01:44:03 - 01:44:07
  I think we should have the applicant here for this particular item, if you agree.

- Wayne Platte

  01:44:11 - 01:44:12

  The rest of the board of Drake.

- Mary Jo Wiltshire

  01:44:13 - 01:44:19

  And this is not showing up, so maybe we should deny it for the moment and then make them come back.

- Wayne Platte

  01:44:24 - 01:44:26

  Welcome any if we deny.

- Wayne Platte

  01:44:30 - 01:44:31

  Robbert, what was that?

- Jacobsen, Robert

  01:44:32 - 01:44:35

  What communication is there, Paul, with the applicant.

- DeDea, Kyla

  01:44:37 - 01:44:45

  Nothing since the original application came in we we don't have the best e-mail relationship with Mohammad.

- DeDea, Kyla

  01:44:45 - 01:44:54

  So maybe, We'll give him a call, and see, he might have trouble with that situation, that we're in, right now with the video.

- DeDea, Kyla

  01:44:55 - 01:44:56

  Conferencing.

- DeDea, Kyla

01:44:59 - 01:45:07
Can touch base with him, I think, if we deny, if you deny the application, you will have to recent submit with a complete new fee.

- DeDea, Kyla

01:45:08 - 01:45:11
I don't know if you want to take that step yet.

- Suzanne Cahill

01:45:12 - 01:45:12
Yeah.

- Suzanne Cahill

01:45:12 - 01:45:12
That.

- Jacobsen, Robert

01:45:14 - 01:45:16
Means we give them one more mountain staffer.

- Jacobsen, Robert

01:45:17 - 01:45:20
One of the board members we try and reach out to him at the store?

- Suzanne Cahill

01:45:22 - 01:45:23
No longer operates.

- Suzanne Cahill

01:45:23 - 01:45:25
They still are, But.

- Jacobsen, Robert

01:45:25 - 01:45:26
It goes above it, right?

- Jacobsen, Robert

  01:45:26 - 01:45:27
  All.

- Suzanne Cahill

  01:45:27 - 01:45:27
  Right.

- Wayne Platte

  01:45:36 - 01:45:38
  This is Wayne ..., Mary Jo.

- Wayne Platte

  01:45:38 - 01:45:45
  We may be revisiting that denial aspect of it, because there's still not any work that has been data that we're building.

- Wayne Platte

  01:45:46 - 01:45:46
  So.

- Mary Jo Wiltshire

  01:45:46 - 01:45:47
  We.

- Wayne Platte

  01:45:47 - 01:45:48
  May be discussing that as well.

- Mary Jo Wiltshire

  01:45:50 - 01:45:51
  I don't want to.

- Wayne Platte

  01:45:51 - 01:45:51

Cause an.

- Mary Jo Wiltshire

  01:45:52 - 01:45:53
  Arch.

- Mary Jo Wiltshire

  01:45:55 - 01:45:56
  All right.

- Wayne Platte

  01:45:57 - 01:45:58
  I understand.

- Wayne Platte

  01:45:59 - 01:46:06
  I mean, it's been, it's been quite a quite a bit of time that we've been discussing that We're building with no action taken.

- Wayne Platte

  01:46:06 - 01:46:07
  So I completely area.

- Wayne Platte

  01:46:09 - 01:46:12
  I'm inclined to go with Robert's suggestion that given what?

- Wayne Platte

  01:46:16 - 01:46:18
  One more month.

- Wayne Platte

  01:46:19 - 01:46:20
  And, uh, We'll go.

- Wayne Platte

01:46:21 - 01:46:21
There's, that.

- Wayne Platte

01:46:21 - 01:46:23
Is everybody OK with that?

- Jacobsen, Robert

01:46:24 - 01:46:26
Yeah, maybe still concerned like a certified mail, we can.

- Wayne Platte

01:46:26 - 01:46:27
Rethink.

- Jacobsen, Robert

01:46:27 - 01:46:33
The next few days for them to contact the office that goes unnoticed by next month and at least we tried.

- Mary Jo Wiltshire

01:46:35 - 01:46:36
Great, because.

- Wayne Platte

01:46:36 - 01:46:37
He knows is.

- Mary Jo Wiltshire

01:46:38 - 01:46:43
Up for renewal, so it would he should be contacting so, not the other way around.

- Jacobsen, Robert

01:46:44 - 01:46:46
We make the attempt now.

- Suzanne Cahill

  01:46:51 - 01:46:52
  Ok.

- Jacobsen, Robert

  01:46:54 - 01:46:54
  Yep.

- Wayne Platte

  01:46:55 - 01:46:55
  All right.

- Wayne Platte

  01:46:56 - 01:47:03
  Alright, so this has waned this time I will make a motion to table item Number 13.

- Wayne Platte

  01:47:03 - 01:47:03
  Do I have a second?

- Jacobsen, Robert

  01:47:05 - 01:47:06
  Robert Kagan.

- Wayne Platte

  01:47:08 - 01:47:10
  I kept saying all in favor, wait.

- Wayne Platte

  01:47:10 - 01:47:11
  Yes.

- Wayne Platte

  01:47:12 - 01:47:13

Carl's, the lotto.

- Charles J Polacco Jr

  01:47:13 - 01:47:14
  Yes.

- Suzanne Cahill

  01:47:17 - 01:47:17
  Robert.

- Wayne Platte

  01:47:17 - 01:47:18
  Jacobsen.

- Jacobsen, Robert

  01:47:19 - 01:47:19
  Yeah.

- Wayne Platte

  01:47:21 - 01:47:22
  Joe Wiltshire.

- Mary Jo Wiltshire

  01:47:23 - 01:47:23
  Yes.

- Wayne Platte

  01:47:26 - 01:47:27
  Gillis.

- Matt Gillis

  01:47:27 - 01:47:27
  Yes.

- Wayne Platte

01:47:30 - 01:47:31
And there's adopted.

- Wayne Platte

01:47:32 - 01:47:35
All right, Moving on.

- Wayne Platte

01:47:35 - 01:47:44
Item Number 14 is 21 O'Neal Street Special Permit to establish a drinking establishment in an existing building.

- Wayne Platte

01:47:44 - 01:47:48
Section block and lot is 56.25 dash 2 dash 15.

- Wayne Platte

01:47:49 - 01:47:55
Seeker Determination Zone C 3 or 4, Eric Sturdy Olo is the applicant.

- Wayne Platte

01:47:57 - 01:47:58
Eric, are you here?

- Eric Sturniolo

01:47:59 - 01:47:59
I'm here.

- Suzanne Cahill

01:48:02 - 01:48:05
Marcoses here as well from the architectural firm.

- Wayne Platte

01:48:07 - 01:48:08
I marcos.

- Marcos / Alloi Architecture

  01:48:10 - 01:48:11
  Yeah.

- Wayne Platte

  01:48:12 - 01:48:12
  All right.

- Wayne Platte

  01:48:14 - 01:48:16
  So let's see here.

- Wayne Platte

  01:48:17 - 01:48:22
  We have how many We have some letters for the written comment here, tos?

- Wayne Platte

  01:48:24 - 01:48:24
  There was one.

- Suzanne Cahill

  01:48:24 - 01:48:25
  Come on.

- Suzanne Cahill

  01:48:27 - 01:48:41
  Combined with 1 from 38, mcentee, just recognizing the type of abuse, and the benefit, and basically in favor of the use.

- Wayne Platte

  01:48:42 - 01:48:44
  Ok, OK.

- Wayne Platte

  01:48:46 - 01:48:55

So, I think the focus of our discussion tonight, we've talked about everything else.

- Wayne Platte

  01:48:56 - 01:48:58
  Last month is the parking.

- Wayne Platte

  01:48:59 - 01:49:05
  I believe Ed, Eric, and Marcos, you folks went to CBA zoning Board of Appeals.

- Wayne Platte

  01:49:05 - 01:49:06
  Correct.

- Eric Sturniolo

  01:49:07 - 01:49:07
  Correct.

- Wayne Platte

  01:49:11 - 01:49:16
  And so, it appears that the CBA has kicked it back, They didn't make a decision on it.

- Wayne Platte

  01:49:16 - 01:49:19
  They wanted us to to weigh in on the parking waiver.

- Wayne Platte

  01:49:19 - 01:49:20
  Is that correct?

- Suzanne Cahill

  01:49:21 - 01:49:22
  That is correct.

- Wayne Platte

01:49:28 - 01:49:29

Know, I know.

- Wayne Platte

01:49:29 - 01:49:31

Last month I live this way.

- Wayne Platte

01:49:32 - 01:49:38

Last month I had I had mentioned the fact that there was that parking lot next to the C deli on Broadway.

- Wayne Platte

01:49:39 - 01:49:44

Um, it does fall within the 400 feet of this property.

- Wayne Platte

01:49:44 - 01:49:50

However, this use for 21 O'Neal Street as requiring 33 spots.

- Wayne Platte

01:49:51 - 01:50:05

So you know, as much as I, as I would like to include that lot on Broadway as part of the approval here, I do have to concede that 33 spots.

- Wayne Platte

01:50:05 - 01:50:07

It's a stretch to go to that lock.

- Wayne Platte

01:50:07 - 01:50:07

So.

- Wayne Platte

01:50:07 - 01:50:08

Um.

- Wayne Platte

  01:50:11 - 01:50:12
  I'm inclined, too.

- Wayne Platte

  01:50:13 - 01:50:16
  As much as I want to see this this, operation get up and running.

- Wayne Platte

  01:50:17 - 01:50:19
  It's coming down to the parking issue.

- Wayne Platte

  01:50:20 - 01:50:28
  And I'm inclined, too, to deny the application based on, on or on, on that particular aspect of it.

- Wayne Platte

  01:50:28 - 01:50:30
  I think the rest of the operation looks good.

- Wayne Platte

  01:50:30 - 01:50:40
  I think it would be a good fit for there, But that I know, that other folks on the board, it's been a sticking point for them, too, and no.

- Wayne Platte

  01:50:40 - 01:50:49
  I've changed my mind since the last last meeting, and I'll open it up to the rest of the board to discuss that if they want, or any other issues that are that are out there.

- Wayne Platte

  01:50:53 - 01:50:54
  Mary Jo.

- Wayne Platte

  01:50:54 - 01:50:54
  I know you're?

- Mary Jo Wiltshire

  01:50:57 - 01:50:57
  Yeah.

- Mary Jo Wiltshire

  01:50:57 - 01:51:07
  The park, the parking is definitely the sticky issue for me and I support the business itself, um, but I don't agree with the waiver of the parking for this.

- Joshua Unterbach

  01:51:10 - 01:51:10
  Sure.

- Joshua Unterbach

  01:51:10 - 01:51:11
  It can help the clicker.

- Jacobsen, Robert

  01:51:12 - 01:51:13
  Ok.

- Mary Jo Wiltshire

  01:51:14 - 01:51:16
  Roberts looking for.

- Suzanne Cahill

  01:51:16 - 01:51:17
  Scrub.

- Suzanne Cahill

  01:51:18 - 01:51:19

Yeah.

- Joshua Unterbach

  01:51:21 - 01:51:22
  Same still.

- Joshua Unterbach

  01:51:23 - 01:51:25
  Water had a dry.

- Joshua Unterbach

  01:51:25 - 01:51:26
  Put it on the stove.

- Joshua Unterbach

  01:51:26 - 01:51:28
  Turn the stove on, OK.

- Joshua Unterbach

  01:51:28 - 01:51:31
  So you can mute your.

- Jacobsen, Robert

  01:51:32 - 01:51:32
  Phone.

- Suzanne Cahill

  01:51:34 - 01:51:34
  I did.

- Jacobsen, Robert

  01:51:36 - 01:51:38
  Way out.

- Wayne Platte

01:51:38 - 01:51:38
I.

- Jacobsen, Robert

01:51:39 - 01:51:45
Wasn't a part of the AAAS meeting, so I wasn't fully up to speed on this.

- Jacobsen, Robert

01:51:46 - 01:51:46
But.

- Jacobsen, Robert

01:51:49 - 01:51:50
Having reviewed it.

- Marcos / Alloi Architecture

01:51:50 - 01:51:51
And didn't.

- Jacobsen, Robert

01:51:51 - 01:51:55
Pass the site, my only concern is the planning board members.

- Jacobsen, Robert

01:51:55 - 01:52:10
We've been in this situation, the path, where we haven't wanted to give the parking waiver, but there has been times where we have, in order to help a neighborhood out, by the successful business, and start to kind of start with the revitalization.

- Jacobsen, Robert

01:52:11 - 01:52:20
I know that we have of the dairy across the street who's going to be putting some significant money into their property recently for the planning board.

- Jacobsen, Robert

01:52:21 - 01:52:33

And I know that there have been family of Woodstock has the property that they keep up, but there's also been some Property, this one included that haven't really had any money put in a long time.

- Jacobsen, Robert

  01:52:34 - 01:52:38

  Given that it's on the rail trail, there was discussing that pool.

- Jacobsen, Robert

  01:52:43 - 01:52:47

  So they were discussing with respect to.

- Jacobsen, Robert

  01:52:49 - 01:52:51

  Possibly having the street, the corridor.

- Jacobsen, Robert

  01:52:51 - 01:53:00

  So if we have people using the rail trail, they can get out to Broadway service businesses that are popping up on Broadway, especially with With the Bytes.

- Jacobsen, Robert

  01:53:01 - 01:53:01

  I'm good.

- Jacobsen, Robert

  01:53:03 - 01:53:15

  I'm, I'm a little nervous dynein, an applicant and a business who wants to move into the neighborhood, picks up a building, and given the size of the building, I think aging it goes in it is going to need some type of parking waiver communities.

- Jacobsen, Robert

  01:53:15 - 01:53:23

  It's such a large space, even if it's used for promotional purposes, employees, deliveries, I'm just struggling a little bit.

- Jacobsen, Robert

01:53:23 - 01:53:23
Yep.

- Suzanne Cahill

01:53:25 - 01:53:29
Wait, if I could, Wait, you muted.

- Suzanne Cahill

01:53:32 - 01:53:32
Ok.

- Suzanne Cahill

01:53:35 - 01:53:39
I'd rather, and for the rest of the board, just to be clear, OK.

- Suzanne Cahill

01:53:40 - 01:53:42
The business requires 33 parking.

- Suzanne Cahill

01:53:42 - 01:53:43
Spaces.

- Suzanne Cahill

01:53:44 - 01:53:58
At this point in time, the way their project is designed, they don't have that capability to provide the on-site parking that the zoning ordinance requires them to have.

- Suzanne Cahill

01:53:58 - 01:54:04
So they have to measures two methods to address it.

- Suzanne Cahill

01:54:04 - 01:54:12

They can see a variance from the zoning Board of Appeals, or they can request a waiver from the planning board.

- Suzanne Cahill

  01:54:13 - 01:54:27

  The planning board can only grant the waiver, if there is found to be adequate capacity in existing lotsa, whether they be private or public, within 400 linear feet.

- Suzanne Cahill

  01:54:28 - 01:54:33

  Now, they've, so, our private arrangements, and have not had any success at that.

- Suzanne Cahill

  01:54:34 - 01:54:39

  The only public law that is within 400 feet is the C Delhi lot.

- Suzanne Cahill

  01:54:39 - 01:54:46

  That law only has 10 spaces in it to begin with, So, right?

- Jacobsen, Robert

  01:54:46 - 01:54:47

  They.

- Suzanne Cahill

  01:54:48 - 01:54:52

  Provide their total need of 33 parking spaces.

- Jacobsen, Robert

  01:54:54 - 01:54:57

  So why, we get back from the zoning board?

- Jacobsen, Robert

  01:54:57 - 01:54:58

  Why didn't they act on the application?

- Gartenstein, Daniel

  01:54:59 - 01:55:00
  I can address that.

- Gartenstein, Daniel

  01:55:00 - 01:55:03
  But I'm not going to address that in a public session.

- Gartenstein, Daniel

  01:55:03 - 01:55:09
  If you wanna speak privately an attorney client conversation, I can certainly do that.

- Suzanne Cahill

  01:55:13 - 01:55:15
  Oh.

- Wayne Platte

  01:55:15 - 01:55:16
  This is this is Wayne plaid suit.

- Wayne Platte

  01:55:18 - 01:55:21
  We deny the application based on the parking waiver.

- Wayne Platte

  01:55:22 - 01:55:27
  It's going to go back to the VA for for a decision, but I'm just.

- Suzanne Cahill

  01:55:28 - 01:55:30
  So I'm clear on what you're saying.

- Suzanne Cahill

  01:55:30 - 01:55:32

Are you saying deny the application or?

- Suzanne Cahill

01:55:32 - 01:55:34
Denied the waiver application for the waiver?

- Jacobsen, Robert

01:55:36 - 01:55:37
That's where I'm gonna buy the.

- Wayne Platte

01:55:37 - 01:55:38
Waiver.

- Suzanne Cahill

01:55:40 - 01:55:41
You're, you're looking at.

- Wayne Platte

01:55:41 - 01:55:41
An eye.

- Suzanne Cahill

01:55:42 - 01:55:43
Yes.

- Suzanne Cahill

01:55:43 - 01:55:45
If we deny the wouldn't deny a waiver.

- Suzanne Cahill

01:55:46 - 01:55:49
Which they are going to have to go back to the zoning board of appeals.

- Suzanne Cahill

01:55:49 - 01:55:55

Whether you get a grant A waiver using the sea deli lot or not.

- Suzanne Cahill

01:55:55 - 01:56:05

They still have to go back to the CBA OK, because the lot the C Delhi lot only has 10 parking spaces, and they need 33.

- Suzanne Cahill

01:56:06 - 01:56:12

So there is not the capacity within that Lot, two, to address their needs.

- Mary Jo Wiltshire

01:56:19 - 01:56:28

Understand what Robert was saying, and that was our struggle at the last meeting, is because we really support the business, but I just don't see how we can waive this parking.

- Jacobsen, Robert

01:56:30 - 01:56:37

And, in fairness, when weighing with discussing again, we're talking about denying and I voting and referring to the application that parking.

- Jacobsen, Robert

01:56:37 - 01:56:39

So that way, my ears went up.

- Wayne Platte

01:56:41 - 01:56:42

Yeah.

- Wayne Platte

01:56:42 - 01:56:46

That's a That was A I misspoke there, Robert.

- Wayne Platte

01:56:46 - 01:56:47

I apologize for that.

- DeDea, Kyla

  01:56:49 - 01:56:53
  Wayne, the applicant has his hand up, Eric has his hand up.

- Wayne Platte

  01:56:55 - 01:56:56
  Eric.

- Eric Sturniolo

  01:56:57 - 01:56:58
  All right, thank you.

- Eric Sturniolo

  01:56:59 - 01:57:00
  Thanks for having us back.

- Eric Sturniolo

  01:57:01 - 01:57:15
  It's my understanding that the CBA sent us back to the planning board, not to have, are whole parking, answered by to see daily law.

- Eric Sturniolo

  01:57:16 - 01:57:17
  But to have part of it.

- Eric Sturniolo

  01:57:18 - 01:57:21
  To have our number needed, reduced.

- Eric Sturniolo

  01:57:22 - 01:57:38
  So, for example, um, we are given a waiver to use five spots in the sea delila, then that would mean does EPA always needs to, to approve 28 spots versus 33.

- Eric Sturniolo

  01:57:39 - 01:57:44
  I think that's why they said us to go back to them.

- Eric Sturniolo

  01:57:45 - 01:57:51
  Never know that slot can take care of all the parking for us.

- Eric Sturniolo

  01:57:52 - 01:57:52
  Thank you.

- Wayne Platte

  01:57:54 - 01:57:55
  Ok, thank you.

- Mary Jo Wiltshire

  01:57:57 - 01:57:59
  See daily lobbying, so small.

- Mary Jo Wiltshire

  01:57:59 - 01:58:01
  It's always busy already.

- Mary Jo Wiltshire

  01:58:01 - 01:58:07
  So I don't know, probably can accommodate any of the parking from this business.

- Jacobsen, Robert

  01:58:11 - 01:58:11
  Yeah.

- Jacobsen, Robert

  01:58:16 - 01:58:18

Are we off hours now?

- Jacobsen, Robert

  01:58:19 - 01:58:21
  Because a rabbit are we off hours on this.

- Jacobsen, Robert

  01:58:23 - 01:58:24
  Consider any spots.

- Mary Jo Wiltshire

  01:58:25 - 01:58:27
  The residents use it at nighttime.

- Suzanne Cahill

  01:58:35 - 01:58:37
  Look.

- Wayne Platte

  01:58:49 - 01:58:50
  Lainey.

- Suzanne Cahill

  01:58:51 - 01:58:52
  Has his hand up.

- Don Tallerman

  01:58:54 - 01:58:54
  I.

- Wayne Platte

  01:58:54 - 01:58:55
  Had all the mentality.

- Don Tallerman

01:58:56 - 01:58:56

Hi, guys.

- Don Tallerman

01:58:56 - 01:58:57

Thank you.

- Don Tallerman

01:58:57 - 01:58:58

This is Dan Kahneman.

- Don Tallerman

01:58:58 - 01:59:16

I just want to, you know, I think this, I would, I would encourage the board, too to go to, at least give the applicant, you know, the some, some spaces under the sea deli, and then push it back to the to the CBA.

- Don Tallerman

01:59:17 - 01:59:35

You know, I think that it sounds like there's a consensus that people like to business, and want to want to do what they can to help Eric, you know, my position is that we are we're all We're trying to make our city and our business districts more walkable and, you know, to have and also to not rely on parking.

- Don Tallerman

01:59:37 - 01:59:49

In that, you know, people won't be driving drinking and driving, but instead they'll take cabs or Uber or Lyft, and, know, the fact that this is on the rail trail and in a central spot in our city.

- Don Tallerman

01:59:50 - 02:00:03

It really plays to what we want to accomplish in the future and and in future, hopefully, we can look at our parking zoning regulations relative to parking and reduce our requirements in the future.

- Don Tallerman

02:00:04 - 02:00:11

You know, I know that you are aware that we're looking at revisiting the entire zoning code and rewriting it.

- Don Tallerman

  02:00:11 - 02:00:16

  And I think that's on the table, you know, the amount of parking required for each business in each residence.

- Don Tallerman

  02:00:16 - 02:00:28

  So, now, with that in mind, those larger issues in mind, no, I'd be in favor, I'd suggest then we give Eric something to bring back to the VA.

- Don Tallerman

  02:00:28 - 02:00:31

  So, they can consider one more time providing.

- Don Tallerman

  02:00:33 - 02:00:35

  Yeah, waiver, barbarians.

- Mary Jo Wiltshire

  02:00:42 - 02:00:46

  Then they can consider can having any parking in the back of their building.

- Mary Jo Wiltshire

  02:00:46 - 02:00:53

  E-benefits, just staff for, um, Administrate it.

- Mary Jo Wiltshire

  02:00:53 - 02:00:55

  I mean, I don't know if that helps them with the parking issue or not.

- Jacobsen, Robert

  02:00:57 - 02:00:58

  Both in parking problems.

- Mary Jo Wiltshire

  02:01:01 - 02:01:01

  I'm sorry.

- Jacobsen, Robert

  02:01:02 - 02:01:04

  Wherever there is no parking in club.

- Mary Jo Wiltshire

  02:01:06 - 02:01:13

  Not in front but in back of the building, there's a small alleyway that leads back there which was the concern that it would cause a cat traffic issue.

- Suzanne Cahill

  02:01:17 - 02:01:18

  Kwame.

- Jacobsen, Robert

  02:01:19 - 02:01:22

  Objects, ravage Exit.

- Jacobsen, Robert

  02:01:23 - 02:01:25

  Hadn't been on this board for 10 years.

- Jacobsen, Robert

  02:01:25 - 02:01:26

  I agree with John.

- Jacobsen, Robert

  02:01:26 - 02:01:28

  We weigh partly for other businesses.

- Jacobsen, Robert

  02:01:28 - 02:01:31

We try to encourage businesses and neighborhoods that struggle.

- Jacobsen, Robert

  02:01:32 - 02:01:43

  I mean, I'm willing to at least give them, you know, 4 or five spots kick it back the VBA, let them decide if they want to give the various now if there is a hardship based on, you know, the factors that are required.

- Jacobsen, Robert

  02:01:49 - 02:01:55

  We've talked about, there are many uses going to say that require parking spaces that.

- Jacobsen, Robert

  02:01:57 - 02:02:00

  Passing on property when they don't necessarily need them, I guess.

- Jacobsen, Robert

  02:02:01 - 02:02:03

  We've pushed a lot of people and lots of power.

- Jacobsen, Robert

  02:02:03 - 02:02:08

  We put a lot of people with lived downtown and, you know, now, Midtown is starting to floors.

- Jacobsen, Robert

  02:02:09 - 02:02:11

  I just don't want to see anyone get put off of their needs.

- Jacobsen, Robert

  02:02:12 - 02:02:12

  Yeah.

- Wayne Platte

  02:02:18 - 02:02:19

  They're going to want to.

- Jacobsen, Robert

  02:02:19 - 02:02:19
  Speak.

- Gartenstein, Daniel

  02:02:21 - 02:02:22
  Picture border.

- Wayne Platte

  02:02:25 - 02:02:25
  Ok.

- Suzanne Cahill

  02:02:26 - 02:02:28
  Kevin, you want it.

- Suzanne Cahill

  02:02:28 - 02:02:29
  Kevin wanted to say something.

- Kevin

  02:02:31 - 02:02:33
  Just, this is Kevin Roche, Just a question.

- Kevin

  02:02:33 - 02:02:39
  If the CBA does grant that waiver, how does that affect us next month?

- Gartenstein, Daniel

  02:02:41 - 02:02:45
  Cannot create a way, or there is no process for the ...

- Gartenstein, Daniel

  02:02:45 - 02:02:46

Grant a waiver.

- Gartenstein, Daniel

  02:02:46 - 02:02:53
  They can grab a variance based on very clear criteria that has set forth in state law, OK?

- Gartenstein, Daniel

  02:02:53 - 02:02:55
  So you gotta get your terms, you know.

- Gartenstein, Daniel

  02:02:57 - 02:02:57
  There's an orange.

- Gartenstein, Daniel

  02:02:57 - 02:02:57
  Is here.

- Gartenstein, Daniel

  02:02:59 - 02:03:06
  Application in front of the CBA for a variance, there are certain criteria that have to be met for them to grant that barrier.

- Gartenstein, Daniel

  02:03:06 - 02:03:13
  You can grab a parking waiver based on also very clear criteria that is set forth in the city Code.

- Gartenstein, Daniel

  02:03:14 - 02:03:18
  And as Sue has pointed out, this application doesn't meet that criteria.

- Gartenstein, Daniel

  02:03:22 - 02:03:31
  And I can explain that further to you in a private attorney client session, but this relates to, you know, legal advice and legal interpretation.

- Gartenstein, Daniel

  02:03:31 - 02:03:32
  That's not appropriate for a public meeting.

- Wayne Platte

  02:03:34 - 02:03:34
  Ok.

- Wayne Platte

  02:03:39 - 02:03:41
  Everybody have access to that emergency number?

- Mary Jo Wiltshire

  02:03:46 - 02:03:48
  We caught the call that on our cell phone, or.

- Wayne Platte

  02:03:49 - 02:03:50
  Yeah.

- Wayne Platte

  02:03:50 - 02:03:51
  Yes.

- Wayne Platte

  02:03:52 - 02:03:56
  Mute yourself on your on the, on the DSP.

- Wayne Platte

  02:04:03 - 02:04:04
  Ok.

- Suzanne Cahill

  02:04:05 - 02:04:27

Well, there would need to be, I mean, if you, if the, if the boy feels that it is necessary, then you need to make a motion and a second, and vote to go into that attorney client conference, Otherwise, you can move forward with a motion to address a waiver or not Those are your options.

- Wayne Platte

  02:04:30 - 02:04:35
  But this time, I'll make a motion that we go into attorney client conference.

- Wayne Platte

  02:04:37 - 02:04:38
  Have a second on that.

- Jacobsen, Robert

  02:04:39 - 02:04:42
  Seven laboratory I could think.

- Wayne Platte

  02:04:42 - 02:04:46
  About Robert OK, well the favor fire as a yes.

- Wayne Platte

  02:04:47 - 02:04:47
  Got a lago.

- Charles J Polacco Jr

  02:04:51 - 02:04:51
  Yes.

- Wayne Platte

  02:04:53 - 02:04:54
  Robert Jacobsen.

- Jacobsen, Robert

  02:04:55 - 02:04:55
  Yes.

- Wayne Platte

  02:04:57 - 02:04:58
  Or Wiltshire.

- Mary Jo Wiltshire

  02:04:59 - 02:04:59
  Yes?

- Wayne Platte

  02:05:01 - 02:05:02
  Jealous.

- Matt Gillis

  02:05:02 - 02:05:03
  Yes.

- Suzanne Cahill

  02:05:04 - 02:05:13
  Ok, I'm then, I'm going to ask all of the board members to mute yourselves and Put yourself on video and make that call privately.

- Suzanne Cahill

  02:05:42 - 02:05:47
  Robert and Vince, I need you to take yourselves off camera please.

- Suzanne Cahill

  02:05:52 - 02:05:53
  Robert Enke events.

- Suzanne Cahill

  02:05:57 - 02:05:58
  Thank you.

- Vince

  02:05:59 - 02:06:04

This.
[speaker unknown]:
02:06:10 - 02:06:29
For this conference will now be recorded.

- Suzanne Cahill

  02:06:31 - 02:06:32
  Ok, we're back.

- Suzanne Cahill

  02:06:36 - 02:06:36
  Wayne.

- Suzanne Cahill

  02:06:44 - 02:06:45
  There's Wayne.

- Suzanne Cahill

  02:06:55 - 02:06:56
  Wait.

- Suzanne Cahill

  02:06:56 - 02:06:58
  I need you to unmute yourself.

- DeDea, Kyla

  02:06:59 - 02:07:00
  He's on the phone.

- DeDea, Kyla

  02:07:00 - 02:07:00
  It looks like, Sam.
  [speaker unknown]:
  02:07:44 - 02:07:45
  Ah!
  [speaker unknown]:

02:08:19 - 02:08:19
Yeah.

- Suzanne Cahill

02:08:40 - 02:08:40
Hmm.
[speaker unknown]:
02:09:44 - 02:09:45
Hello?

- Suzanne Cahill

02:09:47 - 02:09:48
Hi.

- Suzanne Cahill

02:09:48 - 02:09:50
Yes, just for everybody out there.

- Suzanne Cahill

02:09:50 - 02:09:53
We're waiting for our Chairman to come back on.

- Suzanne Cahill

02:09:53 - 02:09:56
I believe he's coming on now, so just a couple more minutes.

- Wayne Platte

02:10:02 - 02:10:04
Yes, OK, Hi there.

- Wayne Platte

02:10:10 - 02:10:10
Hmm.

- Wayne Platte

02:10:12 - 02:10:13
Everybody back?

- Suzanne Cahill

02:10:15 - 02:10:15
Yes.

- Wayne Platte

02:10:19 - 02:10:19
All right.

- Wayne Platte

02:10:23 - 02:10:31
So I know that the parking is a sticking point for many of our board members and I happen to be one of them.

- Wayne Platte

02:10:34 - 02:10:49
I know we've we waived parking before for other businesses around the area, but for me, the 33 spots is it's kind of a stick to go to that lot on, by the sea dahlias is asking quite a bit of it quite a bit for that.

- Wayne Platte

02:10:53 - 02:10:54
Everybody else?

- Wayne Platte

02:10:57 - 02:11:02
There's this quite, quite frequently here, but as, as the rest of the Board, feel about that.

- DeDea, Kyla

02:11:08 - 02:11:10
Wayne, Eric has his hand up again.

- DeDea, Kyla

02:11:10 - 02:11:12

If you'd go.

- Wayne Platte

02:11:12 - 02:11:12
Ahead.

- Eric Sturniolo

02:11:15 - 02:11:16
Hi, thank you.

- Eric Sturniolo

02:11:16 - 02:11:23
And I just wanted to, I'm not sure if this is for the EPA or for the planning Board.

- Eric Sturniolo

02:11:23 - 02:11:43
But the, the reason for the 33 spots, which we recognize, is a large amount, is because mostly because of our outdoor area, which is 2000 square feet In our plan, Which is 20 spots just from our outdoor seating?

- Eric Sturniolo

02:11:44 - 02:12:00
So, 20 of the 33 comes from that, and we are more than happy to come to a compromise and lessen our outdoor area in order to cut down on our necessary parking.

- Eric Sturniolo

02:12:02 - 02:12:07
And, when we go in front of the CBA next month, we're going tell them that, as well.

- Wayne Platte

02:12:08 - 02:12:09
Ok.

- Eric Sturniolo

02:12:10 - 02:12:18

Ok, so, for example, you know, if we cut our outdoor space in half, can we go from 33 to 23 spots?

- Eric Sturniolo

  02:12:19 - 02:12:21
  And we are more than happy to do that.

- Wayne Platte

  02:12:24 - 02:12:24
  Ok.

- Suzanne Cahill

  02:12:27 - 02:12:29
  Lane, Dan, garden's team has his hand up.

- Gartenstein, Daniel

  02:12:31 - 02:12:33
  One of the flower falling, and, again.

- Gartenstein, Daniel

  02:12:34 - 02:12:36
  I appreciate what Eric has stated.

- Gartenstein, Daniel

  02:12:36 - 02:12:38
  This is not a negotiation.

- Gartenstein, Daniel

  02:12:38 - 02:12:43
  Basically, there's an application placed in front of the board.

- Gartenstein, Daniel

  02:12:43 - 02:12:56
  The board has to make a determination And if the board does not approve the application, as presented, you know, the applicant needs to submit a different application is not a matter of discussion.

- Gartenstein, Daniel

  02:12:57 - 02:13:02

  And a give and take where, you know, you can try and negotiate a, you know, a different configuration.

- Gartenstein, Daniel

  02:13:02 - 02:13:13

  If you do not believe that, this configuration in this building, you know and this proposal is going to be approved by this board.

- Gartenstein, Daniel

  02:13:13 - 02:13:24

  What should be done at this point is that the proposal should be withdrawn and resubmitted with a different configuration that requires fewer parking spots that you can accommodate.

- Wayne Platte

  02:13:27 - 02:13:30

  Ok, this is Wayne Platt again.

- Wayne Platte

  02:13:30 - 02:13:39

  So, can we table, this right now, do we deny it, and then have them come back with a recent, with a different proposal?

- Wayne Platte

  02:13:41 - 02:13:44

  That that's, that's, that's a question for you?

- Wayne Platte

  02:13:47 - 02:13:47

  Dan.

- Jacobsen, Robert

  02:13:49 - 02:13:53

  My understanding is that they had, We can, we only have ...

- Jacobsen, Robert

  02:13:53 - 02:13:53

  Valley.

- Jacobsen, Robert

  02:13:53 - 02:13:58

  So either way, the parking can't be wait, but I gotta go back and DBA.

- Mary Jo Wiltshire

  02:14:01 - 02:14:08

  It doesn't sound like we haven't had the choice, I think, as is we have to deny the waiver, at this point.

- Gartenstein, Daniel

  02:14:11 - 02:14:12

  I believe.

- Gartenstein, Daniel

  02:14:14 - 02:14:21

  And I believe you also have to act on the underlying application, unless it is withdrawn.
  [speaker unknown]:
  02:14:25 - 02:14:25

  Aye.

- Wayne Platte

  02:14:28 - 02:14:35

  So if we deny them today, does that mean they have to go through a whole resubmission process with new fees?

- Wayne Platte

  02:14:35 - 02:14:37

  That's what I'm trying to avoid that part of it.

- Wayne Platte

  02:14:37 - 02:14:39

New fees, and everything else like that.

- Wayne Platte

  02:14:42 - 02:14:47
  Look, oh, I believe.

- Wayne Platte

  02:14:47 - 02:14:48
  Yes.
  [speaker unknown]:
  02:14:50 - 02:14:52
  Hope.

- Wayne Platte

  02:14:54 - 02:14:57
  And we table, and ask them to come back with a new configuration.

- Wayne Platte

  02:14:57 - 02:14:59
  That's, that's my, that's my underlying question.

- Wayne Platte

  02:14:59 - 02:15:01
  Then give.

- Gartenstein, Daniel

  02:15:02 - 02:15:09
  Me the option to table the matter on the condition that they submit an amended plan.

- Gartenstein, Daniel

  02:15:12 - 02:15:16
  They're basically amending the power of the pending application.

- Gartenstein, Daniel

  02:15:17 - 02:15:18

So you're OK with that.

- Suzanne Cahill

  02:15:18 - 02:15:19
  Yes.

- Wayne Platte

  02:15:21 - 02:15:21
  Ok.

- Wayne Platte

  02:15:21 - 02:15:23
  As the rest of the board, feel that right now.

- Wayne Platte

  02:15:24 - 02:15:26
  And I'll get to your second, Eric, I'm sorry.

- Mary Jo Wiltshire

  02:15:27 - 02:15:30
  Can you just restate what it is we're doing.

- Mary Jo Wiltshire

  02:15:30 - 02:15:34
  I'm getting a little, I just want I can you can you stay where it is.

- Wayne Platte

  02:15:34 - 02:15:34
  That we're voting.

- Mary Jo Wiltshire

  02:15:35 - 02:15:35
  On.

- Wayne Platte

02:15:37 - 02:15:47

Well, I'm asking the board how they feel about tabling tonight and asking the applicant to come back with a new configuration to be considered at a future meeting, Maybe the next meeting.

- Wayne Platte

02:15:49 - 02:15:52

That way, they don't have to know, we're not deny it.

- Wayne Platte

02:15:52 - 02:16:00

And then, that forces them to to resubmit to submit a new application with a new set of fees and everything else.

- Wayne Platte

02:16:00 - 02:16:02

So, when they've asked what, I mean.

- Mary Jo Wiltshire

02:16:02 - 02:16:07

When they resubmit, the plan has to accomodate the parking, Is that my understanding?

- Wayne Platte

02:16:11 - 02:16:12

Table?

- Mary Jo Wiltshire

02:16:15 - 02:16:21

When they reconfigure their plan, it has to accommodate the parking that they're going to need with the new plan.

- Mary Jo Wiltshire

02:16:21 - 02:16:23

That's what I'm not understanding.

- Gartenstein, Daniel

02:16:23 - 02:16:30

That would be your decision to make, Mary Jo, I mean, they are going to reach reconfigure and resubmit a plan.

- Gartenstein, Daniel

  02:16:30 - 02:16:35

  And you, as a board, are going to make a determination as to whether or not they have satisfied your concerns.

- Gartenstein, Daniel

  02:16:41 - 02:16:55

  With the, with them, having to leave to amend their application, that, we get an agreement on the record from the app looking than any timeframes that are set forth in the code for determination are waived.

- Gartenstein, Daniel

  02:16:57 - 02:17:03

  Otherwise, without that stipulation, my recommendation would be just to vote on it consuming.

- Mary Jo Wiltshire

  02:17:05 - 02:17:08

  Because, OK, I guess I'm just a little confused.

- Mary Jo Wiltshire

  02:17:08 - 02:17:15

  So I thought we were told that we couldn't waive because we can't come up with the parking in another way.

- Wayne Platte

  02:17:18 - 02:17:20

  We're not waving right now.

- Wayne Platte

  02:17:24 - 02:17:25

  Not the.

- Jacobsen, Robert

02:17:26 - 02:17:33

Day, if they come back to us next month, when the men in planned, but they still need more than 10 spots, we can't wait, this is only ...

- Jacobsen, Robert

02:17:34 - 02:17:35

So then there's still gonna have to go to ....

- Gartenstein, Daniel

02:17:39 - 02:17:39

Correct.

- Gartenstein, Daniel

02:17:41 - 02:17:53

Vba with the plan that has been reconfigured and varied by this implored and basically endorsed by this board, you know, based on your review.

- Gartenstein, Daniel

02:17:57 - 02:18:00

The CDA can determine whether or not they want to grant the variance or not.

- Wayne Platte

02:18:05 - 02:18:06

Eric, you go.

- Suzanne Cahill

02:18:09 - 02:18:09

Thank.

- Eric Sturniolo

02:18:09 - 02:18:10

You.

- Eric Sturniolo

02:18:12 - 02:18:14

I know this is getting confusing.

- Eric Sturniolo

  02:18:14 - 02:18:30

  We were planning on, no matter what the determination was tonight, two, go in front of the CPA at their next meeting with a revised plan with less parking.

- Eric Sturniolo

  02:18:31 - 02:18:41

  So, I thought that we would hopefully get approved by them, and then come back to you with that approval Plus.

- Eric Sturniolo

  02:18:42 - 02:18:52

  But the new plan and all the other issues that were brought up in the staff notes, like the landscaping and garbage collection, and all that.

- Eric Sturniolo

  02:18:53 - 02:18:59

  So, I'm not sure if this helps, but we are, we are submitting new plans to the CBA.

- Eric Sturniolo

  02:19:00 - 02:19:04

  That's what they want us, they told us, basically, to do that.

- Eric Sturniolo

  02:19:05 - 02:19:21

  Once we get an answer from the planning board, about this a lot, which can meet the parking requirements, then to go back to them with our new plan for a lower amount of parking.

- Jacobsen, Robert

  02:19:26 - 02:19:36

  Flowing, at this point, let's just decide on the parking, whether we want to give any spaces you see daily or not, the least when they go to zoning, zoning, know, the position of the planning board.

- Jacobsen, Robert

02:19:36 - 02:19:38
And then let's table the application.

- Jacobsen, Robert

02:19:38 - 02:19:47
So next month, when they submitted the plan, the applicant will waive the requirements, so it's going to go.

- Eric Sturniolo

02:19:48 - 02:19:51
Yeah, so that's exactly what ...

- Eric Sturniolo

02:19:51 - 02:19:54
Wanted us to come here for, is an answer.

- Eric Sturniolo

02:19:55 - 02:19:57
And then to go back to them, OK.

- Wayne Platte

02:19:58 - 02:19:58
All right.

- Suzanne Cahill

02:19:59 - 02:20:01
Are you going to put that in a motion?

- Jacobsen, Robert

02:20:04 - 02:20:09
Well, the question is the board wanted to give any spots on that.

- Jacobsen, Robert

02:20:10 - 02:20:15
And I think based on the fire permutation I'm hearing no for Mary Jo.

- Jacobsen, Robert

  02:20:15 - 02:20:18
  No from Wayne but I haven't heard from the other board members.

- Suzanne Cahill

  02:20:22 - 02:20:23
  Chuck?

- Charles J Polacco Jr

  02:20:28 - 02:20:29
  No, also?

- Suzanne Cahill

  02:20:31 - 02:20:32
  Mapp.

- Matt Gillis

  02:20:33 - 02:20:34
  I'd go with no.

- Jacobsen, Robert

  02:20:36 - 02:20:49
  Ok, so I think Wayne will make a motion that the planning board does not, way any parking requirements and really use a PC valet parking lot.

- Wayne Platte

  02:20:52 - 02:20:53
  Ok, so that emotion.

- Jacobsen, Robert

  02:20:54 - 02:20:54
  Yeah.

- Wayne Platte

  02:20:56 - 02:20:58

I will second that this way.

- Wayne Platte

  02:21:00 - 02:21:01
  All right.

- Wayne Platte

  02:21:02 - 02:21:03
  All in favor of that.

- Wayne Platte

  02:21:04 - 02:21:05
  Motion.

- Wayne Platte

  02:21:06 - 02:21:10
  Way platters yes, A lot though.

- Charles J Polacco Jr

  02:21:10 - 02:21:11
  Yeah?

- Wayne Platte

  02:21:13 - 02:21:14
  Barbara Jacobson?

- Jacobsen, Robert

  02:21:15 - 02:21:15
  Yes.

- Wayne Platte

  02:21:17 - 02:21:18
  Mary John Wiltshire.

- Mary Jo Wiltshire

02:21:19 - 02:21:19
Yes.

- Wayne Platte

02:21:23 - 02:21:24
Matt Gills.

- Matt Gillis

02:21:25 - 02:21:26
Yes.

- Wayne Platte

02:21:27 - 02:21:30
App most later.

- Jacobsen, Robert

02:21:31 - 02:21:33
But go.

- Wayne Platte

02:21:33 - 02:21:34
Ahead, Robert.

- Jacobsen, Robert

02:21:35 - 02:21:35
Yeah.

- Suzanne Cahill

02:21:39 - 02:21:42
Are you going to make another motion unmuted?

- Jacobsen, Robert

02:21:45 - 02:21:57
I think the question is, is the applicant will include way we noticed, or the requirements for the application to be started for the record?

- Eric Sturniolo

  02:21:59 - 02:21:59

  Yes.

- Jacobsen, Robert

  02:22:01 - 02:22:06

  Ok, then, I'll make a motion that we came to the application for next month so that the applicant has time to resubmit a new play.

- Suzanne Cahill

  02:22:08 - 02:22:09

  With the applicant's.

- Wayne Platte

  02:22:09 - 02:22:10

  Flipper?

- Wayne Platte

  02:22:14 - 02:22:15

  With the applicant's waiver?

- Wayne Platte

  02:22:15 - 02:22:15

  Yes.

- Jacobsen, Robert

  02:22:17 - 02:22:17

  Yes.

- Wayne Platte

  02:22:19 - 02:22:21

  I will second That motion wasn't away.

- Wayne Platte

  02:22:21 - 02:22:26

But any discussion right now on that before we vote?

- Wayne Platte

  02:22:29 - 02:22:33
  Wayne Platen as a yes, that palapa.

- Charles J Polacco Jr

  02:22:34 - 02:22:35
  Yes.

- Wayne Platte

  02:22:37 - 02:22:38
  Robert Jacobsen.

- Wayne Platte

  02:22:40 - 02:22:42
  App.

- Wayne Platte

  02:22:42 - 02:22:43
  Wiltshire!

- Mary Jo Wiltshire

  02:22:43 - 02:22:44
  Yes.

- Wayne Platte

  02:22:45 - 02:22:46
  Gallus.

- Matt Gillis

  02:22:46 - 02:22:47
  Yes?

- Wayne Platte

02:22:49 - 02:22:50
Motion is carried.

- Wayne Platte

02:22:51 - 02:22:52
All right.

- Wayne Platte

02:22:53 - 02:22:55
Eric, good luck at GPA, all right.

- Eric Sturniolo

02:22:57 - 02:23:00
Yes, thank you everyone, I appreciate it, and we'll see you next month.

- Wayne Platte

02:23:03 - 02:23:09
And thank you all Board members, for the healthy discussion on this particular matter.

- Wayne Platte

02:23:12 - 02:23:18
Alright, Moving on to item number 15 is 127, Green ...

- Wayne Platte

02:23:18 - 02:23:21
Avenue Site Plan to establish a Community Center.

- Wayne Platte

02:23:22 - 02:23:35
Sexual block and a lot, 100 dash 2 dash 32, Secret Determination Zone R two, mixed use overlay District, or 4, 127 Green Kill Avenue, LLC.

- Wayne Platte

02:23:37 - 02:23:40
Care of Scott Dutton is the applicant owner.

- Wayne Platte

  02:23:40 - 02:23:41
  Scott you're here right?

- SCOTT DUTTON

  02:23:42 - 02:23:48
  I am, as is Cassandra Metzger from the Novo Foundation.

- Wayne Platte

  02:23:54 - 02:23:54
  All right.

- Wayne Platte

  02:23:54 - 02:24:00
  So last month we tabled this to get some submit to the county.

- Wayne Platte

  02:24:01 - 02:24:04
  And we have received some comments from that from them.

- Wayne Platte

  02:24:08 - 02:24:09
  On the right page.

- Wayne Platte

  02:24:12 - 02:24:12
  Yeah, right.

- SCOTT DUTTON

  02:24:12 - 02:24:13
  That's correct.

- SCOTT DUTTON

  02:24:13 - 02:24:17

And Sue and Kiley were kind enough to forward those comments to us.

- SCOTT DUTTON

  02:24:18 - 02:24:27
  And where agreeable two to them and I sent to a memo today, asserting the same.

- Wayne Platte

  02:24:30 - 02:24:43
  So just to read into record what the required modifications are, lighting details should be submitted and should include all cut off fixture's slash dark Sky compliant LED fixtures.

- Wayne Platte

  02:24:44 - 02:24:48
  We also have, Oh, let's finish with that.

- Wayne Platte

  02:24:48 - 02:24:48
  First.

- Wayne Platte

  02:24:48 - 02:24:52
  You have, we have an advisory comment.

- Wayne Platte

  02:24:52 - 02:25:00
  Landscaping plans should be submitted and include street trees along Green, Cale Avenue, and an advisory comment, and inclusion of a bike rack is recommended.

- Wayne Platte

  02:25:01 - 02:25:07
  Yeah, and so, just to confirm, but I do have to note here about the letter here from Scott.

- Wayne Platte

  02:25:08 - 02:25:08
  Uh.

- Wayne Platte

  02:25:11 - 02:25:18

  They have reviewed the comments and are taking no exception to the request regarding the lighting or the installation of a bike rack on the site.

- Wayne Platte

  02:25:19 - 02:25:29

  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 is more more fully developed.

- Wayne Platte

  02:25:29 - 02:25:41

  As a 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.

- Wayne Platte

  02:25:42 - 02:25:51

  So, so, you're, you're happy that you're satisfied at all of those required modifications and advisory comments have been met?

- Suzanne Cahill

  02:25:52 - 02:26:01

  Yes, the Board would have to vote on the county's recommendations accepting all of them as submitted.

- Suzanne Cahill

  02:26:02 - 02:26:13

  And based on Scott's response, I would say the staff is comfortable working with the applicants, too.

- Suzanne Cahill

  02:26:14 - 02:26:16

  Finalize the plan to address these issues.

- Wayne Platte

02:26:18 - 02:26:32

And as in other applications that we've had come across this board, this is for the board members, I know we've left a lot of landscaping issues, left those details up to be approved at staff level.

- Wayne Platte

02:26:32 - 02:26:35

There's everybody on the board, OK, with that, for this particular applicant.

- Wayne Platte

02:26:36 - 02:26:37

Good, OK.

- Suzanne Cahill

02:26:39 - 02:26:39

All.

- Wayne Platte

02:26:39 - 02:26:40

Right.

- Wayne Platte

02:26:40 - 02:26:45

So, do we need to vote separately on that, sir, that we've accepted.

- Wayne Platte

02:26:45 - 02:26:48

That they've, they've taken care of county comments.

- Wayne Platte

02:26:48 - 02:26:49

Or we can include that in the end.

- Suzanne Cahill

02:26:50 - 02:26:52

You should vote separately on that.

- Suzanne Cahill

  02:26:53 - 02:27:14

  You can really, you can do it and in a package, you agree with all of the Ulster County comments that were returned and you also accept the memo from the applicant with respect to the comments and submissions.

- Wayne Platte

  02:27:15 - 02:27:16

  Ok, can we do that?

- Wayne Platte

  02:27:18 - 02:27:19

  Who is that rubber?

- Jacobsen, Robert

  02:27:20 - 02:27:21

  Robert?

- Jacobsen, Robert

  02:27:21 - 02:27:21

  I'll make them.

- Wayne Platte

  02:27:21 - 02:27:29

  Ok and I will second that motion: all in favor of Wayne plot as a yes, Charles Mulatto?

- Charles J Polacco Jr

  02:27:32 - 02:27:33

  Yes?

- Wayne Platte

  02:27:35 - 02:27:36

  Jacobson?

- Wayne Platte

  02:27:39 - 02:27:40
  Joe Wiltshire.

- Mary Jo Wiltshire

  02:27:40 - 02:27:41
  Yes.

- Wayne Platte

  02:27:42 - 02:27:43
  Hello?

- Matt Gillis

  02:27:44 - 02:27:44
  Yes?

- Wayne Platte

  02:27:46 - 02:27:49
  That is adopted, OK.

- Wayne Platte

  02:27:56 - 02:27:59
  We really talked about everything else at the last meeting, didn't we?

- Suzanne Cahill

  02:28:09 - 02:28:16
  I'm sorry, I was reading the, yeah, there are a couple things, I don't know that we need to go over them.

- Suzanne Cahill

  02:28:19 - 02:28:19
  We.

- Wayne Platte

  02:28:19 - 02:28:20

Made every one thing I see.

- Wayne Platte

  02:28:23 - 02:28:23

  Ok.

- Suzanne Cahill

  02:28:24 - 02:28:35

  Um, we know, Scott, will there be any word mechanical equipment installed or utilities, security or anything along those lines?

- SCOTT DUTTON

  02:28:36 - 02:28:41

  There are, I mean, this is, for all intents and purposes, a residential scale project.

- SCOTT DUTTON

  02:28:41 - 02:28:49

  So there are a couple of small heat condensing units, they're located on the east side of the building.

- SCOTT DUTTON

  02:28:50 - 02:28:55

  They're included in the complete set of building drawings.

- SCOTT DUTTON

  02:28:57 - 02:29:08

  They're, they're one of the last pages, but we're utilizing heat pumps, so, it'd be no different than any other single family residence in the community.

- Suzanne Cahill

  02:29:10 - 02:29:12

  Ok, and the.

- SCOTT DUTTON

  02:29:12 - 02:29:20

Intention with the lighting just so everyone knows is to have something that feels familiar and residential in nature and.

- SCOTT DUTTON

  02:29:23 - 02:29:27

  Sort of in contrast to some of the.

- SCOTT DUTTON

  02:29:29 - 02:29:36

  Two what currently exists at the Boys and Girls Club with with the wall pack units.

- Suzanne Cahill

  02:29:39 - 02:29:39

  What about.

- Wayne Platte

  02:29:39 - 02:29:40

  Signage?

- Suzanne Cahill

  02:29:41 - 02:29:47

  Are you proposing any signage on this building just to identify it for a particular reason?

- SCOTT DUTTON

  02:29:47 - 02:29:56

  We talked to Peter about fit, about this, and we do think that signage would be appropriate, but they haven't contemplated it yet.

- SCOTT DUTTON

  02:29:56 - 02:30:10

  So that would be something that we'd bring back to the Board at a later date after they've had a thoughtful discussion about where, how big, and the particular font and style wants to be.

- SCOTT DUTTON

  02:30:13 - 02:30:22

Right now, just, know, since the board and I have worked together for so many years, you can appreciate that.

- SCOTT DUTTON

  02:30:22 - 02:30:23

  We're going into winter.

- SCOTT DUTTON

  02:30:24 - 02:30:31

  And with city policy, we can't pull a building permit until we receive site plan approval.

- SCOTT DUTTON

  02:30:32 - 02:30:36

  Um, so we're, we have a contractor in place.

- SCOTT DUTTON

  02:30:36 - 02:30:39

  That contract has been awarded with the Novo Foundation.

- SCOTT DUTTON

  02:30:39 - 02:30:41

  We'd like to get started.

- SCOTT DUTTON

  02:30:41 - 02:30:54

  We recognize that there are a couple landscaping, nuanced details to work out and as I alluded to in the memo, we've got all winter to bring that back to staff.

- SCOTT DUTTON

  02:30:54 - 02:31:03

  And if at any point, Sue and Kyler, you think that the board would want to see a full, thoughtful presentation.

- SCOTT DUTTON

  02:31:03 - 02:31:05

  We'd be more than happy to do that.

- SCOTT DUTTON

  02:31:05 - 02:31:08

  We've got about nine months of construction ahead of us.

- SCOTT DUTTON

  02:31:10 - 02:31:16

  M You've heard Pieter State his goals and's mission.

- SCOTT DUTTON

  02:31:16 - 02:31:22

  So you know we'll come back as often as you want us to to discuss any little details.

- Suzanne Cahill

  02:31:24 - 02:31:25

  Yup.

- DeDea, Kyla

  02:31:27 - 02:31:35

  Can I just with regard to the signage you're there in an R two zones So it's very limited as the size of the sign.

- DeDea, Kyla

  02:31:35 - 02:31:38

  I think it's like six square feet is what's allowed.

- DeDea, Kyla

  02:31:39 - 02:31:47

  If the board is OK with that, coming back to staff also, rather than coming back to them to the board for that.

- DeDea, Kyla

  02:31:47 - 02:31:51

  It, unless you're planning on going for variants, of course, for size.

- SCOTT DUTTON

02:31:52 - 02:32:05

And we haven't really talked about it other than the fact that we did discuss signage in the big picture and and Peter said, You know, I have no idea I want to I want to think about that.

- SCOTT DUTTON

02:32:05 - 02:32:11

So it would fall within those parameters or we would come back around and run the gauntlet.

- DeDea, Kyla

02:32:12 - 02:32:23

So if the board is OK with weight, you know waving it coming back, if it's under that six square feet allowed in zoning, that's an option.

- SCOTT DUTTON

02:32:23 - 02:32:24

And Cassandra is here.

- SCOTT DUTTON

02:32:24 - 02:32:25

Cassandra.

- SCOTT DUTTON

02:32:25 - 02:32:29

Have I said anything that is inconsistent with what we've discussed?

- Cassandra Metzger

02:32:30 - 02:32:31

Absolutely.

- Cassandra Metzger

02:32:32 - 02:32:32

Spot on.

- Cassandra Metzger

02:32:32 - 02:32:37

That we again, we're happy to come back as frequently as the board would like.

- Cassandra Metzger

  02:32:37 - 02:32:42

  But I think solid state we are anxious to get started.

- Cassandra Metzger

  02:32:42 - 02:32:45

  And signage seemed so far away, but it would It would be great.

- Cassandra Metzger

  02:32:45 - 02:32:49

  If we do stay within the requirement for our two faculty.

- Cassandra Metzger

  02:32:50 - 02:32:59

  Waves, and if there's discussion where there's a desire to go outside of, that we would just come back immediately, or apply for the variance, I.

- SCOTT DUTTON

  02:32:59 - 02:33:02

  Mean, Peter consistently calls this a house.

- Cassandra Metzger

  02:33:03 - 02:33:04

  If you ask me, Yeah.

- Jacobsen, Robert

  02:33:07 - 02:33:09

  Wayne, I didn't know if you're within the motion.

- Jacobsen, Robert

  02:33:09 - 02:33:23

  We leave the signage at staff level and obviously, a bit outside of the parameter will come back the board, and let's leave the lighting in the landscape, detailed staff, as well, so we can improve it make it so they can possibly move forward.

- Wayne Platte

  02:33:27 - 02:33:27
  One other.

- Wayne Platte

  02:33:28 - 02:33:33
  That's another thing I see on my notes here, so we were discussed.

- Wayne Platte

  02:33:34 - 02:33:37
  The plan must show an area for reserved parking.

- Suzanne Cahill

  02:33:38 - 02:33:39
  Correct?

- Suzanne Cahill

  02:33:39 - 02:33:39
  Yeah.

- Suzanne Cahill

  02:33:39 - 02:33:44
  The plan will just need to have notations placed on it.

- Suzanne Cahill

  02:33:45 - 02:33:53
  That open green lawn area is an area reserved for off street parking should the need arise.

- Suzanne Cahill

  02:33:53 - 02:34:09
  And that if that happens, that the applicant will come back to the board with the parking lot design plan to show the lighting landscaping for that drainage system, layout, et cetera.

- Suzanne Cahill

  02:34:09 - 02:34:12

And that would include widening the drive at the same time.

- SCOTT DUTTON

  02:34:15 - 02:34:18

  Weighing that is something that's too and I discussed.

- SCOTT DUTTON

  02:34:19 - 02:34:26

  And we appreciate the board's consideration there and having a nicer site until if we should ever need it.

- SCOTT DUTTON

  02:34:27 - 02:34:35

  And that is something that I discussed with the landscape architect to make sure that they took into consideration with planning Outstay.

- Wayne Platte

  02:34:40 - 02:34:42

  Up, anything else?

- Suzanne Cahill

  02:34:44 - 02:34:48

  Brad Pitt was another open question that we still have.

- Suzanne Cahill

  02:34:50 - 02:35:01

  There been any consideration of doing shared services with the Boys and Girls Club, or is this just going to be done privately, and are you planning to use city collection, or a private collector?

- SCOTT DUTTON

  02:35:02 - 02:35:03

  That's a great idea.

- SCOTT DUTTON

  02:35:03 - 02:35:06

  So, we hadn't talked about that.

- SCOTT DUTTON

  02:35:06 - 02:35:08
  I know that.

- SCOTT DUTTON

  02:35:09 - 02:35:14
  The refuse demand, or load at this site, is going to be quite minimal.

- SCOTT DUTTON

  02:35:14 - 02:35:29
  Um, and I think that we had said it might have been might've been before the CBA or your board last month that we anticipated, like, two, tau 2, 1 for garbage and one for recycling.

- SCOTT DUTTON

  02:35:29 - 02:35:34
  But that's certainly something that we can discuss with Dan at the Boys and Girls Club.

- SCOTT DUTTON

  02:35:36 - 02:35:37
  Nobody likes having those totes.

- SCOTT DUTTON

  02:35:39 - 02:35:39
  No.

- SCOTT DUTTON

  02:35:42 - 02:35:51
  And I guess that it would be city pick up for this site, just because the demand is so.

- Jacobsen, Robert

  02:35:51 - 02:35:51
  Limited.

- Suzanne Cahill

  02:35:52 - 02:35:52

Right?

- SCOTT DUTTON

  02:35:54 - 02:35:56
  But if we can get rid of the totes that there would be a bonus.

- SCOTT DUTTON

  02:35:57 - 02:35:57
  So.

- Suzanne Cahill

  02:35:58 - 02:36:06
  Ok, so, we'll just leave that to you, looking at that and talking to Dan and possibly sharing.

- SCOTT DUTTON

  02:36:07 - 02:36:08
  Yeah, that's a great idea.

- SCOTT DUTTON

  02:36:08 - 02:36:10
  We clean up this site if we can make that happen.

- Suzanne Cahill

  02:36:12 - 02:36:12
  Ok.

- Suzanne Cahill

  02:36:15 - 02:36:16
  That was all that I had.

- Wayne Platte

  02:36:18 - 02:36:18
  All right.

- Wayne Platte

02:36:21 - 02:36:23
Anybody else have any questions from the Board?

- Wayne Platte

02:36:26 - 02:36:28
Ok, uh.

- Wayne Platte

02:36:32 - 02:36:33
Oh, under seeker.

- Wayne Platte

02:36:35 - 02:36:39
This is a Type two action, so no further review board is required.

- Wayne Platte

02:36:40 - 02:36:47
Do you want to go over the list, the things, the conditions, and the board policies that, Well, be included in this.

- Suzanne Cahill

02:36:50 - 02:36:53
I will start with the board policies.

- Suzanne Cahill

02:36:53 - 02:37:06
We have four for a 6, 7, 7, a, 10, 11, 13, 14, 14, a 19, 25, and 26.

- Suzanne Cahill

02:37:06 - 02:37:09
Andy can.

- Suzanne Cahill

02:37:12 - 02:37:27

Be that signage, if, consistent with what is currently allowed under zoning, can go through at staff level for the review and approval, otherwise it will return back to the board.

- Suzanne Cahill

  02:37:28 - 02:37:34

  Staff will be authorized to approve the lighting and the landscaping plans.

- Suzanne Cahill

  02:37:34 - 02:37:46

  And the annotation on the plan will be added to to show the reserved future parking area and return to the board if that is necessary.

- Suzanne Cahill

  02:37:47 - 02:37:47

  That's it.

- Wayne Platte

  02:37:49 - 02:37:52

  Alright, and county comments, that's all, you need to put the neighborhood.

- Suzanne Cahill

  02:37:53 - 02:37:55

  You did kinda comment separately.

- Wayne Platte

  02:37:57 - 02:38:02

  So that I'm going to make that a motion that we approve by, and with only items that.

- Jacobsen, Robert

  02:38:03 - 02:38:05

  We have books on sidewalks.

- Cassandra Metzger

  02:38:10 - 02:38:11

  It's not currently bluestone.

- SCOTT DUTTON

  02:38:11 - 02:38:13
  I don't think it is now.

- Cassandra Metzger

  02:38:13 - 02:38:14
  It's concrete.

- Suzanne Cahill

  02:38:15 - 02:38:16
  It's kind of crazy.

- Wayne Platte

  02:38:19 - 02:38:27
  Yeah, OK, so with all those items that Sue just mentioned, I'm gonna put that in the form of a motion to Approve item number 15.

- Wayne Platte

  02:38:28 - 02:38:29
  Do I have a second on that?

- Wayne Platte

  02:38:34 - 02:38:41
  Second by Charles ..., All in favor way implied as a yes, Charles Blaha.

- Charles J Polacco Jr

  02:38:41 - 02:38:42
  Is a yes.

- Wayne Platte

  02:38:43 - 02:38:44
  Albert Jacobson?

- Jacobsen, Robert

  02:38:45 - 02:38:45

Yes.

- Wayne Platte

  02:38:46 - 02:38:47
  Mary Jo Wiltshire.

- Mary Jo Wiltshire

  02:38:48 - 02:38:48
  Yes.

- Wayne Platte

  02:38:49 - 02:38:50
  Yes.

- Matt Gillis

  02:38:51 - 02:38:51
  Yes.

- Wayne Platte

  02:38:52 - 02:38:54
  Motion is approved.

- Wayne Platte

  02:38:55 - 02:38:56
  All right, thank you folks.

- Wayne Platte

  02:39:00 - 02:39:01
  Have a good night.

- Cassandra Metzger

  02:39:01 - 02:39:02
  Youtube Aikido.

- Suzanne Cahill

02:39:03 - 02:39:03
Thank you.

- Wayne Platte

02:39:04 - 02:39:17
Yeah, OK, Item number 16 is to six months proposed Avenue.

- Wayne Platte

02:39:18 - 02:39:25
Site plan to make changes to drainage, section blocking Ladas 56.42, dashboard there seven.

- Wayne Platte

02:39:26 - 02:39:33
Secret to Termination Zone, Triple R Coastal zone, heritage area or denied andra writers.

- Wayne Platte

02:39:33 - 02:39:35
The applicant bluestone Realty is the owner.

- Wayne Platte

02:39:38 - 02:39:39
It was Andrew here.

- Suzanne Cahill

02:39:42 - 02:39:43
Sonya is here.

- Sonia Wright

02:39:45 - 02:39:45
And so.

- Suzanne Cahill

02:39:46 - 02:39:46
He made.

- Sonia Wright

  02:39:46 - 02:39:46
  It back.

- Sonia Wright

  02:39:47 - 02:39:48
  Yes, she wasn't a statement he.

- Suzanne Cahill

  02:39:48 - 02:39:48
  Made.

- Sonia Wright

  02:39:50 - 02:39:54
  Thank you everyone, Having us Soli.

- Suzanne Cahill

  02:39:55 - 02:39:55
  ...

- Suzanne Cahill

  02:39:56 - 02:40:04
  Com and I know this is not a public hearing but just recognize the comments please that we received from the public.

- Wayne Platte

  02:40:07 - 02:40:11
  And What to Ebony where they're total here?

- Wayne Platte

  02:40:13 - 02:40:14
  Read or.

- Suzanne Cahill

  02:40:15 - 02:40:15

Read!

- DeDea, Kyla

  02:40:16 - 02:40:23
  Yeah, there were three We posted 4 because 1 of them had a correction.

- Wayne Platte

  02:40:24 - 02:40:25
  Ok, and.

- DeDea, Kyla

  02:40:25 - 02:40:26
  Things were added to it.

- Wayne Platte

  02:40:27 - 02:40:29
  They will be available on the website.

- Suzanne Cahill

  02:40:30 - 02:40:31
  They are right now.

- Wayne Platte

  02:40:32 - 02:40:32
  Ok.

- Wayne Platte

  02:40:33 - 02:40:35
  So there are four comments for that.

- Wayne Platte

  02:40:37 - 02:40:40
  Um, OK.

- Wayne Platte

02:40:40 - 02:40:47

So let's see, the application is to address drainage issues on the site cleanup a property to remove dead trees.

- Wayne Platte

02:40:48 - 02:40:49

Um.

- Wayne Platte

02:40:50 - 02:40:51

Do you want to?

- Wayne Platte

02:40:52 - 02:40:53

Sonya in Android?

- Wayne Platte

02:40:53 - 02:40:56

You want to go into what your proposal is here.

- Sonia Wright

02:40:59 - 02:41:00

Yeah.

- Sonia Wright

02:41:00 - 02:41:05

We're basically this site has been somewhat.

- Sonia Wright

02:41:08 - 02:41:09

Had a lot of garbage dump dollars.

- Sonia Wright

02:41:09 - 02:41:21

So we want to clear it out, so that we have less people on it, and, uh, taking a lot of a lot of trust as a lot of stuff.

- Sonia Wright

  02:41:21 - 02:41:23

  So, we want to clear it out, so we can see what's going on.

- Sonia Wright

  02:41:23 - 02:41:26

  We also have a outage.

- Sonia Wright

  02:41:28 - 02:41:31

  A spring, which is on a different property.

- Sonia Wright

  02:41:32 - 02:41:42

  We've found in our research that there's a spring underneath 404, Wests Chestnut, The houses were built on.

- Sonia Wright

  02:41:42 - 02:41:47

  So, it's been blowing out here, which, for 20 years, we've owned a lot.

- Sonia Wright

  02:41:47 - 02:41:48

  We've been trying to manage this.

- Sonia Wright

  02:41:49 - 02:41:57

  And the city was great this the spring used, the blower used to go right into the street and take all the dirt and leaves with it.

- Sonia Wright

  02:41:57 - 02:42:03

  But the city gave us a catch basin on our property down at the lower end.

- Sonia Wright

  02:42:03 - 02:42:11

  And what we're trying to do it, right now it's running over the great and picking up all the garbage and stuff and clogging it.

- Sonia Wright

  02:42:11 - 02:42:27

  So we want to encapsulate and control this runoff into the city, provided cash based on other property so that it won't keep plugging it up regarding, take it up some of the trees.

- Sonia Wright

  02:42:28 - 02:42:35

  Down in the lower section, many of people have said that they want this opened up or better views for traffic on the corner.

- Sonia Wright

  02:42:36 - 02:42:38

  People go through there very quickly.

- Sonia Wright

  02:42:39 - 02:42:51

  So this would help us open up the last bid to allow the visibility for the safety of people zooming through there, until the traffic is addressed in the future.

- Sonia Wright

  02:42:54 - 02:43:05

  And just to clarify, stopping dead wrong, I'll just creating catch basins and redirecting it to the existing Menthol.

- Sonia Wright

  02:43:05 - 02:43:12

  That has been provided from the city and it's been there for quite a long time.

- Sonia Wright

  02:43:12 - 02:43:30

As a matter of fact, you could see, I'm not sure if the four members have been able to go to this site, but you can see how at one point I used to go all the way down in the Mattie, intersection what is out of the road going down.

- Sonia Wright

  02:43:31 - 02:43:32

  A ravine, maybe, Yeah.

- Sonia Wright

  02:43:32 - 02:43:42

  So the city took it upon themselves to put it in within the boundaries of the Private Property Act, manhole.

- Sonia Wright

  02:43:43 - 02:43:50

  That's connected to a storm drain, and it goes where it's been going for all of these years.

- Sonia Wright

  02:43:51 - 02:44:05

  So we're not adding any right now is just front of has been going into the same place for all these years, and we're not blasted now.

- Sonia Wright

  02:44:07 - 02:44:07

  Oh.

- Wayne Platte

  02:44:09 - 02:44:12

  Ok, this is Wayne Platt.

- Wayne Platte

  02:44:14 - 02:44:15

  So.

- Wayne Platte

  02:44:20 - 02:44:25

Was with proposals like this, even in the past, but we've had come through this board.

- Wayne Platte

02:44:27 - 02:44:37

For me personally, we'd like to, I like to have it looked upon by the city engineer to sit down to review the proposal before we're, before we are able to vote on it.

- Wayne Platte

02:44:38 - 02:44:43

And I think that this, this proposal warrants that type of, uh.

- Wayne Platte

02:44:45 - 02:44:46

Review.

- Wayne Platte

02:44:47 - 02:44:49

Does the rest of the Board feel that way, as well?

- Mary Jo Wiltshire

02:44:54 - 02:44:55

I agree.

- Wayne Platte

02:44:55 - 02:44:56

Up, if you want.

- Charles J Polacco Jr

02:44:58 - 02:44:59

Chuck, I agree.

- Wayne Platte

02:45:03 - 02:45:03

Ok.

- Matt Gillis

02:45:05 - 02:45:06

Matt, I agree.

- Wayne Platte

02:45:07 - 02:45:08

I'm sorry.

- Wayne Platte

02:45:10 - 02:45:18

All right, so Andrew and Sonya we would, I mean, being acquired to table this for the month.

- Wayne Platte

02:45:19 - 02:45:22

And to add it, give it to the city engineer's office, like I said, to have them look at it.

- Wayne Platte

02:45:23 - 02:45:31

Get another set of eyes laid on it and come back with some comments, and it will be able to give us a better idea of what we're, what, we're approving OK.

- Sonia Wright

02:45:33 - 02:45:34

Yes, that's fine.

- Sonia Wright

02:45:34 - 02:45:42

We'll look forward to meeting with the engineer and anyone from the board who would like to come and see the site.

- Sonia Wright

02:45:42 - 02:45:44

And, through your own eyes, seeing.

- Wayne Platte

02:45:44 - 02:45:45

What I'm.

- Sonia Wright

02:45:45 - 02:45:48

Seeing every time by are more than welcome.

- Sonia Wright

02:45:48 - 02:45:49

We can give.

- Wayne Platte

02:45:49 - 02:45:50

Them Then we.

- Sonia Wright

02:45:50 - 02:45:51

Access, we.

- Wayne Platte

02:45:51 - 02:45:55

Make up well for doing a site visit to South.

- Wayne Platte

02:45:59 - 02:46:00

Mic.

- Wayne Platte

02:46:01 - 02:46:02

Suck it up.

- Sonia Wright

02:46:05 - 02:46:06

Good, Lynn.

- Wayne Platte

02:46:07 - 02:46:15

So, at this time, I'll make a motion that we table ITIN number 16 to allow the city engineer to review this proposal.

- Wayne Platte

02:46:15 - 02:46:17

Do I have a second on it?

- Charles J Polacco Jr

02:46:18 - 02:46:19

Second joke.

- Wayne Platte

02:46:20 - 02:46:25

Echoed by Charles Polanco all in favor Wayne plaid as a yes, Charles ....

- Charles J Polacco Jr

02:46:26 - 02:46:26

Yes.

- Wayne Platte

02:46:27 - 02:46:28

Jacobson?

- Wayne Platte

02:46:31 - 02:46:32

Mary Jo Wiltshire.

- Mary Jo Wiltshire

02:46:32 - 02:46:33

Guess.

- Wayne Platte

02:46:34 - 02:46:35

Gillis.

- Matt Gillis

02:46:35 - 02:46:36

Yes.

- Wayne Platte

02:46:37 - 02:46:38

That has passed.

- Wayne Platte

02:46:38 - 02:46:41

Ok, Andrew, ..., thank you for coming tonight.

- Sonia Wright

02:46:43 - 02:46:44

Ok.

- Wayne Platte

02:46:46 - 02:46:46

Goodnight.

- Wayne Platte

02:46:49 - 02:46:59

Ok, as I mentioned at the beginning of the meeting, I didn't under 17 is being removed from our agenda, because this is a Common Council matter, and not a planning board matter.

- Wayne Platte

02:47:00 - 02:47:16

Um, so moving on to item number 18, Uh, here's number 39 Broadway, site plan to Establish a cafe slash market in an existing building.

- Wayne Platte

02:47:18 - 02:47:21

Secret determination, sorry.

- Wayne Platte

02:47:21 - 02:47:33

Sexual block a lot of 56.43 dash 5 dash 21, Secret Determinations, Zone arty, Ward eight, Anthony Sasso, Rosey General LLCs, the applicant.

- Wayne Platte

02:47:34 - 02:47:35

Charles Blakemore is the owner.

- Wayne Platte

02:47:37 - 02:47:38

What do we have here?

- Suzanne Cahill

02:47:40 - 02:47:43

You have Scott Dutton and Anthony Sasa here.

- Wayne Platte

02:47:45 - 02:47:47

Welcome, gentlemen.

- Anthony Sasso

02:47:47 - 02:47:48

Everybody.

- Wayne Platte

02:47:50 - 02:47:51

Um.

- Wayne Platte

02:47:53 - 02:47:55

Yeah, that's this much verbiage on this.

- Wayne Platte

02:47:55 - 02:47:58

You want to just tell us what your plans are here.

- SCOTT DUTTON

02:47:59 - 02:48:00

I'll, I'll start.

- SCOTT DUTTON

02:48:00 - 02:48:06

Charles bought the building a couple of years ago, those of us have been around in Kingston.

- SCOTT DUTTON

02:48:06 - 02:48:08

No, it is the skill building.

- SCOTT DUTTON

02:48:10 - 02:48:22

Anthony, and I started talking about nine months ago, and he was looking for a place to open a new market, small Cafe.

- SCOTT DUTTON

02:48:22 - 02:48:37

Anthony's a local saugerties kid who went away and worked in some of the top restaurants in New York City in LA, and he's back home and wants to open 30 year classic.

- SCOTT DUTTON

02:48:39 - 02:48:49

Deli cafe that I think everyone sort of imagined in their fantasy world of what, what you want in a neighborhood establishment.

- SCOTT DUTTON

02:48:52 - 02:48:53

Anthony, you want to add anything?

- Anthony Sasso

02:48:54 - 02:48:56

Short been away for awhile.

- Anthony Sasso

02:48:56 - 02:49:03

Gullit did a lot of searching around the area, looking for a perfect, space, appropriate neighborhood, perfect building for the concept.

- Anthony Sasso

02:49:04 - 02:49:05

We did look ...

- Anthony Sasso

02:49:05 - 02:49:06

Works in Woodstock.

- Anthony Sasso

02:49:08 - 02:49:09

This building came out of nowhere.

- Anthony Sasso

02:49:09 - 02:49:14

It basically hit the market, we jumped on it two days later and through the sign were not the broker sign.

- Anthony Sasso

02:49:15 - 02:49:22

Fell in love with the bones, fell in love with the history, going to try to do as little as possible to To the feel of it.

- Anthony Sasso

02:49:22 - 02:49:23

Still make it feel like kind of ...

- Anthony Sasso

02:49:23 - 02:49:29

Pot never left and before that Greenwald, which, I guess, used to be a shoo spot.

- Anthony Sasso

02:49:29 - 02:49:33

They still have a lot of remnants to, including their tiling.

- Anthony Sasso

02:49:33 - 02:49:35

Still have a name in the front door.

- Anthony Sasso

02:49:35 - 02:49:38

So, definitely want to try to incorporate what both of those ...

- Anthony Sasso

02:49:39 - 02:49:40

Businesses brought to the area.

- Anthony Sasso

02:49:40 - 02:49:53

And, you know, the Rhonda has those three monster restaurants between all Savannah and Savannas, and Mariners, And this is kind of beauty, a little bit more of like, an intimate, um, place for the neighbor to take advantage of as far as groceries.

- Anthony Sasso

02:49:54 - 02:49:57

We're going to do New York beer, only New York wine only.

- Anthony Sasso

02:49:57 - 02:50:00

And casual field will do it.

- Anthony Sasso

02:50:00 - 02:50:02

If we can get some outdoor seating, we'll do that.

- Anthony Sasso

02:50:02 - 02:50:04

Seems like the three restaurants really capitalize on that.

- Anthony Sasso

02:50:05 - 02:50:07

But a more go to spot.

- Anthony Sasso

02:50:07 - 02:50:09

The, kind of like, I think, Covitz taught a lot of people, that.

- Anthony Sasso

02:50:11 - 02:50:15

The more you can offer to that neighborhood in the area, the better, so we're going to do breakfast, lunch dinner.

- Anthony Sasso

02:50:16 - 02:50:20

Take out bread pastries and suppers every night.

- Wayne Platte

02:50:23 - 02:50:25

Ok sounds nice.

- Anthony Sasso

02:50:26 - 02:50:35

Yeah we are involved named after my mom and my dad's building and so we're basically like you know, giving it all back to where we grew up.

- Anthony Sasso

02:50:35 - 02:50:36

So couldn't.

- Wayne Platte

02:50:36 - 02:50:37

Accountabilities.

- SCOTT DUTTON

02:50:38 - 02:50:46

Anthony's Anthony's father is a contractor that we've worked with in the past so his name may be familiar to you.

- Wayne Platte

02:50:52 - 02:50:53

Um.

- Wayne Platte

02:50:56 - 02:50:57

Yeah.

- Wayne Platte

02:50:58 - 02:51:01

Any any exterior.

- SCOTT DUTTON

02:51:01 - 02:51:02

Changes to the.

- Wayne Platte

02:51:02 - 02:51:04

Building, you see lighting, anything going on there.

- SCOTT DUTTON

02:51:05 - 02:51:32

If we were going before landmarks and heritage area, minimal changes to the exterior, the changes that are proposed that I think will be applauded by landmarks in that Anthony is interested in making the investment in removing the wood panels that replaced the glass above the storefront windows.

- SCOTT DUTTON

02:51:33 - 02:51:42

If you scroll back a little bit, you'll see that we found an archival image that inspired him to restore those windows.

- SCOTT DUTTON

02:51:42 - 02:51:43

But other than that.

- SCOTT DUTTON

02:51:46 - 02:51:52

Nothing of note of freshener, but keeping the existing colors.

- SCOTT DUTTON

02:51:53 - 02:51:57

There's there's one other image where you can see that.

- SCOTT DUTTON

02:51:57 - 02:51:57

Yeah.

- SCOTT DUTTON

02:51:57 - 02:52:03

You can see above the storefront windows that there were the small.

- Suzanne Cahill

02:52:04 - 02:52:04

No.

- SCOTT DUTTON

02:52:05 - 02:52:08

Frat glass windows.

[speaker unknown]:

02:52:11 - 02:52:11

Ok.

- SCOTT DUTTON

02:52:14 - 02:52:16

Right now, what works?

- SCOTT DUTTON

02:52:16 - 02:52:28

But in terms of site plan review, what we've put in the application is what he'd like to put it in front of the board for approval with a couple of outdoor seats.

- SCOTT DUTTON

02:52:30 - 02:52:32

Other than that, just freshen up overall.

- Wayne Platte

02:52:40 - 02:52:44

Deliveries are going to be below street side.

- SCOTT DUTTON

02:52:45 - 02:52:45

Yes.

[speaker unknown]:

02:52:47 - 02:52:47

Yeah.

- Suzanne Cahill

02:52:48 - 02:52:49

Scott.

- Wayne Platte

02:52:49 - 02:52:50

See my notes here.

- Wayne Platte

02:52:53 - 02:52:53

Go ahead.

- Suzanne Cahill

02:52:54 - 02:53:03

Scott, have you given any consideration to approaching the Council and asking for a designated loading zone along a Beale Street?

- Suzanne Cahill

02:53:03 - 02:53:11

So that that area is reserved for that type of a use and you don't end up with a double parking situation.

- SCOTT DUTTON

02:53:12 - 02:53:31

We've talked about it, conceptually, but I have not had the opportunity to discuss it in detail with corporation counsel and make that application, if, if this Board is supportive of that request, that would certainly go a long way to helping us make that ask.

- Suzanne Cahill

02:53:36 - 02:53:39

I think it would make sense to do that.

- Suzanne Cahill

02:53:40 - 02:53:48

Know, for purposes of the building, given that your hours of operation you're going to want I don't know what your schedule.

- Suzanne Cahill

02:53:49 - 02:53:50

Maybe Anthony, you can answer that.

- Suzanne Cahill

02:53:51 - 02:54:02

What you anticipate in terms of the frequency of deliveries and scheduling of, you know, when and the number of days per week, are they daily deliveries to your business?

- Suzanne Cahill

02:54:02 - 02:54:03

Or.

- Anthony Sasso

02:54:03 - 02:54:08

As far as the non shelf stable stuff, we probably going to do those twice a week or three times a week.

- Anthony Sasso

02:54:09 - 02:54:22

Produce might have to come a little bit more frequently than that, But if everything does come in those early hours between, know, as early as six, we'll have bakers there in the middle of the night, so we can get delivery trucks there.

- Anthony Sasso

02:54:22 - 02:54:24

Winter before we open.

- Anthony Sasso

02:54:25 - 02:54:26

Before nine AM Before 10 0 AM.

- Anthony Sasso

02:54:27 - 02:54:27

I do know those.

- Anthony Sasso

02:54:28 - 02:54:34

There's 2 or 3 spots right in front to metered Sparks that they've been open every single time of dripping down.

- Anthony Sasso

02:54:34 - 02:54:40

There are basically four times a week, so that could be a spot that those trucks could perkin if it's available on the Broadway side.

- Anthony Sasso

02:54:41 - 02:54:46

It does get a little bit trickier on a Beall, just on how they figure out how to get down the hill.

- Anthony Sasso

02:54:46 - 02:54:48

I don't want them to back into appeal.

- Anthony Sasso

02:54:49 - 02:54:54

But those spots, I don't know if some of the residents around their use those or not because they're, I don't believe are metered.

- Suzanne Cahill

02:54:56 - 02:54:58

No, you're right, They are not.

- SCOTT DUTTON

02:54:59 - 02:54:59

Ok.

- Mary Jo Wiltshire

02:55:00 - 02:55:08

On the bills side, it might affect that there's a little beauty shop there now, I mean, would that affect their parking on that side, or.

- Anthony Sasso

02:55:09 - 02:55:12

I could, I think, I don't know, timely open, especially with ...

- Anthony Sasso

02:55:12 - 02:55:14

Of the open at 12, or if they're open in the morning, as well.

- Suzanne Cahill

02:55:16 - 02:55:21

I think Mary Jo is alluding to the fact that if you designate one of those spaces, deliver.

- Wayne Platte

02:55:21 - 02:55:22

In it.

- Suzanne Cahill

02:55:22 - 02:55:23

Moves there, a bill.

- Wayne Platte

02:55:24 - 02:55:24

That's.

- Suzanne Cahill

02:55:24 - 02:55:26

Fake for their parking.

- Suzanne Cahill

02:55:26 - 02:55:27

Their costs for parking.

- SCOTT DUTTON

02:55:28 - 02:55:34

If I'm not mistaken, the council can designate a delivery area for certain times of the day.

- Suzanne Cahill

02:55:35 - 02:55:36

Brett, Yes.

- SCOTT DUTTON

02:55:37 - 02:55:41

I really appreciate you bringing this up tonight.

- SCOTT DUTTON

02:55:41 - 02:55:52

We didn't want to make too big of an ask of the Board at this time, or complicate Anthony's approval, but you all know all too well.

- SCOTT DUTTON

02:55:52 - 02:55:58

The planning board support goes a long way in front of the Council.

- SCOTT DUTTON

02:55:59 - 02:56:11

So I wouldn't suggest that prior to next month's application, we refine our ask and I'll bring it back to you, Sue.

- SCOTT DUTTON

02:56:11 - 02:56:22

And you can Canvas the board, and if we can get a letter of support out of the planning board at next month's meeting, then that would be a early Christmas gift for the applicant.

- Suzanne Cahill

02:56:26 - 02:56:33

Well, I mean, I'll, I'll leave it to the Board, but I don't know that there's a need for you to come back at this point.

- Suzanne Cahill

02:56:34 - 02:56:38

I'm comfortable with the Board making a decision this evening.

- Suzanne Cahill

02:56:39 - 02:56:41

It's now coming through OK.

- Jacobsen, Robert

02:56:41 - 02:56:42

Great.

- SCOTT DUTTON

02:56:43 - 02:56:44

Well, that would make it an early.

- Wayne Platte

02:56:44 - 02:56:45

Thanksgiving.

- SCOTT DUTTON

02:56:45 - 02:56:46

Christmas gift.

- Mary Jo Wiltshire

02:56:49 - 02:57:00

I would be fine with it, as long as it's not, if you can word it in a way where it wouldn't affect the other smaller business on the side, depending on where you're going to ask for the loading zone.

- SCOTT DUTTON

02:57:03 - 02:57:16

So, Anthony, just that, I feel bad taking any more of the board time tonight getting granular on this, because you been at it since six o'clock tonight, Tough night.

- SCOTT DUTTON

02:57:17 - 02:57:18

Anthony?

- SCOTT DUTTON

02:57:18 - 02:57:26

The board is willing to support your request for a loading zone during certain given hours.

- SCOTT DUTTON

02:57:26 - 02:57:32

Um, you want to Do you want to take them up on that offer right now?

- SCOTT DUTTON

02:57:32 - 02:57:33

And refine that?

- SCOTT DUTTON

02:57:33 - 02:57:35

Or do you want to come back next month?

- Jacobsen, Robert

02:57:36 - 02:57:45

That's one thing where you can set the hour, that stamp level based on no, look it up the property over the next few days, even.

- Jacobsen, Robert

02:57:45 - 02:57:54

I mean, if you'd set a timeline of memorializing businesses as a board member, it doesn't matter with me, I think, a loading zone as needed, And I can leave it at that.

- Mary Jo Wiltshire

02:57:55 - 02:57:56

I agree with that.

- Anthony Sasso

02:57:59 - 02:58:03

I mean, I'd be happy to put them in their spot right in front of the building.

- Anthony Sasso

02:58:03 - 02:58:09

Will they be able to use be used by the other businesses on Broadway, further South or further down the Hill?

- SCOTT DUTTON

02:58:10 - 02:58:11

Says that it's.

- Suzanne Cahill

02:58:11 - 02:58:14

Maybe the loading zone, It's designate a loading zone.

- Suzanne Cahill

02:58:14 - 02:58:26

It's not particular to one business, so other businesses would use it, but if the hours are limited, that's the hours, it's limited for that particular purpose than other, that outside of that could be used for regular parking.

- Suzanne Cahill

02:58:27 - 02:58:27

Sure.

- Anthony Sasso

02:58:27 - 02:58:29

I think everyone would be really into that.

- Anthony Sasso

02:58:29 - 02:58:37

It would be super advantageous to put it right on the corner with no cars being able to park behind them, and then they can make their deliveries a lot easier.

- Anthony Sasso

02:58:37 - 02:58:39

And then we can all right.

- SCOTT DUTTON

02:58:39 - 02:58:53

So what Robert suggested gives us the opportunity to refine the language with Sue Cahill and Kyla, and make sure that it's perfect data, and we can make a strong argument to that in the councils.

- SCOTT DUTTON

02:58:54 - 02:58:55

Thank you all.

- Anthony Sasso

02:58:56 - 02:58:57

Thank you.

- Wayne Platte

02:59:02 - 02:59:08

With regards to the parking, this is Wayne.

- Wayne Platte

02:59:11 - 02:59:13

There's no parking on the site.

- Wayne Platte

02:59:13 - 02:59:16

So we have the consider.

- Wayne Platte

02:59:18 - 02:59:24

Request for a waiver that they are waiving the parking requirement wherever we are within the.

- Suzanne Cahill

02:59:24 - 02:59:24

Yes yeah.

- Suzanne Cahill

02:59:29 - 02:59:33

The prior space was at retail was when space for 300.

- Suzanne Cahill

02:59:34 - 02:59:41

The requirement for this use this one space, for three seats or one space per 100.

- Suzanne Cahill

02:59:41 - 02:59:52

So we calculated based on the seating and we came up with 16 spaces required for this current use.

- Wayne Platte

02:59:54 - 02:59:58

How much work and much spaces were spaces are needed for the previous use?

- Suzanne Cahill

02:59:59 - 03:00:01

We calculated, Scott.

- Suzanne Cahill

03:00:01 - 03:00:03

What is the square footage?

- SCOTT DUTTON

03:00:06 - 03:00:17

Give me a second, I can get there, but Anthony, you might remember off the top of your head, are we looking at 3000 square feet, 20,000 square feet, so it would have been 10 spaces.

- SCOTT DUTTON

03:00:17 - 03:00:18

That's my recollection.

- Wayne Platte

03:00:19 - 03:00:23

It's really just the net increase of six patients than right, OK.

- SCOTT DUTTON

03:00:24 - 03:00:25

Correct.

- Wayne Platte

03:00:27 - 03:00:28

All right.

- Suzanne Cahill

03:00:28 - 03:00:28

Yeah.

- SCOTT DUTTON

03:00:29 - 03:00:40

And this is if this, while there are seats, it's more of a cafe kind of, uh, that up where there's, this is a market.

- SCOTT DUTTON

03:00:40 - 03:00:43

This is a grab and go kind of mercantile operation.

- SCOTT DUTTON

03:00:43 - 03:00:49

So, it's not that dissimilar from the business that was there previously.

- Wayne Platte

03:00:54 - 03:01:00

My motion that Wayne, I'm going to make a motion that we waived the parking requirements.

- Wayne Platte

03:01:00 - 03:01:03

Do I have a second on that, Goodbye.

- Wayne Platte

03:01:03 - 03:01:03

Robert.

- Wayne Platte

03:01:03 - 03:01:08

J: All in favor, Wayne plot as a yes, Chuck blocker?

- Charles J Polacco Jr

03:01:10 - 03:01:10

Yes.

- Wayne Platte

03:01:11 - 03:01:12

Jacobson?

- Jacobsen, Robert

03:01:13 - 03:01:13

Yes.

- Wayne Platte

03:01:14 - 03:01:14

Ma'am.

- Wayne Platte

03:01:15 - 03:01:15

Or Joe?

- Wayne Platte

03:01:15 - 03:01:16

Wiltshire.

- Mary Jo Wiltshire

03:01:16 - 03:01:17

Yes.

- Wayne Platte

03:01:18 - 03:01:18

I guess.

- Matt Gillis

03:01:19 - 03:01:19

Yes.

- Wayne Platte

03:01:21 - 03:01:22

Parking is waived.

- Wayne Platte

03:01:24 - 03:01:26

Um anything else?

- Suzanne Cahill

03:01:30 - 03:01:31

No.

- Suzanne Cahill

03:01:31 - 03:01:36

The only issue would be signage that is left.

- Suzanne Cahill

03:01:36 - 03:01:37

So.

- Wayne Platte

03:01:39 - 03:01:41

Well they're going to work.

- Suzanne Cahill

03:01:41 - 03:01:49

Well with having that come back to staff if the board is comfortable Let me allowing staff to review that.

- Suzanne Cahill

03:01:49 - 03:01:52

It will be compliant with zoning.

- Mary Jo Wiltshire

03:01:53 - 03:01:55

Yeah The.

- Suzanne Cahill

03:01:55 - 03:02:04

Signage will also have Landmarks and heritage as well, so there is additional review other than just staff on it.

- Jacobsen, Robert

03:02:05 - 03:02:05

Ok?

- Wayne Platte

03:02:07 - 03:02:11

Ok For me, it's good for that, OK?

- Wayne Platte

03:02:16 - 03:02:16

Right.

- Suzanne Cahill

03:02:19 - 03:02:20

So, I, I have.

- Suzanne Cahill

03:02:22 - 03:02:28

Basically board policies, and then other conditions, if you'd like me to read them off.

- Suzanne Cahill

03:02:28 - 03:02:31

I don't know if that members have anything else.

- Suzanne Cahill

03:02:31 - 03:02:43

But what I have in terms of board policies would be 6, 10, 11, 12, 13, 14, 14, a 194725.

- Suzanne Cahill

03:02:43 - 03:02:52

26 reviews required from the Heritage Area Commission and the Historic Landmarks Preservation Commission.

- Suzanne Cahill

03:02:52 - 03:02:59

That Board recommends the applicant Seca designated loading zone on Beale Street.

- Suzanne Cahill

03:02:59 - 03:03:16

And agrees to allow staff to work with the applicant to define ours and refine that request to the Common Council, and that signage one's determined as long as it is compliant with zoning to come back to staff for review and approval.

- Wayne Platte

03:03:17 - 03:03:18

I say the.

- DeDea, Kyla

03:03:18 - 03:03:23

Only thing: I don't know that it was agreed that it would be on an ...
- DeDea, Kyla

03:03:23 - 03:03:24

Street.
- Suzanne Cahill

03:03:24 - 03:03:24

I was.
- DeDea, Kyla

03:03:24 - 03:03:29

Hearing that maybe Broadway was a better location for the trucks.
- SCOTT DUTTON

03:03:29 - 03:03:30

Correct?
- Suzanne Cahill

03:03:30 - 03:03:31

Brad, I.
- DeDea, Kyla

03:03:31 - 03:03:34

Think that was gonna be a.
- Wayne Platte

03:03:34 - 03:03:35

Broadway.
- Wayne Platte

03:03:36 - 03:03:36

Broadway.
- Suzanne Cahill

03:03:39 - 03:03:41

Ok, I made that change.
- Wayne Platte

03:03:43 - 03:03:43

Ok?
- Wayne Platte

03:03:44 - 03:03:51

All right, before I make that emotion of just going to read into the record, under a secret that take to action, no further review of the Board is required.
- Wayne Platte

03:03:52 - 03:04:03

So with all of those items that show as Illustrated, I will put that into that to the form of a motion to approve item number 18 do I have a second?
- Wayne Platte

03:04:05 - 03:04:06

Second by Robert.
- Wayne Platte

03:04:07 - 03:04:10

All in favor lamplight as a yes.
- Wayne Platte

03:04:11 - 03:04:12

Lockout.
- Charles J Polacco Jr

03:04:13 - 03:04:13

Yes.
- Wayne Platte

03:04:14 - 03:04:15

Barbara Jacobson?
- Jacobsen, Robert

03:04:16 - 03:04:17

Yes.
- Wayne Platte

03:04:18 - 03:04:19

Mary Jo Wiltshire.
- Mary Jo Wiltshire

03:04:20 - 03:04:20

Yes?
- Wayne Platte

03:04:22 - 03:04:22

Yes?
- Matt Gillis

03:04:22 - 03:04:23

Yes?
- Wayne Platte

03:04:25 - 03:04:26

18 is approved.
- SCOTT DUTTON

03:04:27 - 03:04:29

Can't thank the board enough, Thank you.
- Anthony Sasso

03:04:30 - 03:04:30

Thank you board.
- Mary Jo Wiltshire

03:04:31 - 03:04:32

Good luck, good luck.
- Suzanne Cahill

03:04:35 - 03:04:35

Yes.

- Suzanne Cahill

03:04:36 - 03:04:37

Cool.

- Wayne Platte

03:04:38 - 03:04:42

Ok, come into the homestretch here.

- Wayne Platte

03:04:43 - 03:04:51

Item number 19 is 38 Main Street site plan amendment to add a temporary pergola to the outdoor dining area.

- Wayne Platte

03:04:51 - 03:04:52

Section.

- Wayne Platte

03:04:52 - 03:04:56

Blocking light is 48.3 31 6 8.

- Wayne Platte

03:04:57 - 03:05:04

Secret Determinations zone out to Heritage Area Stockade Historic District War too.

- Wayne Platte

03:05:04 - 03:05:11

Hudson Valley Fair LLC is the applicant owner, nor do we have here representing tonight.

- Wayne Platte

03:05:22 - 03:05:23

They lose that person now.

- SCOTT DUTTON

03:05:24 - 03:05:25

Wayne Scott, down.

- Suzanne Cahill

03:05:25 - 03:05:26

Here.

- SCOTT DUTTON

03:05:26 - 03:05:28

And Tavel Summer.

- Wayne Platte

03:05:28 - 03:05:29

F.

- Wayne Platte

03:05:31 - 03:05:32

I don't see it.
- Mary Jo Wiltshire

03:05:35 - 03:05:36

Yet, here.
- SCOTT DUTTON

03:05:37 - 03:05:38

Toggles on by.
- Wayne Platte

03:05:38 - 03:05:38

Phone.
- Wayne Platte

03:05:40 - 03:05:42

Ok, So.
- SCOTT DUTTON

03:05:42 - 03:05:43

You're as a.
- Wayne Platte

03:05:43 - 03:05:44

Pergola.
- Suzanne Cahill

03:05:46 - 03:05:50

Wait, Wayne, yes, and up.
- Wayne Platte

03:05:52 - 03:05:52

Ok.
- Suzanne Cahill

03:05:53 - 03:05:53

Go ahead.
- Wayne Platte

03:05:53 - 03:05:53

Kevin.
- Kevin

03:05:54 - 03:06:00

I just, I just want to point out that I think I observed that this privilege has already been built.
- Wayne Platte

03:06:02 - 03:06:03

Yes it has.
- SCOTT DUTTON

03:06:04 - 03:06:04

It.
- Kevin

03:06:04 - 03:06:05

Ok to.

- SCOTT DUTTON

03:06:05 - 03:06:06

Say, are you Taobao?

- SCOTT DUTTON

03:06:07 - 03:06:09

Oh, OK.

- SCOTT DUTTON

03:06:09 - 03:06:13

Just so we know that here, you can hear us and we can hear you.

- Wayne Platte

03:06:17 - 03:06:17

All right.

- Wayne Platte

03:06:17 - 03:06:20

So go ahead and tell us about this less than row.

- SCOTT DUTTON

03:06:22 - 03:06:25

Boom, before I give an explanation.

- SCOTT DUTTON

03:06:25 - 03:06:30

Tava, can you sound off so that we know that you can hear us and we can hear you.

- SCOTT DUTTON

03:06:34 - 03:06:35

Taobao.

- SCOTT DUTTON

03:06:40 - 03:06:42

He's the.

- Wayne Platte

03:06:42 - 03:06:42

Father.

- Suzanne Cahill

03:06:43 - 03:06:44

Yeah.

- Suzanne Cahill

03:06:45 - 03:06:47

I just unmuted you, OK.

- TAAVO SOMER

03:06:48 - 03:06:48

Now, does that better?

- SCOTT DUTTON

03:06:50 - 03:06:50

Thanks, Carla.

- SCOTT DUTTON

03:06:51 - 03:06:53

Um, yeah.

- SCOTT DUTTON

03:06:54 - 03:07:03

If you don't mind, I'll give a little bit of background here and then asked Tava too to share his perspective on this.

- SCOTT DUTTON

03:07:05 - 03:07:06

Kevin, you're absolutely right.

- SCOTT DUTTON

03:07:06 - 03:07:11

This temporary structure has been constructed already.

- SCOTT DUTTON

03:07:12 - 03:07:22

As the board is aware with with the pandemic, there are a lot of temporary structures that have been constructed throughout the city.

- SCOTT DUTTON

03:07:24 - 03:07:29

And everyone's sort of wrestling with this this challenge.

- SCOTT DUTTON

03:07:29 - 03:07:30

We.

- SCOTT DUTTON

03:07:32 - 03:07:38

Prepared a drawing, erected this temporary structure there.

- SCOTT DUTTON

03:07:38 - 03:07:45

It does not have a foundation, It was done quickly while the drawings are being submitted.

- SCOTT DUTTON

03:07:47 - 03:07:52

Building Safety Division advised that we should start the process.

- SCOTT DUTTON

03:07:53 - 03:08:05

To my knowledge, there are dozens of properties throughout the city that have also erected temporary structures that are going to have to catch up with this process.

- SCOTT DUTTON

03:08:05 - 03:08:09

So Charles' Blakeman, the owner of the property.

- SCOTT DUTTON

03:08:10 - 03:08:26

Apologizes for not being able to be here tonight in person, but Tavel Sommer is his partner, and Lola Pizza, and is here to take any ownership questions.

- Wayne Platte

03:08:32 - 03:08:37

This is just basically an overhanging to for the dining area, then, right?

- Wayne Platte

03:08:37 - 03:08:38

I mean, that's that's what we're talking about.

- SCOTT DUTTON

03:08:39 - 03:08:40

Correct.

- TAAVO SOMER

03:08:41 - 03:08:41

That's correct.

- Wayne Platte

03:08:43 - 03:08:43

Ok.

- SCOTT DUTTON

03:08:44 - 03:08:45

The timing.

- Wayne Platte

03:08:45 - 03:08:45

Of the.

- SCOTT DUTTON

03:08:45 - 03:08:50

Opening of Lola, Pizza and the pandemic couldn't have been worse day ed.

- SCOTT DUTTON

03:08:52 - 03:08:58

They had staffed up trained N, then March 18th.

- SCOTT DUTTON

03:08:58 - 03:09:05

Pitt and they're just trying to survive, which Tavel could speak to it more eloquently than I can.

- TAAVO SOMER

03:09:05 - 03:09:09

Yeah, I mean, we got our liquor license, probably towards the end of February.

- Wayne Platte

03:09:12 - 03:09:12

And.

- TAAVO SOMER

03:09:13 - 03:09:15

Probably got three weeks later the pandemic kit.

- TAAVO SOMER

03:09:19 - 03:09:22

As temporary structures were being loud.

- TAAVO SOMER

03:09:23 - 03:09:35

We and as the weather was getting colder, we thought that this was a temporary structure so we erected a similar to the one that we are erected outside of the hotel.

- TAAVO SOMER

03:09:37 - 03:09:46

So who get it is just in reaction to trying to protect the outdoor seating area from the weather.

- TAAVO SOMER

03:09:48 - 03:09:49

Scott mentioned it.

- TAAVO SOMER

03:09:49 - 03:09:53

There's no foundation, and it's built as true.

- SCOTT DUTTON

03:09:53 - 03:10:09

And I should add that they experimented with a, with a sail with an Awning type cloth solution that ended very badly and cause them to have to close on a busy night.

- SCOTT DUTTON

03:10:10 - 03:10:15

But they've been trying to keep all of their staff employed and just stretch this until.

- SCOTT DUTTON

03:10:16 - 03:10:18

Things are normal again.

- Jacobsen, Robert

03:10:23 - 03:10:33

So, I guess, just to summarize, what, what's the ad, just for the existing outdoor structure to remain for a certain period of Palmer.

- SCOTT DUTTON

03:10:33 - 03:10:36

Well, we're, we're in a public meeting.

- SCOTT DUTTON

03:10:36 - 03:10:37

The meeting is being recorded.

- SCOTT DUTTON

03:10:38 - 03:10:48

So I want to be delicate and respectful, but part of me feels like we might not be here if it wasn't for a complaint.

- SCOTT DUTTON

03:10:48 - 03:10:53

So that prompted us to expedite duh.

- SCOTT DUTTON

03:10:56 - 03:10:57

The process that.

- Jacobsen, Robert

03:10:57 - 03:10:58

Is getting ...

- Jacobsen, Robert

03:10:58 - 03:11:00

And all the rest are struggling.

- Jacobsen, Robert

03:11:00 - 03:11:05

And with the weather conditions being in the north-east, I totally get need, so I guess the question is, what, what?

- Jacobsen, Robert

03:11:05 - 03:11:06

What's the s.n.a.

- Jacobsen, Robert

03:11:08 - 03:11:13

For this temporary stay for a certain period of time, or we now going to build a permanent structure?

- Jacobsen, Robert

03:11:13 - 03:11:13

What, what?

- SCOTT DUTTON

03:11:14 - 03:11:22

I think, if I had to refine the ask, it would be to find the appropriate words.

- SCOTT DUTTON

03:11:22 - 03:11:40

And, Robert, you're better than any of us being an attorney until we know till we know, until we the New York State has guidelines that allow them to operate the way that they intended to when we received our original approvals.

- Suzanne Cahill

03:11:43 - 03:11:44

Scott, maybe.

- Wayne Platte

03:11:44 - 03:11:44

Maybe.

- Suzanne Cahill

03:11:44 - 03:11:57

This bottom line is the department, is the Building Safety Division satisfied that this temporary structure is safe for the duration, and maybe an extended period of time?

- Suzanne Cahill

03:11:57 - 03:12:07

Or are there things that need to be done to make it more, to make it more secure, Far more of a long-term existence.

- SCOTT DUTTON

03:12:08 - 03:12:11

Well, I think they haven't commented on that.

- SCOTT DUTTON

03:12:12 - 03:12:16

The, and I think that it would be reasonable to bifurcate.

- DeDea, Kyla

03:12:16 - 03:12:16

These.

- SCOTT DUTTON

03:12:16 - 03:12:32

Two things, because my duty and obligation as a licensed professional is to ensure that the structure, It's safe, we have a structural engineer who has participated in the creation of these drawings.

- SCOTT DUTTON

03:12:34 - 03:12:35

So.

- SCOTT DUTTON

03:12:37 - 03:12:39

I am not sure that, that really.

- Wayne Platte

03:12:39 - 03:12:40

Fall.

- SCOTT DUTTON

03:12:41 - 03:12:43

In the planning Board's purview.

- SCOTT DUTTON

03:12:43 - 03:12:51

And at this point, we have no violation noticed with respect to the drawings or the structure or anything that we've prevented presented.

- SCOTT DUTTON

03:12:51 - 03:12:56

It's more just that it went up, there was a complaint.

- SCOTT DUTTON

03:12:57 - 03:13:04

The building department, informed us that we needed to go to planning, heritage, area and landmarks.

- SCOTT DUTTON

03:13:04 - 03:13:07

So, we started that process as quickly as possible.

- Jacobsen, Robert

03:13:09 - 03:13:09

The.

- Jacobsen, Robert

03:13:11 - 03:13:16

Items that you have before are the rendition of what is actually there now.

- SCOTT DUTTON

03:13:17 - 03:13:26

Correct, And any of the board members could go by there tomorrow in, see it actualized.

- SCOTT DUTTON

03:13:29 - 03:13:29

It was put up.

- Jacobsen, Robert

03:13:31 - 03:13:32

At this point.

- Jacobsen, Robert

03:13:32 - 03:13:34

I mean, it's it's it's there.

- Jacobsen, Robert

03:13:34 - 03:13:35

It's baseball.

- Jacobsen, Robert

03:13:36 - 03:13:38

Everything they've done on this site is tasteful.

- Jacobsen, Robert

03:13:38 - 03:13:46

I understand the need with regard to call it and if it Is acceptable to the other conditions.

- Jacobsen, Robert

03:13:46 - 03:13:52

I don't see why we can't allow this for a period of 12 months, and then we can re-evaluate at that point.

- SCOTT DUTTON

03:13:59 - 03:14:03

Be more than happy to come back a year from now and revisit.

- SCOTT DUTTON

03:14:03 - 03:14:04

And hopefully by then.

- SCOTT DUTTON

03:14:07 - 03:14:08

We'll be in a much different place.

- Suzanne Cahill

03:14:10 - 03:14:24

So the only the only difference from what is there now would be the addition of a corrugated roofing material to be placed on top of it for, you know, protection from the weather and the elements.

- SCOTT DUTTON

03:14:25 - 03:14:27

So it's there.

- Suzanne Cahill

03:14:29 - 03:14:33

Oh, it is, already I didn't I didn't think it was, OK.

- Suzanne Cahill

03:14:33 - 03:14:33

Yeah.

- SCOTT DUTTON

03:14:34 - 03:14:37

And that's an interesting testament to discrete.

- SCOTT DUTTON

03:14:37 - 03:14:38

It is because.

- Suzanne Cahill

03:14:39 - 03:14:39

Yeah.

- SCOTT DUTTON

03:14:40 - 03:14:42

Naturally, I frequent is tough question.

- SCOTT DUTTON

03:14:45 - 03:14:49

It and I've stopped to pick up pizza about a week ago.

- SCOTT DUTTON

03:14:50 - 03:14:53

And I didn't notice it when I was walking in.

- SCOTT DUTTON

03:14:53 - 03:14:58

And I was waiting for my pickup and I looked out and said, oh, wait.

- SCOTT DUTTON

03:14:58 - 03:15:00

Oh, oh, it's in.

- Suzanne Cahill

03:15:03 - 03:15:05

I didn't notice it either, OK.

- Suzanne Cahill

03:15:05 - 03:15:06

That's good.

- Suzanne Cahill

03:15:06 - 03:15:07

I lose.

- SCOTT DUTTON

03:15:07 - 03:15:10

Track of days, but I want to say that it was.

- SCOTT DUTTON

03:15:13 - 03:15:14

A week ago.

- SCOTT DUTTON

03:15:17 - 03:15:17

Yeah.

- Suzanne Cahill

03:15:18 - 03:15:20

Kevin, you have your hand up.

- Kevin

03:15:21 - 03:15:24

Just a quick question is whether or not that's going to stay during the wintertime?

- Kevin

03:15:25 - 03:15:27

I didn't know if that was a snow load.

- Kevin

03:15:28 - 03:15:28

Capable.

- Kevin

03:15:31 - 03:15:31

Roofing?

- SCOTT DUTTON

03:15:34 - 03:15:40

At this point, it's week by week with trying to figure out what we're gonna do there.

- SCOTT DUTTON

03:15:41 - 03:15:46

We did design the structure with the help of a structural engineer two.

- SCOTT DUTTON

03:15:48 - 03:15:50

Have it withstand reasonable loads?

- SCOTT DUTTON

03:15:50 - 03:15:56

I mean we get one, these snow's like we had 4 or five years ago.

- SCOTT DUTTON

03:15:57 - 03:16:00

Then it's it's intended to be removable.

- SCOTT DUTTON

03:16:00 - 03:16:00

So.

- Kevin

03:16:02 - 03:16:09

Long as I started whether or not you'd be using the patio in the wintertime anyway, wondered if you would just take it down for the wintertime?

- TAAVO SOMER

03:16:09 - 03:16:10

We might, yeah.

- Wayne Platte

03:16:16 - 03:16:17

Yeah.

- Wayne Platte

03:16:19 - 03:16:21

Well, we've certainly got a lot of time in this purple.

- Wayne Platte

03:16:21 - 03:16:22

That's the right way.

- Mary Jo Wiltshire

03:16:25 - 03:16:26

Yeah.

- Wayne Platte

03:16:28 - 03:16:28

I'll.

- Jacobsen, Robert

03:16:28 - 03:16:29

Make a motion.

- Wayne Platte

03:16:32 - 03:16:37

So you slip, you still have to go to heritage area and landmarks, right?

- SCOTT DUTTON

03:16:37 - 03:16:38

That is correct.

- Wayne Platte

03:16:44 - 03:16:48

To have all your questions been answered here in the rest of the board.

- Mary Jo Wiltshire

03:16:49 - 03:16:50

I'm fine with this, Wayne.

- Wayne Platte

03:16:52 - 03:16:55

Ok, have a bachelors good thumbs up.

- Suzanne Cahill

03:16:56 - 03:17:06

The only item I wanted to bring up is that the building department has received complaints in the past about the Iraqis containment area in the rare.

- Suzanne Cahill

03:17:06 - 03:17:14

So I'd just like to put it on the record and, hopefully, Tavel, you'll take this back with you, just to make sure that that's managed appropriately.

- Suzanne Cahill

03:17:15 - 03:17:24

And emptied reach more routinely as it's needed overflow was the primary issue that the building Department received complaints.

- Suzanne Cahill

03:17:24 - 03:17:26

And so, it's really just a management.

- Suzanne Cahill

03:17:26 - 03:17:29

So, just kinda keep your eye And watch on that, please.

- TAAVO SOMER

03:17:30 - 03:17:31

Sure, we'll do.

- Wayne Platte

03:17:36 - 03:17:42

Ok, so, under seeker, this is a Type two actions that show no further review of the board is required.

- Wayne Platte

03:17:44 - 03:17:51

Notice, is there anything, I mean, what you're probably very small about what's going to conditions, what do you got?

- Suzanne Cahill

03:17:52 - 03:17:58

I have Board Policy 6, 10, 12, and 19.

- Suzanne Cahill

03:17:58 - 03:18:05

And positive reviews returned from the Heritage Area Commission and historic Landmark Preservation Commission.

- Wayne Platte

03:18:06 - 03:18:11

Ok, all right, so I'll put her comments and.

- Wayne Platte

03:18:13 - 03:18:18

Board policies into the form of a motion to approve item number 19.

- Wayne Platte

03:18:20 - 03:18:21

Do I have a second on that?

- Wayne Platte

03:18:25 - 03:18:30

Mary Jo Wilshire, all in favor Wayne Cloud as a, yes, drop the logo.

- Charles J Polacco Jr

03:18:31 - 03:18:31

Yes.

- Wayne Platte

03:18:33 - 03:18:34

Other Jacobson?

- Jacobsen, Robert

03:18:35 - 03:18:35

Yes.

- Wayne Platte

03:18:37 - 03:18:38

Joe Wilshire.

- Mary Jo Wiltshire

03:18:38 - 03:18:39

Yes.

- Wayne Platte

03:18:40 - 03:18:41

Yes.

- Matt Gillis

03:18:41 - 03:18:42

Yes.

- Wayne Platte

03:18:43 - 03:18:44

That is patched.

- Wayne Platte

03:18:44 - 03:18:44

All.

- SCOTT DUTTON

03:18:44 - 03:18:45

Right.

- SCOTT DUTTON

03:18:45 - 03:18:45

All.

- Wayne Platte

03:18:45 - 03:18:45

Right.

- Wayne Platte

03:18:46 - 03:18:47

Thank you so much.

- Wayne Platte

03:18:55 - 03:19:02

Ok, as I had mentioned in the beginning of the meeting, item number 20, we're under discussion now.

- Wayne Platte

03:19:02 - 03:19:07

Item number 20 has been postponed at the request of the applicant.

- Wayne Platte

03:19:08 - 03:19:11

So we will not be discussing that tonight.

- Wayne Platte

03:19:13 - 03:19:15

Moving on to item number 21.

- Wayne Platte

03:19:16 - 03:19:28

Rezoning recommendation Recommendation Tacoma Council on Rezoning multiple parcels in the areas, commonly referred to as Golden Hill and one park, in ....

- Wayne Platte

03:19:28 - 03:19:44

Common Council Resolution Number 153 of 2020, From Zone's Triple R and R 1, 1 Family Residence, oh two, which is limited Office, M one, which is light manufacturing and C three, general commercial.

- Wayne Platte

03:19:45 - 03:19:47

Two, are six multiple residents.

- Wayne Platte

03:19:48 - 03:19:59

Secret Determination Zone, Triple R, R one, O two, M one, and C three, woertz three, and five, Kingston Common Council Action.

- Wayne Platte

03:19:59 - 03:20:00

Multiple owners.

- Wayne Platte

03:20:01 - 03:20:07

Ok, we're going to recognize that this has been forwarded to us at this time.

- Wayne Platte

03:20:08 - 03:20:09

Um.

- Wayne Platte

03:20:14 - 03:20:14

What do we have?

- Suzanne Cahill

03:20:17 - 03:20:22

There was one individual that texted that wanted to speak on this.

- Suzanne Cahill

03:20:23 - 03:20:25

However, this is not a public hearing.

- Suzanne Cahill

03:20:26 - 03:20:34

It is only a recommendation that the planning board gives to the Common Council.

- Suzanne Cahill

03:20:35 - 03:20:37

That individual is mister Colangelo.

- Suzanne Cahill

03:20:38 - 03:20:48

I don't know if he is still on the line, but my recommendation would be that he submit a comment in writing that could be considered by the planning board.

- Wayne Platte

03:20:49 - 03:20:50

Prior to.

- Suzanne Cahill

03:20:50 - 03:20:52

Making a recommendation.

- Wayne Platte

03:20:54 - 03:20:55

I concur with that.

- Wayne Platte

03:20:57 - 03:21:02

He lives up by, but at the top of Glenn Street, right, that's what the president says.
- Suzanne Cahill

03:21:02 - 03:21:04

He is a resident of Glenn's Street.
- Suzanne Cahill

03:21:04 - 03:21:04

Yes.
- Wayne Platte

03:21:07 - 03:21:07

All right.
- Wayne Platte

03:21:10 - 03:21:14

We're not going to be acting on this tonight, but Because we'll have up.
- Wayne Platte

03:21:14 - 03:21:18

We have a timeframe where you have to get back to the kind of counseling.
- Suzanne Cahill

03:21:21 - 03:21:24

Yes, we have 45 days.
- Wayne Platte

03:21:25 - 03:21:28

Ok, Um.
- Suzanne Cahill

03:21:31 - 03:21:31

Mister.
- Wayne Platte

03:21:31 - 03:21:32

Cooney.
- Suzanne Cahill

03:21:32 - 03:21:36

Texted me he is on the line, I believe.
- Suzanne Cahill

03:21:39 - 03:21:46

Mister Glandular, if you're one of the callers, to I did the board list to give him a couple of minutes.
- Wayne Platte

03:21:49 - 03:21:50

Robert Bad.
- Jacobsen, Robert

03:21:51 - 03:21:52

I have no issue with that.

- Jacobsen, Robert

03:21:52 - 03:21:53

We hear from people who came late.

- Wayne Platte

03:21:55 - 03:21:58

Ok, mister.

- Suzanne Cahill

03:21:58 - 03:21:59

Angela, on the phone.

- Suzanne Cahill

03:22:01 - 03:22:02

Anyone on the line?

- DeDea, Kyla

03:22:03 - 03:22:07

So you might have to unmute that, Kim, It seems like that's the way.

- DeDea, Kyla

03:22:09 - 03:22:10

Ran over.

- DeDea, Kyla

03:22:12 - 03:22:14

Looks like number 31, maybe.

- Suzanne Cahill

03:22:15 - 03:22:16

I don't know, mister Angelo.

- Suzanne Cahill

03:22:21 - 03:22:22

Angela?

- Suzanne Cahill

03:22:25 - 03:22:28

Mister Angelo, mmm hmm.

- Suzanne Cahill

03:22:31 - 03:22:33

On the line, I can figure out.

[speaker unknown]:

03:22:35 - 03:22:36

Yes, yes.

- Suzanne Cahill

03:22:37 - 03:22:38

Hello, OK.

- Suzanne Cahill

03:22:41 - 03:22:51

Ok, has agreed to give you a few minutes to speak, so It's your turn, you're up.

- Suzanne Cahill

03:22:52 - 03:23:00

Now, we just really want to acknowledge the fact that, you know, the idea to build housing but you do live in the area.

- Suzanne Cahill

03:23:00 - 03:23:07

I've made this PLE for literally six years on the property.

- Suzanne Cahill

03:23:07 - 03:23:17

The top Golden Hill, that's slated for redevelopment has serious issues with egress and ingress into the property as does Wacom Park.

- Suzanne Cahill

03:23:19 - 03:23:21

This is well known, this is not new.

- Suzanne Cahill

03:23:21 - 03:23:24

This is not something that I'm bringing to your attention because I don't want housing.

- Suzanne Cahill

03:23:25 - 03:23:26

There's nothing to do with that.

- Suzanne Cahill

03:23:26 - 03:23:27

We've submitted petitions.

- Suzanne Cahill

03:23:28 - 03:23:35

In fact, we had another petition prepared for the public hearing that was abruptly cancer, that the 11th out we will not stop.

- Suzanne Cahill

03:23:35 - 03:23:36

Does not go away.

- Suzanne Cahill

03:23:37 - 03:23:40

I will tell you that the process is backwards.

- Suzanne Cahill

03:23:40 - 03:23:47

I've listened to tonight talk about giving people a hard time to build six apartments because of Sightline issues.

- Suzanne Cahill

03:23:47 - 03:24:00

They're trying to build 300 to 500 housing units with big, terrible, sightline issues with traffic volumes that are exceed the capacity of the roadway that services those properties.

- Suzanne Cahill

03:24:00 - 03:24:02

So we really want you guys to take that into consideration.

- Suzanne Cahill

03:24:02 - 03:24:03

Yeah.

- Suzanne Cahill

03:24:03 - 03:24:07

The other thing is, you know, why are we rezone property without seeing the proposals?

- Jacobsen, Robert

03:24:08 - 03:24:12

I mean, every single project we've discussed today had had a proposal with it.

- Jacobsen, Robert

03:24:12 - 03:24:14

Where's the one for golden help?

- Jacobsen, Robert

03:24:14 - 03:24:16

Why is it and why is it being kept?

- Jacobsen, Robert

03:24:17 - 03:24:21

I mean, how could you rezone something, without, without knowing what's going to be built on it?

- Jacobsen, Robert

03:24:23 - 03:24:28

It just sees it very, very, arbitrary, with regards to these rules.

- Jacobsen, Robert

03:24:28 - 03:24:31

And also, the type of class, you know, does this require secret?

- Jacobsen, Robert

03:24:31 - 03:24:34

Does this require an environmental assessment prior to rezoning?

- Jacobsen, Robert

03:24:35 - 03:24:36

If so, will that happen?

- Wayne Platte

03:24:37 - 03:24:43

You know, we want development, I think it's important, but it needs to be done with everybody in mind.

- Wayne Platte

03:24:44 - 03:24:45

Not just the political interests.

- Wayne Platte

03:24:45 - 03:24:49

It should be done with the residents interests that have been here already.

- Wayne Platte

03:24:49 - 03:24:58

So, I please, I hope that, you know, you will require the proposals to be presented prior to rezoning.

- Wayne Platte

03:24:58 - 03:25:03

I think that, It seems impossible to consider this without it.

- Wayne Platte

03:25:04 - 03:25:06

So, we will be back.

- Wayne Platte

03:25:06 - 03:25:11

We do have petitions who do have at least 50 to 60 residents' lined up.

- Wayne Platte

03:25:11 - 03:25:18

Again, not in opposition of the housing, but in opposition to the impact that this project will have.

- Wayne Platte

03:25:18 - 03:25:22

So we really implore you to consider that.

- Wayne Platte

03:25:23 - 03:25:24

Thank you.

- Wayne Platte

03:25:24 - 03:25:25

Thank you, Matt.

- Wayne Platte

03:25:30 - 03:25:31

Yeah.

- Wayne Platte

03:25:32 - 03:25:33

Yeah.

- DeDea, Kyla

03:25:35 - 03:25:36

Had his hand up.

- Suzanne Cahill

03:25:37 - 03:25:39

Oh, Wayne.

- Wayne Platte

03:25:41 - 03:25:41

Let me.

- Suzanne Cahill

03:25:42 - 03:25:42

Say something.

- Gartenstein, Daniel

03:25:43 - 03:25:47

Yeah, I just was going to ask you to clarify.

- Gartenstein, Daniel

03:25:47 - 03:26:01

There were a couple of corrections that needed to be made to the list of properties that are potentially going to be rezoned I believe there were some digits that were added a place.

- Gartenstein, Daniel

03:26:01 - 03:26:08

And there was going to be some discussion with Alderman Tolman with regard to correcting that list.

- Gartenstein, Daniel

03:26:08 - 03:26:17

And Sue had specific concerns about a number of other properties, and before we go forward, if we could just clarify where that is.

- Gartenstein, Daniel

03:26:18 - 03:26:24

My understanding rules will be addressing this, at least as a preliminary matter next week.

- Gartenstein, Daniel

03:26:25 - 03:26:37

And as we've discussed in the past, the code specifically provides a number of different ways that petitions to rezone can be brought forward.

- Gartenstein, Daniel

03:26:37 - 03:26:40

One of those ways is by my motion.

- Gartenstein, Daniel

03:26:41 - 03:26:46

It all demand, rather than by application and by the developer.

- Gartenstein, Daniel

03:26:47 - 03:27:03

This is a situation where the older men as brought this forward under a specific provision of the code, which is a very different process than what has been conducted in the past when the developer or the property owner was brand new.

- Suzanne Cahill

03:27:05 - 03:27:06

Right.

- Suzanne Cahill

03:27:07 - 03:27:15

As you see, there is a matrix in your staff notes that Kyla has put into that.

- Suzanne Cahill

03:27:15 - 03:27:24

There were some questions you'll see with the SPL numbers that were provided are numbers that do not exist.

- Suzanne Cahill

03:27:24 - 03:27:30

So we've taken the liberty of making some assumptions on them.

- Suzanne Cahill

03:27:30 - 03:27:41

For example, the first one, we believe it to be the Golden hele Nursing Home property, and that is, so that's one of them.

- Suzanne Cahill

03:27:41 - 03:27:49

There are a couple others that are on the list, that do not exist, but we believe they're just miss numbered.

- Suzanne Cahill

03:27:49 - 03:27:51

And we're going to be making those corrections.

- Suzanne Cahill

03:27:51 - 03:28:16

I am planning to schedule a meeting with Alderman Tollman this week to sit down and go through this list I'm waiting for some mapping out of our engineering department that will better define all of these parcels in a single map and define them more clearly than the information that has already been submitted and provided.

- Suzanne Cahill

03:28:17 - 03:28:20

A couple of these are single family residences.

- Suzanne Cahill

03:28:20 - 03:28:31

So we question at staff level why they are included, um B to be converted from one family, active residences to an RC zoning.

- Suzanne Cahill

03:28:33 - 03:28:42

One is the gateway community industry's building that is operating under M one zoning, which allows it to operate.

- Suzanne Cahill

03:28:42 - 03:28:52

But by converting it to an R six, you would create a non conforming use, so those are questions that, you know, jumped right out to us.

- Suzanne Cahill

03:28:53 - 03:29:00

And we want to, I want to review those with the aldermen, and look at this and passively revise this listing.

- Suzanne Cahill

03:29:01 - 03:29:05

Going forward, you have businesses on here.

- Suzanne Cahill

03:29:05 - 03:29:23

I don't know that they necessarily want to be rezoned, because they have very active, successful businesses and by rezoning them to a residential, you're you're creating a problem for them if they want to expand, or they want to do anything in the future.

- Suzanne Cahill

03:29:24 - 03:29:28

So that, in my mind, is something real that we have to take a good, hard look at.

- Suzanne Cahill

03:29:28 - 03:29:38

And there are interested, parties is, mister Colangelo said that the county's working with, but we don't know who they are.

- Suzanne Cahill

03:29:38 - 03:29:40

We don't have any proposals, as of yet.

- Suzanne Cahill

03:29:42 - 03:29:47

We've had outreach from other people for the law and park properties.

- Suzanne Cahill

03:29:48 - 03:29:58

Again, no affirmative proposal has been submitted to the city, planning board, or any agency that the city has for a review.

- Suzanne Cahill

03:29:59 - 03:30:01

So that is something to be considered.

- Suzanne Cahill

03:30:01 - 03:30:05

But you have to go back and look at staff, where are we?

- Suzanne Cahill

03:30:06 - 03:30:14

Basically copied out, right out of the zoning code, the questions that you will need to address when you prepare your final report.

- Suzanne Cahill

03:30:14 - 03:30:22

So I want you to take a good look at those, and consider those, when you're thinking about this rezoning process.

- Suzanne Cahill

03:30:22 - 03:30:29

And they are whether such change is consistent with the objectives and purposes of the district or districts to be affected.

- Suzanne Cahill

03:30:29 - 03:30:35

The nature and the location of the uses in buildings to be affected, and the manner in which they will be accepted.

- Suzanne Cahill

03:30:35 - 03:30:40

And whether use is permitted by the proposed change will be appropriate in the affected areas.

- Suzanne Cahill

03:30:40 - 03:30:49

And emulating the effect of the change on existing or proposed public facilities and services such as schools, streets, utilities, et cetera.

- Suzanne Cahill

03:30:50 - 03:31:10

And I think that's one of the key ones That it has been made most vocal by the by individuals' file you can have, Like, it's just the traffic issue and the science with, No, the traffic flows, and the intersection of route with Route 32.

- Suzanne Cahill

03:31:10 - 03:31:16

Which would be the primary exception for whatever development, comes into play.

- Gartenstein, Daniel

03:31:16 - 03:31:22

For qualification, you're going to be meeting with the older men in the foreseeable future.

- Gartenstein, Daniel

03:31:22 - 03:31:40

And once you clarify with the old woman, what the correction is to the list will be, and whether he is interested in deleting or changing the specific request based on your comments, you will write that up.

- Gartenstein, Daniel

03:31:40 - 03:31:47

You will forward it to this board so this board will have it in preparation for their deliberation on their recommendation next month.

- Suzanne Cahill

03:31:48 - 03:31:49

Absolutely.

- Gartenstein, Daniel

03:31:49 - 03:31:50

Yes.

- Suzanne Cahill

03:31:51 - 03:31:59

Like I said, I think we'll have a better map that will outline the areas to be clearer so that individuals can rate.

- Suzanne Cahill

03:31:59 - 03:32:09

You can identify it much easier, And I think that was another issue that the public was having with the some of the documents that they just need to be brought.

- Suzanne Cahill

03:32:09 - 03:32:12

They need to be increased and improved upon.

- Suzanne Cahill

03:32:13 - 03:32:16

And I think that's what we're going to work on with the Engineering Department as well.

- Gartenstein, Daniel

03:32:17 - 03:32:20

And if you can just forward that as soon as possible.

- Gartenstein, Daniel

03:32:20 - 03:32:22

So everyone has an opportunity to review it.

- Suzanne Cahill

03:32:22 - 03:32:22

To.

- Gartenstein, Daniel

03:32:22 - 03:32:24

The my office.

- Gartenstein, Daniel

03:32:24 - 03:32:25

That would be very helpful.

- Suzanne Cahill

03:32:26 - 03:32:27

For us to meet this week's.

- Gartenstein, Daniel

03:32:28 - 03:32:28

Program.

- Wayne Platte

03:32:30 - 03:32:32

So this is Wayne.

- Wayne Platte

03:32:33 - 03:32:36

Just to clarify, we will not have any public hearing on this, correct?

- Suzanne Cahill

03:32:37 - 03:32:38

That is correct.

- Suzanne Cahill

03:32:38 - 03:32:39

Yeah, no.

- Suzanne Cahill

03:32:39 - 03:32:49

Public hearing is that the council level, that peering has was scheduled, it was canceled, It has not as of yet been rescheduled.

- Suzanne Cahill

03:32:49 - 03:32:50

I'm sure.

- Suzanne Cahill

03:32:50 - 03:32:53

That will be a topic of discussion at laws and rules next week.

- Suzanne Cahill

03:32:54 - 03:33:12

But, this four does have 45 days to issue its recommendation, which is why we feel very strongly that, and it's significant enough scale and scope that the the full-time allotment be used in this matter, tabled this month and brought to next month's meeting.

- Suzanne Cahill

03:33:12 - 03:33:19

Now, in the interim, that this commission, that this Board, give this thought and ask any questions.

- Wayne Platte

03:33:20 - 03:33:20

If you need.

- Suzanne Cahill

03:33:20 - 03:33:28

To speak to me, your pilot directly, feel absolutely free to do so, if you want to go out and look at some of these properties.

- Suzanne Cahill

03:33:28 - 03:33:28

Absolutely.

- Suzanne Cahill

03:33:29 - 03:33:37

I encourage you to do that, and encourage you to, you know, look at the look at the impacts that this could potentially have.

- Gartenstein, Daniel

03:33:40 - 03:33:41

Ok.

- Gartenstein, Daniel

03:33:43 - 03:33:58

For one second, before camera, just to clarify, whether or not the 45 day deadline to apply is, given that it is a motion from a Council member, rather than a request from an individual property owner is fairly gray area.

- Gartenstein, Daniel

03:33:58 - 03:34:14

I assume that if this board has legitimate questions, that they need to address prior to making their recommendation, that additional time will certainly be provided for those further deliberations.

- Gartenstein, Daniel

03:34:14 - 03:34:24

Again, this is not a petition being filed by a property owner, where the timeframes are much more strict, and it could result in some sort of default determinations.

- Wayne Platte

03:34:28 - 03:34:28

That.

- Kevin

03:34:28 - 03:34:29

Was.

- Wayne Platte

03:34:29 - 03:34:29

Basically a.

- Kevin

03:34:29 - 03:34:33

Nice concern that we wouldn't have enough time, especially now.

- Kevin

03:34:33 - 03:34:40

We don't even have a map or really true list of the properties that we're supposed to be considering.

- Kevin

03:34:40 - 03:34:44

So, I'm not sure there's 45 days that only gives us one meeting.

- Kevin

03:34:46 - 03:34:49

To review a very important topic.

- Gartenstein, Daniel

03:34:49 - 03:34:58

Again, I wouldn't worry about the 45 days I think that the application needs to be acted on certainly.

- Wayne Platte

03:34:58 - 03:34:59

Expeditiously.

- Gartenstein, Daniel

03:34:59 - 03:35:05

But, you know, any requests for additional time, I'm pretty confident, will be honored and there won't be an issue.

- Suzanne Cahill

03:35:08 - 03:35:08

Ok.

- Wayne Platte

03:35:11 - 03:35:12

Ok.

- Wayne Platte

03:35:16 - 03:35:25

So, like Sue said, you know, take some time, Go out, and take a look at these properties, Have some questions for, or planning staff.

- Wayne Platte

03:35:25 - 03:35:26

Absolutely.

- Wayne Platte

03:35:26 - 03:35:32

Give them a call, stop in, and, uh, yeah, we'll take this back up at the next meeting.

- Wayne Platte

03:35:32 - 03:35:34

So, any other comments right now?

- Wayne Platte

03:35:37 - 03:35:42

Ok, I'll make a motion that we Yes.

- Wayne Platte

03:35:42 - 03:35:43

I just have a question.

- Wayne Platte

03:35:43 - 03:35:49

So, Is mister Gardening suggesting that alderman can unilaterally just go around and decide that they want to rezone property?

- Wayne Platte

03:35:49 - 03:35:53

And at the council agrees that that that's how it works because what section is referring to?

- Wayne Platte

03:35:53 - 03:35:54

Because I want to write it down.

- Wayne Platte

03:35:54 - 03:36:00

What exactly, the section of the City Code, regardless, he taught me about, because that doesn't sound like democracy.

- Gartenstein, Daniel

03:36:01 - 03:36:03

I'll write it down to that.

- Gartenstein, Daniel

03:36:05 - 03:36:09

Go to the city Code on you have this exact section number.

- Gartenstein, Daniel

03:36:09 - 03:36:24

Under the Search bar, type in the petition to Rezone and the applicable section will come up as part of *** shaken as part of Section 405, but I could not tell you off the top of my head.

- Gartenstein, Daniel

03:36:24 - 03:36:30

What the precise subsection is the process Started around, you're throwing it around like you know you should memorize, and I will tell you this.

- Gartenstein, Daniel

03:36:30 - 03:36:34

One of the thing, I want to say to the largest, the largest housing project, the.

- Jacobsen, Robert

03:36:34 - 03:36:37

Largest project in the city's history on.

- Wayne Platte

03:36:37 - 03:36:37

Public.

- Wayne Platte

03:36:37 - 03:36:45

Land with public money That is being is being done in a way that doesn't follow, the normal process is a major red flag.

- Wayne Platte

03:36:46 - 03:36:47

Get the proposals, and let's talk.

- Jacobsen, Robert

03:36:49 - 03:36:51

Business model question and answer.

- Jacobsen, Robert

03:36:51 - 03:36:54

And we were nice to allow them the time at this point, you should be muted.

- Wayne Platte

03:36:56 - 03:37:00

I am, I'm making a motion that we, table item.
- Wayne Platte

03:37:00 - 03:37:00

Number 21.
- Wayne Platte

03:37:00 - 03:37:01

Do I have a second?
- Jacobsen, Robert

03:37:02 - 03:37:03

Second.
- Suzanne Cahill

03:37:04 - 03:37:04

Yes.
- Wayne Platte

03:37:05 - 03:37:10

Goodbye Robert Jacobsen All in favor away and plot as a Yes, Charles ...:.
- Charles J Polacco Jr

03:37:11 - 03:37:11

Yes.
- Wayne Platte

03:37:12 - 03:37:13

Robert.
- Wayne Platte

03:37:13 - 03:37:14

Robert Jacobs.
- Wayne Platte

03:37:16 - 03:37:18

Mary Jo Wiltshire.
- Mary Jo Wiltshire

03:37:18 - 03:37:18

Yes.
- Wayne Platte

03:37:21 - 03:37:21

Yes.
- Matt Gillis

03:37:22 - 03:37:22

Yes.
- Wayne Platte

03:37:25 - 03:37:30

Ok, OK, there are business before this board.
- Wayne Platte

03:37:30 - 03:37:32

I think we're good.

- Wayne Platte

03:37:32 - 03:37:32

So the.

- Suzanne Cahill

03:37:33 - 03:37:39

Only other question I would have is, does the board is the board interested in doing any site visits for any?

- Suzanne Cahill

03:37:39 - 03:37:45

Any of the projects that we had on the agenda tonight that were tabled and carried over?

- Suzanne Cahill

03:37:46 - 03:37:47

For example, the mantra.

- Wayne Platte

03:37:47 - 03:37:48

Pows.

- Suzanne Cahill

03:37:49 - 03:37:56

Anyone is interested in that, the Court street, I don't know if anybody is interested in that, looking at that one.

- Suzanne Cahill

03:38:01 - 03:38:01

I guess now.

- Suzanne Cahill

03:38:03 - 03:38:06

I just thought I would throw it out there now.

- Wayne Platte

03:38:10 - 03:38:10

I think.

- Jacobsen, Robert

03:38:10 - 03:38:11

I.

- Wayne Platte

03:38:13 - 03:38:14

Ok, even.

- Jacobsen, Robert

03:38:14 - 03:38:16

If they don't have a map of all health care.

- Jacobsen, Robert

03:38:16 - 03:38:18

So, we have an idea what we're looking at.

- Suzanne Cahill

03:38:20 - 03:38:21

For the Rezoning.

- Jacobsen, Robert

03:38:22 - 03:38:23

Yeah.

- Jacobsen, Robert

03:38:23 - 03:38:25

Because I'm just not familiar with the article, OK?

- Suzanne Cahill

03:38:26 - 03:38:26

Yes.

- Suzanne Cahill

03:38:26 - 03:38:27

Yes.

- Suzanne Cahill

03:38:27 - 03:38:36

I mean, that's the idea, is to really have a new map redrawing the map so that it's very clear as to which exact properties they are.

- Jacobsen, Robert

03:38:39 - 03:38:39

Thank you.

- Wayne Platte

03:38:43 - 03:38:45

Ok, all right?

- Wayne Platte

03:38:47 - 03:38:48

I'll make a motion to adjourn.

- Wayne Platte

03:38:49 - 03:38:50

Who's got a second on that?

- Wayne Platte

03:38:52 - 03:38:53

A particular set of eyes?

- Wayne Platte

03:38:54 - 03:38:57

Ok, and all in favor of Wayne plot as a yes.

- Charles J Polacco Jr

03:38:59 - 03:39:00

Yes.
- Wayne Platte

03:39:01 - 03:39:02

Jacobson?
- Jacobsen, Robert

03:39:04 - 03:39:04

Yes.
- Wayne Platte

03:39:06 - 03:39:07

Joe Walsh, Shier.
- Mary Jo Wiltshire

03:39:07 - 03:39:08

Yes.
- Wayne Platte

03:39:10 - 03:39:11

Yes.
- Matt Gillis

03:39:11 - 03:39:12

Yes.
- Matt Gillis

03:39:13 - 03:39:13

Yes.
- Wayne Platte

03:39:14 - 03:39:14

Eric!
- Wayne Platte

03:39:14 - 03:39:15

Motion Cap.
- Wayne Platte

03:39:16 - 03:39:16

Thank you, all.
- Wayne Platte

03:39:20 - 03:39:21

Seeing it.
- Wayne Platte

03:39:25 - 03:39:26

Ptolemy?
- Wayne Platte

03:39:28 - 03:39:28

All right.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:

Item #2: #412 East Chester Street SUBDIVISION of the Lands of WSSA Equities LLC. SBL 48.75-7-19. SEQR Determination. Zone C-2. Ward 7. WSSA Equities LLC; applicant/owner.

Suggested Action:

Attachments:
1 Completed Application.pdf

2 seaf.pdf

3 Project_Narrative_Form.pdf

4 PHOTO KEY.pdf

5 photo 1.JPG

6 photo 2.JPG

7 photo 3.JPG

8 WSSA EQUITIES DEED.pdf

9 COMPTROLLERS TAX STATEMENT.pdf

10 Completed Application Checklist.pdf

11 Completed Permission to Represent001.pdf

12 Operating Permit_412 E Chester_Sept 2019.pdf

13 WSSA Equities LLC Documents.pdf

14 412 East Chester Street Subdivision Map.pdf

City of Kingston
NEW YORK
OFFICE OF PLANNING
APPLICATION FOR SUBDIVISION

LOT LINE DELETION, LOT LINE REVISION

To be completed by applicant

1. Project name: MAP OF SUBDIVISION OF LANDS BELONGING TO WSSA EQUITIES LLC
2. Location: 412 EAST CHESTER Property Tax map ID# (SBL) 48.75-7-19
3. Size (acres) of land to be modified: 1 ACRE
4. Number of lots to be created: 2
5. Name & mailing address of owner: WSSA EQUITIES LLC 316 W. ANN ST MILFORD PA 18337
6. Name & mailing address of applicant: SAME

   E-mail/Website: ALEX.GARCIAOSUNA@GMAIL.COM
7. Construction plans submitted? NO CONSTRUCTION
8. Waiver (s) to improvements requested? _____
9. Improvements checklist:

☐ streets	☐ stormwater drainage	☐ street signs
☐ curbs	☐ sanitary sewers	☐ street lights
☐ sidewalks	☐ water mains	☐ street trees
☐ fire alarms	☐ hydrants	☐ park & playgrounds

10. Signature of owner: _____

Date: 7/25/20 Phone: (H) 347-403-6363 (W) _____ E-mail ALEX.GARCIAOSUNA@GMAIL.COM

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

OFFICE USE

1. Date received: _____
2. Application fee received: _____
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: _____

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:
Map of Subdivision of Lands Belonging to WSSA Equities LLC

Project Location (describe, and attach a location map):
412 East Chester Street Kingston New York Tax Parcel 48.75-7-19

Brief Description of Proposed Action:
Subdivision of an existing 1 Acre parcel into 2 lots. Lot No. 1 consisting of 0.24 of an Acre with an existing 1 1/2 story wood frame structure with current hookup to City water and sewer. Lot No. 2 consisting of 0.76 of an Acre with an existing 1 story metal frame building with current hookup to City water and sewer. Current zoning for the property is C-2. Approval of this proposed subdivision will not result in any new construction.

Name of Applicant or Sponsor:	Telephone: 845-331-0028 x3
Colin M. Houston, PLS	E-Mail: chouston3@hvc.rr.com

Address:
1404 Route 28 PO Box 278

City/PO:	State:	Zip Code:
West Hurley	New York	12491

	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: City of Kingston Planning Board	☐	☑

3.a. Total acreage of the site of the proposed action? 1 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	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? 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

	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? 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: Colin M. Houston, PLS Date: October 27, 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)

PRINT

PROJECT NARRATIVE FORM

Property Address: 412 East Chester 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…

Subdivision of an existing 1 Acre Parcel (Tax Parcel 48.75-7-19) into 2 lots. Lot No. 1 consisting of 0.24 of an Acre with an existing 1 1/2 story wood frame structure with current hookup to City water and sewer. Lot No. 2 consisting of 0.76 of an Acre with an existing 1 story metal frame building with current hookup to City water and Sewer. Current zoning for the property is C-2. Approval of this proposed subdivision will not result in any new construction.

The 1 1/2 story structure on proposed Lot No. 1 is currently used for residential rental purposes under a City of Kingston Operating Permit issued on 9/3/2019 with an expiration date of 8/20/2021 (Copy of permit included with application).

The 1 story metal frame building on proposed Lot No. 2 was most recently used as a commercial business known as Kingston Aikido but has been and remains closed due to the Covid 19 pandemic.

Prepared By (Please Print): Colin M. Houston, PLS

Date: 10/27/2020

Rev.10/02

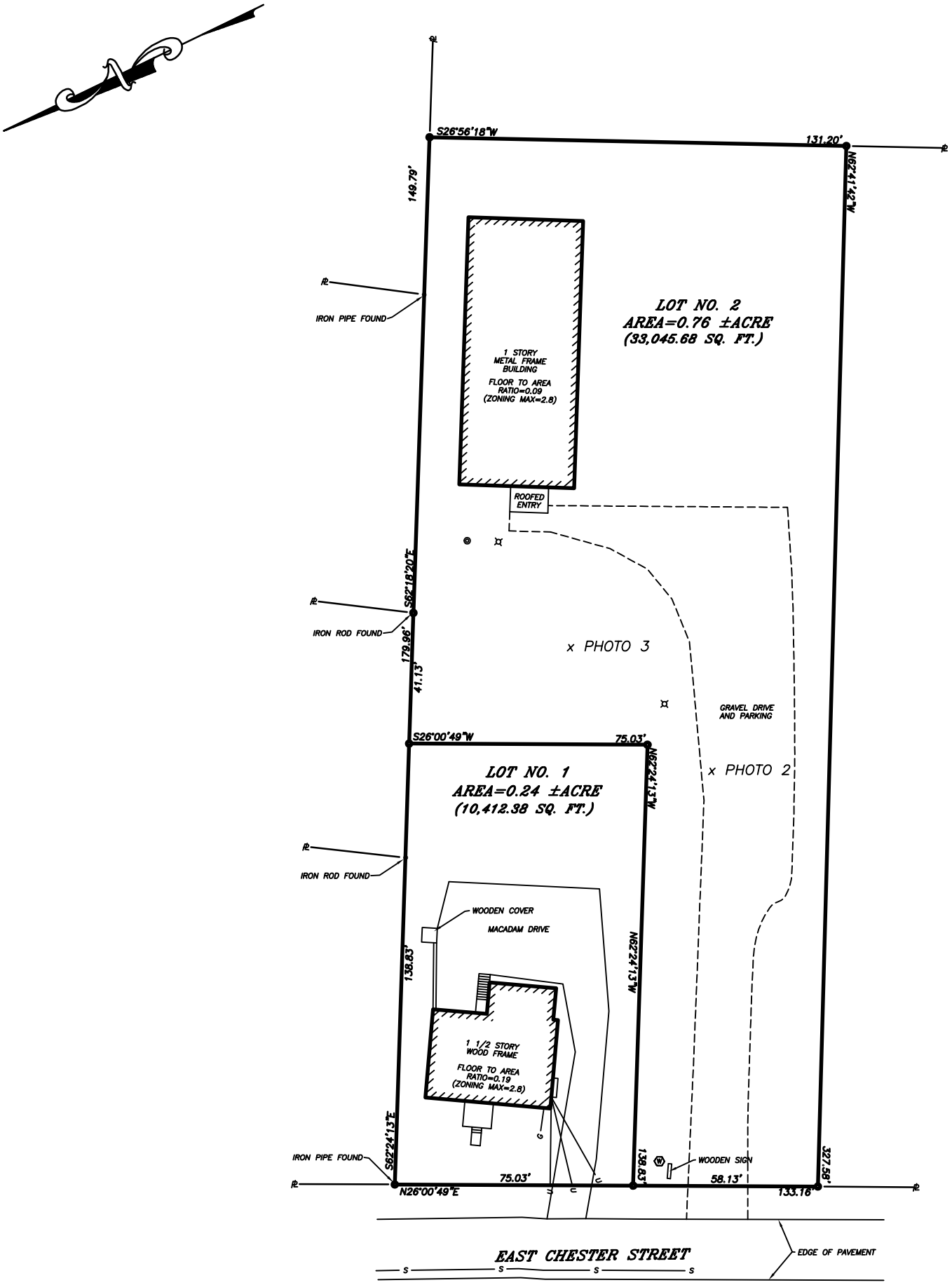


PHOTO KEY

ALL PHOTOS TAKEN
BY COLIN HOUSTON, PLS
ON OCTOBER 26, 2020







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

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 6364 / 128
INSTRUMENT #: 2018-16245

Receipt#: 20181672203
Clerk: SM
Rec Date: 11/23/2018 03:36:05 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: ATRIUM TITLE SERVICES LLC

Party1: WILCOX ROBERT
Party2: WSSA EQUITIES LLC
Town: KINGSTON CITY

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	315.00
Transfer Tax	
Transfer Tax - State	1776.00
Sub Total:	1776.00
Total:	2091.00

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

***** Transfer Tax *****
Transfer Tax #: 1975
Transfer Tax
Consideration: 443999.99

Transfer Tax - State	1776.00
Total:	1776.00

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

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

Nina Postupack
Nina Postupack
Ulster County Clerk

Record and Return To:

MURRAY LAW FIRM PLLC
10 MAXWELL DRIVE
SUITE 100
CLIFTON PARK NY 12065

TN 4
08

Bargain and Sale Deed

THIS INDENTURE,

Made the 17th day of October, 2018

Between

Robert Wilcox, residing at 354 Grove Circle, McGregor, Texas 76657,

Party(ies) of the first part, and

WSSA Equities LLC, having an address of 373 Nine Partners Road, Clinton Corners, New York 12401,

Party(ies) of the second part.

WITNESSETH that the party(ies) of the first part, in consideration of TEN AND 00/100 Dollars ($10.00) lawful money of the United States, paid by the party(ies) of the second part, do/does hereby grant and release unto the party(ies) of the second part, their heirs or successors and assigns of the parties of the second part forever,

SEE ANNEXED SCHEDULE A

Being the same premises conveyed to Robert Wilcox from Michael Melnik dated 2/13/2007 and recorded in the Ulster County Clerk's Office on 2/13/2007 in Book 4376 of Deeds at page 113.

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 parties of the second part, his/her/their heirs and assigns forever.

And the party(ies) of the first part covenants that he/she/they has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

And that, in Compliance with Sec. 13 of the Lien Law, the grantor(s) will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his/her/their hand and seal the day and year first above written.

In Presence of:

Robert Wilcox

CHECKED SM
ENTERED SM
MARK/OFF

✓ Atrium Title Services LLC

STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

On this 17th day of October, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert Wilcox, 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, 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

CAROL A. RICE
Notary Public, State of New York
Reg. No. 01RI4952557
Qualified in Dutchess County
Commission Expires June 19, 2019

Town/City of Kingston
Ulster County, New York
Section: 48.75
Block: 7
Lot: 19

RECORD & RETURN TO:

MURRAY LAW FIRM, PLLC
10 MAXWELL DRIVE, SUITE 100
CLIFTON PARK, NY 12065

Stewart Title Insurance Company

Title No: T-JCB-18-WSSA EQUITIES, LLC

Schedule A Description

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 Easterly line of East Chester Street, said point being the Northwesterly corner of lands now or formerly Gallagher (Liber 2675, cp 200); thence along the said Easterly line of East Chester Street North 26° 00' 49" East 133.16 feet to an iron pipe found; thence along the Southerly line of lands now or formerly RNVC, LLC (Liber 3566, cp 097) and the Southerly line of lands now or formerly Spada (Liber 2977, cp 127), passing through an iron rod found, south 62° 24' 13", East 179.96 feet to an iron rod found; thence along the Southerly line of lands now or formerly Martin (Liber 2529, cp 192) and the Southerly line of lands now or formerly Heppner (Liber 2915, cp 014), passing through an iron pipe found, South 62° 18' 20" East 149.79 feet to a point; thence along the Westerly line of lands now or formerly Lowe (Liber 3771, cp 192) South 26° 56' 18" West 131.20 feet to a point; thence along the Northerly line of said lands now or formerly Gallagher North 62° 41' 42" West 327.58 feet to the point or place of beginning.

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 51.08.00

C2. Date Deed Recorded 11 / 23 / 18 (Month / Day / Year)

C3. Book 6364 C4. Page 128



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. **Property Location** 410-412 (* STREET NUMBER) East Chester Street (* STREET NAME)
Kingston (* CITY OR TOWN) (VILLAGE) 12401 (* ZIP CODE)

2. **Buyer Name** WSSA Equities LLC (* LAST NAME/COMPANY) (FIRST NAME)
(LAST NAME/COMPANY) (FIRST NAME)

3. **Tax Billing Address** Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) WSSA, EQUITIES, LLC (LAST NAME/COMPANY) (FIRST NAME)
373 NINE PARTNERS ROAD (STREET NUMBER AND NAME) CLINTON CORNERS (CITY OR TOWN) NY (STATE) 12514 (ZIP CODE)

4. **Indicate the number of Assessment Roll parcels transferred on the deed** 1 # of Parcels OR ☐ Part of a Parcel

5. **Deed Property Size** ____ (* FRONT FEET) X ____ (* DEPTH) OR 0.00 (*ACRES)

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

6. **Seller Name** Wilcox (* LAST NAME/COMPANY) Robert (FIRST NAME)
(LAST NAME/COMPANY) (FIRST NAME)

*7. **Select the description which most accurately describes the use of the property at the time of sale:**
A. ~~One Family Residential~~ Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on a Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. **Sale Contract Date** 09/07/2018

* 12. **Date of Sale/Transfer** 10/17/2018

*13. **Full Sale Price** 443,999.99

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. **Indicate the value of personal property included in the sale** .00

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
- ☐ B. Sale between Related Companies or Partners in Business.
- ☐ C. One of the Buyers is also a Seller
- ☐ D. Buyer or Seller is Government Agency or Lending Institution
- ☐ E. Deed Type **not** Warranty or Bargain and Sale (Specify Below)
- ☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
- ☐ G. Significant Change in Property Between Taxable Status and Sale Dates
- ☐ H. Sale of Business is Included in Sale Price
- ☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
- ☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - *Data should reflect the latest Final Assessment Roll and Tax Bill*

16. **Year of Assessment Roll from which information taken(YY)** 18

*17. **Total Assessed Value** 297,000

*18. **Property Class** 483

*19. **School District Name** Kingston

*20. **Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))**
48.75-7-19

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE 10/17/18 DATE

BUYER SIGNATURE

BUYER SIGNATURE 10/17/18 DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. **Type or print clearly**.)

NANEKRANSA (* LAST NAME) SUCHEELA (FIRST NAME)

917 (*AREA CODE) 346 0698 (*TELEPHONE NUMBER (Ex: 9999999))

373 (* STREET NUMBER) NINE PARTNERS ROAD (* STREET NAME)

CLINTON CORNERS (*CITY OR TOWN) NY (*STATE) 12514 (*ZIP CODE)

BUYER'S ATTORNEY

Berger, (LAST NAME) Joseph C. (FIRST NAME)

518 (AREA CODE) 423-0847 (TELEPHONE NUMBER (Ex: 9999999))

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 5,1,0,8,0,0

C2. Date Deed Recorded 11 / 23 / 18 (Month / Day / Year)

C3. Book 6364 C4. Page 128

16245

New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 410-412 (* STREET NUMBER) East Chester Street (* STREET NAME)

Kingston (* CITY OR TOWN) (VILLAGE) 1240 (* ZIP CODE)

2. Buyer Name WSSA Equities, LLC (* LAST NAME/COMPANY) (FIRST NAME)

(LAST NAME/COMPANY) (FIRST NAME)

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) (LAST NAME/COMPANY) (FIRST NAME)

(STREET NUMBER AND NAME) (CITY OR TOWN) (STATE) (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size 132 (* FRONT FEET) X 33 (* DEPTH) OR 0.00 (*ACRES)

6. Seller Name Wilcox (* LAST NAME/COMPANY) Robert (FIRST NAME)

(LAST NAME/COMPANY) (FIRST NAME)

***7. Select the description which most accurately describes the use of the property at the time of sale:**

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on a Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 09/07/2018

*** 12. Date of Sale/Transfer** 10/17/2018

***13. Full Sale Price** 443,999.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
- ☐ B. Sale between Related Companies or Partners in Business.
- ☐ C. One of the Buyers is also a Seller
- ☐ D. Buyer or Seller is Government Agency or Lending Institution
- ☐ E. Deed Type **not** Warranty or Bargain and Sale (Specify Below)
- ☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
- ☐ G. Significant Change in Property Between Taxable Status and Sale Dates
- ☐ H. Sale of Business is Included in Sale Price
- ☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
- ☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 18

***17. Total Assessed Value** 297,000

***18. Property Class** 483 - ___

***19. School District Name** Kingston

***20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))**

48.75-7-19

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

(SELLER SIGNATURE) (DATE)

BUYER SIGNATURE

(BUYER SIGNATURE) (DATE)

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. **Type or print clearly**.)

Nanekranesa (* LAST NAME) Sucheela (FIRST NAME)

(917) (*AREA CODE) 346-0698 (*TELEPHONE NUMBER (Ex: 9999999))

373 (* STREET NUMBER) Nine Partners Road (* STREET NAME)

Clinton Corners (*CITY OR TOWN) NY (*STATE) 12514 (*ZIP CODE)

BUYER'S ATTORNEY

Berger (LAST NAME) Joseph C. (FIRST NAME)

(518) (AREA CODE) 423-0847 (TELEPHONE NUMBER (Ex: 9999999))

CITY OF KINGSTON

2020 CITY-COUNTY TAX BILL

Bill No. 000560

*For Fiscal Year: JAN 1, 2020 - DEC 31 *Warrant Date: 12/16/2019

MAKE CHECKS PAYABLE TO
CITY OF KINGSTON
CITY HALL
CPO BOX 1516
KINGSTON, NY 12402

TO PAY IN PERSON
PLEASE PRESENT THIS BILL
WITH STUBS ATTACHED WHEN
MAKING A PAYMENT
PHONE: (845) 334-3935

Tax bill may be paid online at www.kingston-ny.gov/payments

WSSA EQUITIES LLC
373 NINE PARTNERS ROAD
CLINTON CORNERS, NY 12514

PROPERTY ADDRESS & LEGAL DESCRIPTION
SBL: 48.75-7-19
Address: 412 E CHESTER ST
City: City Of Kingston **Roll Sect.** 1
Bank Code:
Property Class Name: 483 - Converted Residence
Parcel Dimensions: Acres : 0
School: 510800 - KINGSTON CITY SCHOOLS
Est State Aid: COUNTY: $54,165,167
CITY: $3,679,350

IF YOU HAVE AN ESCROW ACCOUNT PLEASE FORWARD THIS BILL TO YOUR BANK

PROPERTY VALUATION
The Assessor estimates the FULL MARKET VALUE of this property as of 07/01/2018 was $327,000
The ASSESSED VALUE of this property as of 07/01/2018 was: $327,000
The Uniform Percentage Value used to establish assessment 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 filing 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	327,000	3.963832	$1,296.17
City General Tax	17,650,940	0.00	327,000	14.297658	$4,675.33
Kingston library	916,455	2.10	327,000	0.662589	$216.67
Kingston Libry Debt	68,341	0.20	327,000	0.050453	$16.50

TOTAL TAXES DUE: $6,204.67

2020 CITY TAX
[ ] CHECK HERE FOR RECEIPT
City: City Of Kingston
Property Address: 412 E CHESTER ST

WSSA EQUITIES LLC
373 NINE PARTNERS ROAD
CLINTON CORNERS, NY 12514

RECEIVER'S STUB

PAID
03/17/2020

BILL #000560
510800 48.75-7-19
Bank Code:

TAX DUE BY:
04/30/2020
2nd HALF TAXES DUE:
$3,102.33

2020 CITY TAX
[ ] CHECK HERE FOR RECEIPT
City: City Of Kingston
Property Address: 412 E CHESTER ST

WSSA EQUITIES LLC
373 NINE PARTNERS ROAD
CLINTON CORNERS, NY 12514

RECEIVER'S STUB

PAID
02/03/2020

BILL #000560
510800 48.75-7-19
Bank Code:

TAX DUE BY:
02/14/2020
1st HALF TAXES DUE:
$3,102.34

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

7/25/2020
Date

ALEX GARCIA-OSUNA
Applicant Name (Please Print)

City of Kingston
New York

OFFICE OF PLANNING & ENGINEERING

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

TO THE CITY PLANNING BOARD:

This will authorize COLIN HOUSTON, PLS

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of NOVEMBER 16 2020 in the matter of SUBDIVISION OF LANDS BELONGING TO WSSA EQUITIES LLC

ALEX GARCIA-OSUNA
print property owner's name

owner's signature

316 W ANN ST
MILFORD PA 18337
owner's mailing address

347-403-6363
owner's phone number

7/25/20
date

7/25/2020
representative's signature & date

PO BOX 278 WEST HURLEY NY 12491
representative's address

845-331-0028 x 3
representative's phone #

City of Kingston
OPERATING PERMIT

Applicant's Name: WSSA Equities LLC

Applicant's Address: 373 Nine Partners Road
Clinton Corners NY 12514

Address of Premises for which Operating Permit is issued: 412 E Chester St

Date of Issuance: 9/3/2019 **Expiration Date:** 8/20/2021

This Operating Permit is issued to the Applicant named above to conduct the activity(ies) and/or to use the class(es) of buildings indicated below at the Premises specified above:

Use of a building as a rental dwelling in compliance with Local Law 3 of 2004

The conditions, surroundings and arrangements for the activity(ies) and/or use(es) subject to this Operating Permit shall be in accordance with all applicable laws, ordinances, regulations and the conditions (if any) mentioned below. The Premises shall be subject to periodic inspection by City of Kingston to ensure compliance with applicable all applicable laws, ordinances, regulations and conditions. The Operating Permit is subject to revocation for failure to comply with any applicable law, ordinance, regulation or condition. This Operating Permit shall expire on the earlier of the Expiration Date specified above or on the date of revocation pursuant to the preceding sentence. CONDITIONS (continue on attached sheets, if necessary):

Property Class: 483 **Occupancy Type:**

Maximum Number of Occupants:

Notes:

MDLL inspection
Single Family Home
5 bedrooms
Maximum occupancy 8
By TA

City of Kingston

By: Stephan Knox

Name/Title: Stephan Knox - Director

N.Y.S. DEPARTMENT OF STATE
DIVISION OF CORPORATIONS AND STATE RECORDS ALBANY, NY 12231-0001

ONLINE FILING RECEIPT

ENTITY NAME: WSSA EQUITIES LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC) COUNTY: DUTC

FILED:07/18/2018 DURATION:********** CASH#:180718010011 FILE#:180718010011
DOS ID:5377377

FILER:	EXIST DATE
CHEYENNE MOSELEY C/O LEGALZOOM.COM, INC. 9900 SPECTRUM DRIVE AUSTIN, TX 78717	07/18/2018

ADDRESS FOR PROCESS:
WSSA EQUITIES LLC
373 NINE PARTNERS RD.
CLINTON CORNERS, NY 12514

REGISTERED AGENT:
ALEJANDRO GARCIA-OSUNA POLANCO
373 NINE PARTNERS RD.
CLINTON CORNERS, NY 12514

The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: ** NO SERVICE COMPANY **
SERVICE CODE: 00

FEE:	210.00	PAYMENTS	210.00
FILING:	200.00	CHARGE	210.00
TAX:	0.00	DRAWDOWN	0.00
PLAIN COPY:	0.00		
CERT COPY:	10.00		
CERT OF EXIST:	0.00		

DOS-1025 (04/2007)

Authentication Number: 1807180014 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at http://ecorp.dos.ny.gov

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 18, 2018.

Brendan W. Fitzgerald
Executive Deputy Secretary of State

Rev. 06/07

ARTICLES OF ORGANIZATION
OF
WSSA Equities LLC

Under Section 203 of the Limited Liability Company Law

FIRST: The name of the limited liability company is:

WSSA Equities LLC

SECOND: To engage in any lawful act or activity within the purposes for which limited liability companies may be organized pursuant to Limited Liability Company Law provided that the limited liability company is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency, or other body without such consent or approval first being obtained.

THIRD: The county, within this state, in which the office of the limited liability company is to be located is DUTCHESS.

FOURTH: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

WSSA Equities LLC
373 Nine Partners Rd.
Clinton Corners, NY 12514

FIFTH: The limited liability company designates the following as its registered agent upon whom process against it may be served within the State of New York is:

Alejandro Garcia-Osuna Polanco
373 Nine Partners Rd.
Clinton Corners, NY 12514

SIXTH: The limited liability company is to be managed by: ONE OR MORE MANAGERS.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

Cheyenne Moseley, Assistant Secretary (signature)

LegalZoom.com, Inc., Organizer , ORGANIZER
9900 Spectrum Drive
Austin, TX 78717

Filed by:
Cheyenne Moseley C/O LegalZoom.com, Inc.
9900 Spectrum Drive
Austin, TX 78717

FILED WITH THE NYS DEPARTMENT OF STATE ON: 07/18/2018
FILE NUMBER: 180718010011; DOS ID: 5377377

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 07-24-2018

Employer Identification Number:
83-1332829

Form: SS-4

Number of this notice: CP 575 B

WSSA EQUITIES LLC
ALEJANDRO GARCIA-OSUNA POLANCO MBR
373 NINE PARTNERS RD
CLINTON CORS, NY 12514

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-1332829. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065 03/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

(IRS USE ONLY) 575B 07-24-2018 WSSA B 9999999999 SS-4

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is WSSA. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records. CP 575 B (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

9999999999

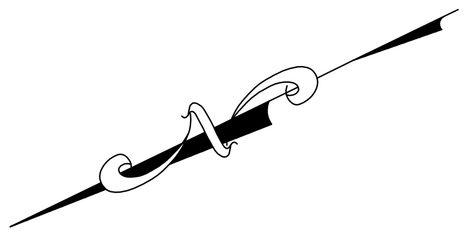
Your Telephone Number
( ) -
_____

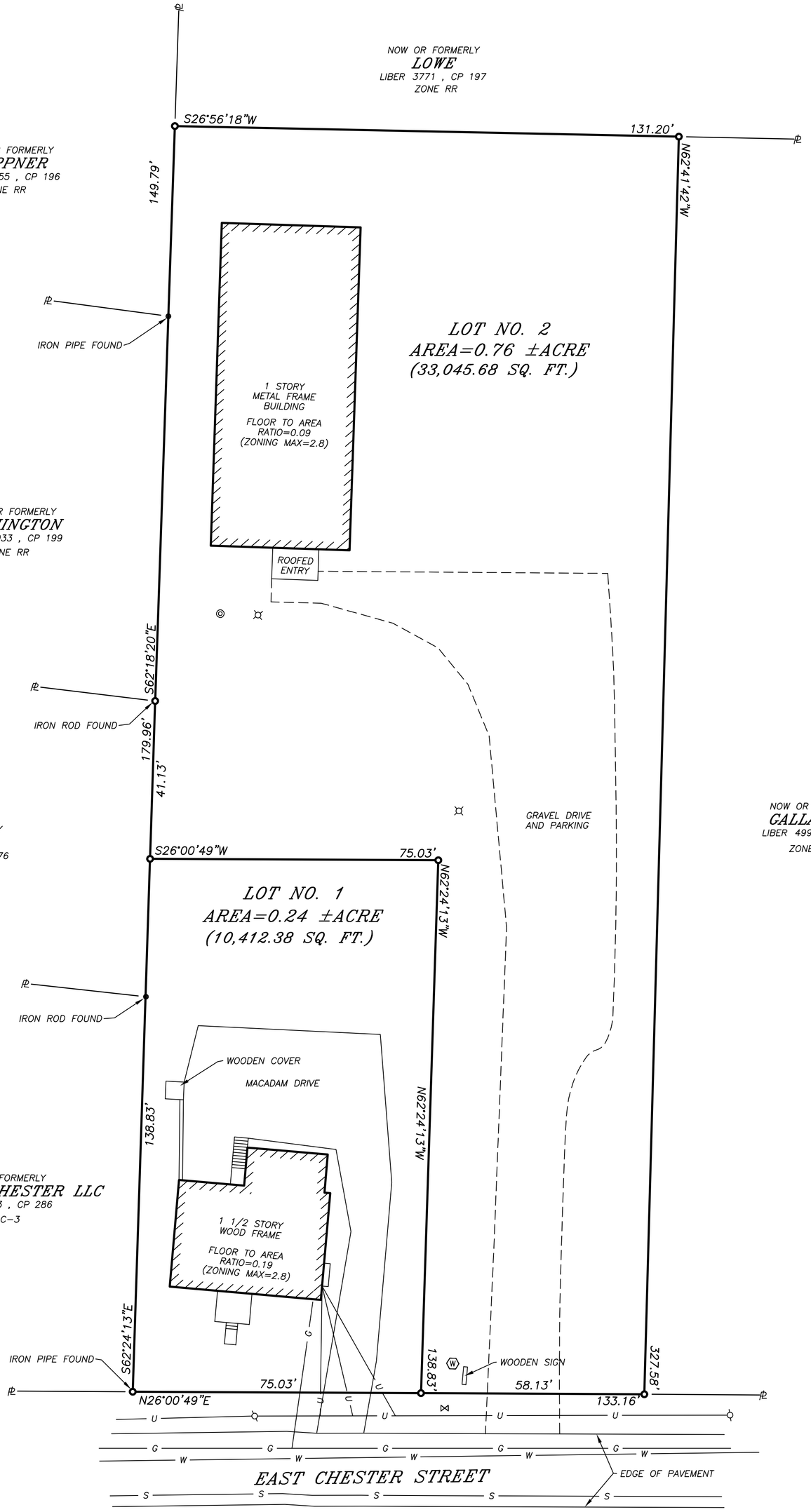
Best Time to Call
_____

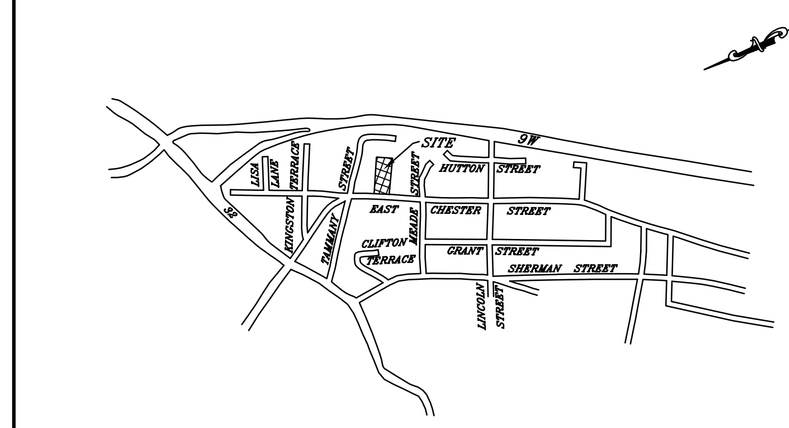
DATE OF THIS NOTICE: 07-24-2018
EMPLOYER IDENTIFICATION NUMBER: 83-1332829
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

WSSA EQUITIES LLC
ALEJANDRO GARCIA-OSUNA POLANCO MBR
373 NINE PARTNERS RD
CLINTON CORS, NY 12514







LOCATION MAP SCALE 1"=1000'

PROPERTY REFERENCES:

DEED REFERENCE: LIBER 6364, CP 128
SECTION 48.75 – BLOCK 7 – LOT 19
ZONE C-2
OWNERS ADDRESS: WSSA EQUITIES LLC
316 W ANN STREET
MILFORD, PA 18337

ENDORSEMENT OF OWNER

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

OWNER'S SIGNATURE DATE

CITY OF KINGSTON
PLANNING BOARD APPROVAL

MEMBER DATE

LEGEND	
S	SEWER LINE
W	WATER LINE
U	OVERHEAD UTILITY LINE
G	GAS LINE
W	WATER MAIN
	WATER VALVE
	UTILITY POLE
	MANHOLE
	YARD LIGHT

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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP, MARKED WITH AN ORIGINAL OF THIS LAND SURVEYOR'S SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED AS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED BY ME ON OR BEFORE THE DATE OF THIS MAP FOLLOWING ACCEPTED PROFESSIONAL STANDARDS.

MAP OF SUBDIVISION OF LANDS BELONGING TO WSSA EQUITIES LLC

CITY OF KINGSTON
SCALE: 1"=20'

ULSTER COUNTY, NEW YORK
OCTOBER 27, 2020

PREPARED BY:
COLIN M. HOUSTON, PLS
NORTH & HOUSTON
P.O. BOX 278 1404 ROUTE 28
WEST HURLEY, NEW YORK 12491
(845) 331-0028
LICENSE NO. 50068
©COPYRIGHT 2014 NORTH & HOUSTON
ALL RIGHTS RESERVED

10407 SUB

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #3: #283-287 & 295 Albany Avenue LOT LINE DELETION of the Lands of Purrfect Homes LLC. SBL 48.317-1-5 & 48.73-1-20. SEQR Determination. Zone RRR. Ward 2. John Gerd Heidecker PLLC/applicant; Purrfect Homes LLC/owner.

Suggested Action:

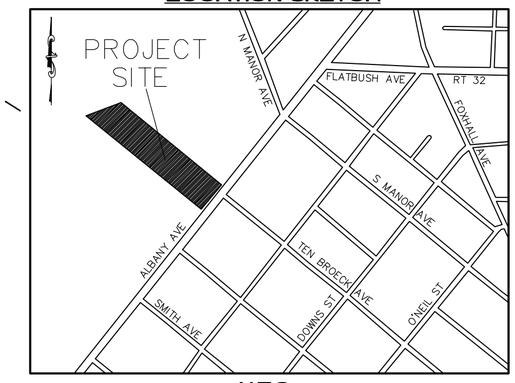
Attachments:
17HLS196LL SHEET 1 (30 SCALE).pdf

HLS Description 295 Albany Ave LL.docx

HLS Purrfect Homes LLC App.pdf

HEIDECKER LAND SURVEYING

LOCATION SKETCH



N.T.S.

DEED

N 69°43'13" E

220.51'

STONE MONUMENT FOUND

N 52°17'48" W

S 52°16'35" E

SECTION 48.73–BLOCK 1–TAX LOT 9
N/F ELLEN O'LEARY & THOMAS M. MURPHY
LIBER 4000–PAGE 26
FILED MAP 17–39

SECTION 48.73–BLOCK 1–TAX LOT 17
N/F PURRFECT HOMES, LLC
LIBER 6299–PAGE 241
PARCEL III

SECTION 48.73–BLOCK 1–TAX LOT 16.1
N/F RONDAL M. & ANA S. RODGERS
LIBER 4089–PAGE 207

SECTION 48.73–BLOCK 1–TAX LOT 20
N/F PURRFECT HOMES, LLC
LIBER 6299–PAGE 241
PARCEL II

EXISTING AREA=
135,696 SQ. FT.
OR
3.115 ACRES

PARTIALLY EXPOSED CONCRETE PIPE–CONNECTIONS UNKNOWN

DRAINAGE EASEMENT
LIBER 777–PAGE 137

PROPOSED TOTAL AREA=

148,554 SQ. FT.
OR
3.410 ACRES

SECTION 48.73–BLOCK 1–TAX LOT 16.2
N/F PURRFECT HOMES, LLC
LIBER 6299–PAGE 241

SECTION 48.73–BLOCK 1–TAX LOT 15
N/F BRIAN P. SECHE & JOANNE VON LEER SECHE
LIBER 2427–PAGE 276

SECTION 48.317–BLOCK 1–TAX LOT 3
N/F TIMOTHY J. & CAROL A. CHAREST
LIBER 4660–PAGE 160

SECTION 48.317–BLOCK 1–TAX LOT 5
N/F N/F PURRFECT HOMES, LLC
LIBER 6299–PAGE 241
PARCEL I
(VACANT PARCEL)
EXISTING AREA=
12,858 SQ. FT.
OR
0.295 ACRES

SECTION 48.317–BLOCK 1–TAX LOT 6
N/F SHANNON L. & JAMIE L. CUMMINS
LIBER 5027–PAGE 40

LOT LINE TO BE DELETED

(S 37°45'12" W 64.29')

(N 37°45'12" E 64.29')

(S 52°17'48" W 200.00')

(N 52°17'48" E 200.00')

3.9'

GARAGE

853.42'

STOCKADE FENCE

GRAVEL

GRAVEL DRIVEWAY

MANHOLE

UTILITY POLE

DIRT DRIVE

GRAVEL DRIVEWAY

CONCRETE

GARAGE

PORCH

#295

PORCH

PORTICO

WALK

30.7'

RET WALL

RET WALL

ASPHALT DRIVEWAY

RET WALL

CONCRETE

GRAVEL DRIVEWAY

GRAVEL

736.67'

#303 1/2

5.5'

STOCKADE FENCE

STOCKADE FENCE

#303

PORCH

WALK

30.3'

9.8'

SECTION 48.302–BLOCK 2–TAX LOT 28
N/F BARRY WINDSOR–SMITH
LIBER 3142–PAGE 220

SECTION 48.302–BLOCK 2–TAX LOT 27
N/F ROBERT K. LEONE & RINA FIGUEROA
LIBER 5968–PAGE 53

STONE MONUMENT FOUND

(S 37°45'12" W 122.42')

(S 37°45'12" W 65.57')

(441.86')

N. MANOR AVE.

POINT OF BEGINNING
REBAR FOUND

S 37°45'12" W 186.71'

ASPHALT SIDEWALK

BLUESTONE CURB

BLUESTONE CURB

ALBANY AVENUE

TEN BROEK AVENUE

ZONING TABLE

DISTRICT: RRR
USE & CONDITIONS: ONE FAMILY RESIDENCE

LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS				
MIN. LOT AREA	MIN. WIDTH	MIN. DEPTH	FRONT YARD	SIDE YARD	REAR YARD	MAX. BUILDING HEIGHT/STORIES	MAX. LOT COVERAGE
12,000 SQ. FT.	100'	125'	30'	15'	30'	35'/2 1/2	30%

0 15 30 45 METERS
0 30 60 90 120 FEET
GRAPHIC SCALE 1" = 30'

NOTES

1. INITIAL FIELD WORK WAS CONDUCTED NOVEMBER, 2017 BY HEIDECKER LAND SURVEYING, PLLC AND ALL MEASUREMENTS WERE TAKEN ON THE GROUND.

2. PROPERTY LINES, BEARINGS, AND NORTH ARROW ARE BASED UPON DEEDS FILED WITH THE ULSTER COUNTY CLERK IN LIBER 6299–PAGE 241.

3. UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN. PRIOR TO EXCAVATION 811 MUST BE NOTIFIED TO HAVE ALL UNDERGROUND LINES MARKED ON THE GROUND.

4. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO UTILITY EASEMENTS OF RECORD.

5. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

OWNER OF RECORD

PURRFECT HOMES, LLC
24 W 127TH STREET
APARTMENT 3
NEW YORK, N.Y. 10027

STATE OF NEW YORK
JOHN GERD HEIDECKER
No. 050719
LICENSED LAND SURVEYOR

DATE: OCTOBER 28, 2020

JOHN GERD HEIDECKER N.Y. STATE LAND SURVEYOR LIC. # 050719
45 PINE GROVE AVENUE
SUITE 202
KINGSTON, NEW YORK 12401
(845)–901–7629

PLANNING BOARD APPROVAL	OWNER'S CONSENT TO FILE
MEMBER _____	_____
MEMBER _____	_____
DATE: _____	DATE: _____
	I HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE ULSTER COUNTY CLERK.

SURVEY PREPARED FOR:

PURRFECT HOMES, LLC

DATE: OCTOBER 28, 2020	MAP OF LOT LINE ADJUSTMENT SECTION 48.317–BLOCK 1–TAX LOT 5 SECTION 48.73–BLOCK 1–TAX LOT 20 #283–#287 & 295 ALBANY AVENUE CITY OF KINGSTON, ULSTER COUNTY, NEW YORK	SHEET NO. 1 OF 1
DRAWN BY: B.M.		PROJECT # 17HLS196
CHK BY: J.H.		CAD FILE: 17HLS196FLL.DWG
SCALE: 1"= 30'		

SURVEYOR'S DESCRIPTION

Dated: October 28, 2020

Perimeter Description of Combined Lots

Section 48.317, Block 1, Tax Lot 5
&
Section 48.73, Block 1, Tax Lot 20

City of Kingston,
County of Ulster, New York State.

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF KINGSTON, COUNTY OF ULSTER, AND STATE OF NEW YORK, AS SHOWN ON MAP ENTITLED “MAP OF LOT LINE ADJUSTMENT PREPARED FOR PURRFECT HOMES, LLC”, PREPARED BY HEIDECKER LAND SURVEYING, PLLC ON OCTOBER 28, 2020, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND ON THE NORTHWESTERLY SIDE OF ALBANY AVENUE, SAID POINT BEING SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 252.28 FEET FROM A STONE MONUMENT FOUND ON THE NORTHWESTERLY SIDE OF ALBANY AVENUE AT THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH;

THENCE ALONG LAND NOW OR FORMERLY OF SHANNON L. & JAMIE L. CUMMINS AND LAND NOW OR FORMERLY OF TIMOTHY J. & CAROL A. CHAREST, NORTH 52 DEGREES 17 MINUTES 48 SECONDS WEST, 853.42 FEET TO LAND NOW OR FORMERLY OF ELLEN O'LEARY & THOMAS M. MURPHY;

THENCE ALONG LAND NOW OR FORMERLY OF ELLEN O'LEARY & THOMAS M. MURPHY, NORTH 69 DEGREES 43 MINUTES 13 SECONDS EAST, 220.51 FEET TO OTHER LAND NOW OR FORMERLY OF PURRFECT HOMES, LLC;

THENCE ALONG OTHER LAND NOW OR FORMERLY OF PURRFECT HOMES, LLC, SOUTH 52 DEGREES 16 MINUTES 35 SECONDS EAST, 736.67 FEET TO THE NORTHWESTERLY SIDE OF ALBANY AVENUE;

THENCE ALONG THE NORTHWESTERLY SIDE OF ALBANY AVENUE, SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 186.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.410 ACRES OF LAND MORE OR LESS.

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 Heidecker Land Surveying, PLLC

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of ~~October 19, 2020~~ 11/16/2020 in the matter of the Purrfect Homes, LLC Lot Line Adjustment,

Purrfect Homes, LLC
print property owner's name

Michael A. Pratt
owner's signature

24 West 127th St Apt 3, New York, NY
owner's mailing address

646-500-3865
owner's phone number

9/1/20
date

representative's signature & date

45 Pine Grove Ave-Suite 202, Kingson, NY, 12401 10/27/20
representative's address

845-901-7629
representative's phone #

City of Kingston
NEW YORK
OFFICE OF PLANNING
APPLICATION FOR SUBDIVISION

LOT LINE DELETION, LOT LINE REVISION

To be completed by applicant

1. Project name: Purrfect Homes, LLC Lot Line Adjustment
2. Location: #295 Albany Avenue Property Tax map ID# (SBL) 48.73-1-20 & 41
3. Size (acres) of land to be modified: 0 acres to be modified & 3.4 total acres
4. Number of lots to be created: 1
5. Name & mailing address of owner: Purrfect Homes, LLC 24 W 127th St-Apt 3, NY, NY 10027
6. Name & mailing address of applicant: John Gerd Heidecker-45 Pine Grove Ave, Suite 202, Kingston, NY 12401

   E-mail/Website: jheidecker@heideckerls.com
7. Construction plans submitted? Lot Line Adjustment Maps submitted with application
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: [signature]

    Date: 10/28/2020 Phone: (H) 646-500-3865 (W)_____ E-mail purrfecthomesllc@gmail.com

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

OFFICE USE

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

PROJECT NARRATIVE FORM

Property Address: #295 Albany Avenue-Purrfect Homes LLC Lot Line Adjustment

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…

Purrfect Homes, LLC is the owner of 2 adjoining tax parcels that they wish to merge into 1 tax lot.

Prepared By (Please Print): John Gerd Heidecker-Heidecker Land Surveying, PLLC

Date: 10/27/2020

Rev.10/02

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

#295 Albany Avenue/Heidecker Land Surveying, PLLC

Name of Action or Project:
Purrfect Homes, LLC Lot Line Adjustment

Project Location (describe, and attach a location map):
#295 Albany Avenue

Brief Description of Proposed Action:
Purrfect Homes, LLC would like to merge 2 adjoining tax parcels that they own into 1 tax parcel.

Name of Applicant or Sponsor:	Telephone: 845-901-7629
Heidecker Land Surveying, PLLC-John Gerd Heidecker, PLS	E-Mail: jheidecker@heideckerls.com

Address:
45 Pine Grove Avenue-Suite 202

City/PO:	State:	Zip Code:
Kingston	N.Y.	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? 3.4 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? 5.9 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

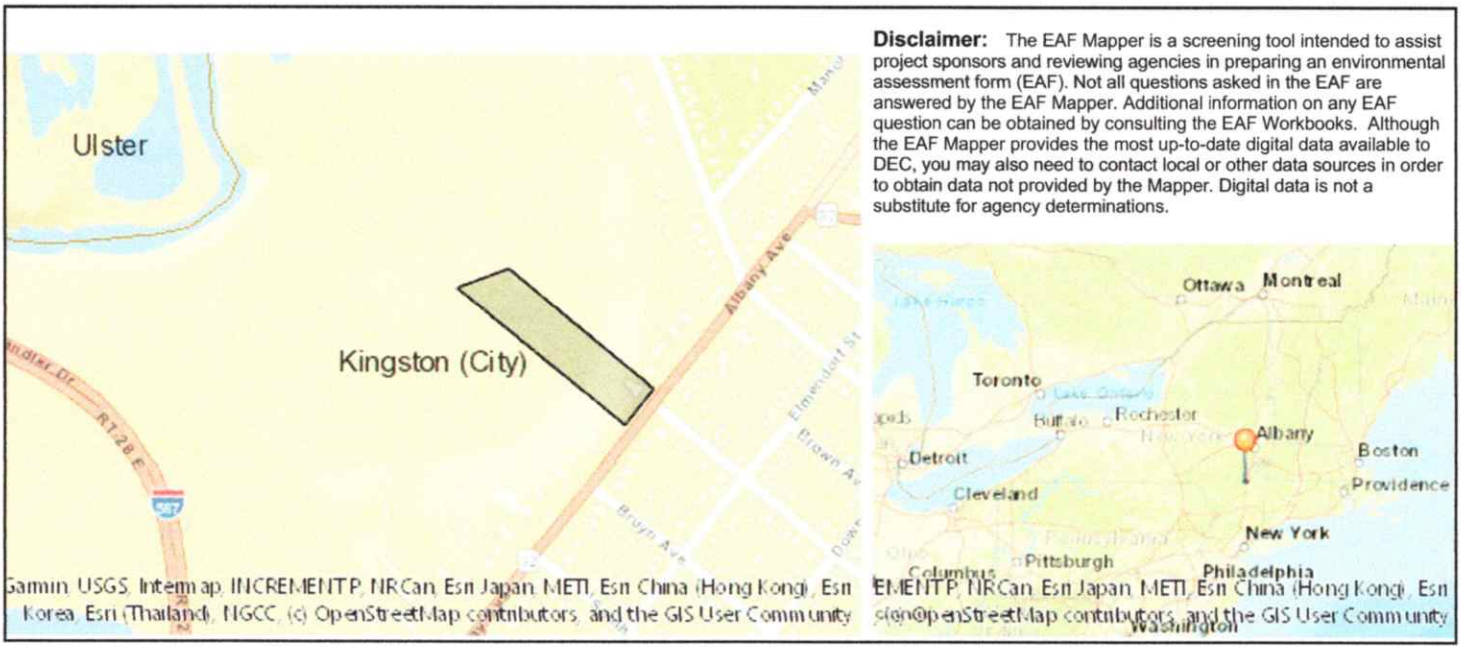
Applicant/sponsor/name: Heidecker Land Surveying, PLLC-John Gerd Heidecker Date: 10/28/2020

Signature: _____ Title: Professional Land Surveyor

PRINT FORM

EAF Mapper Summary Report

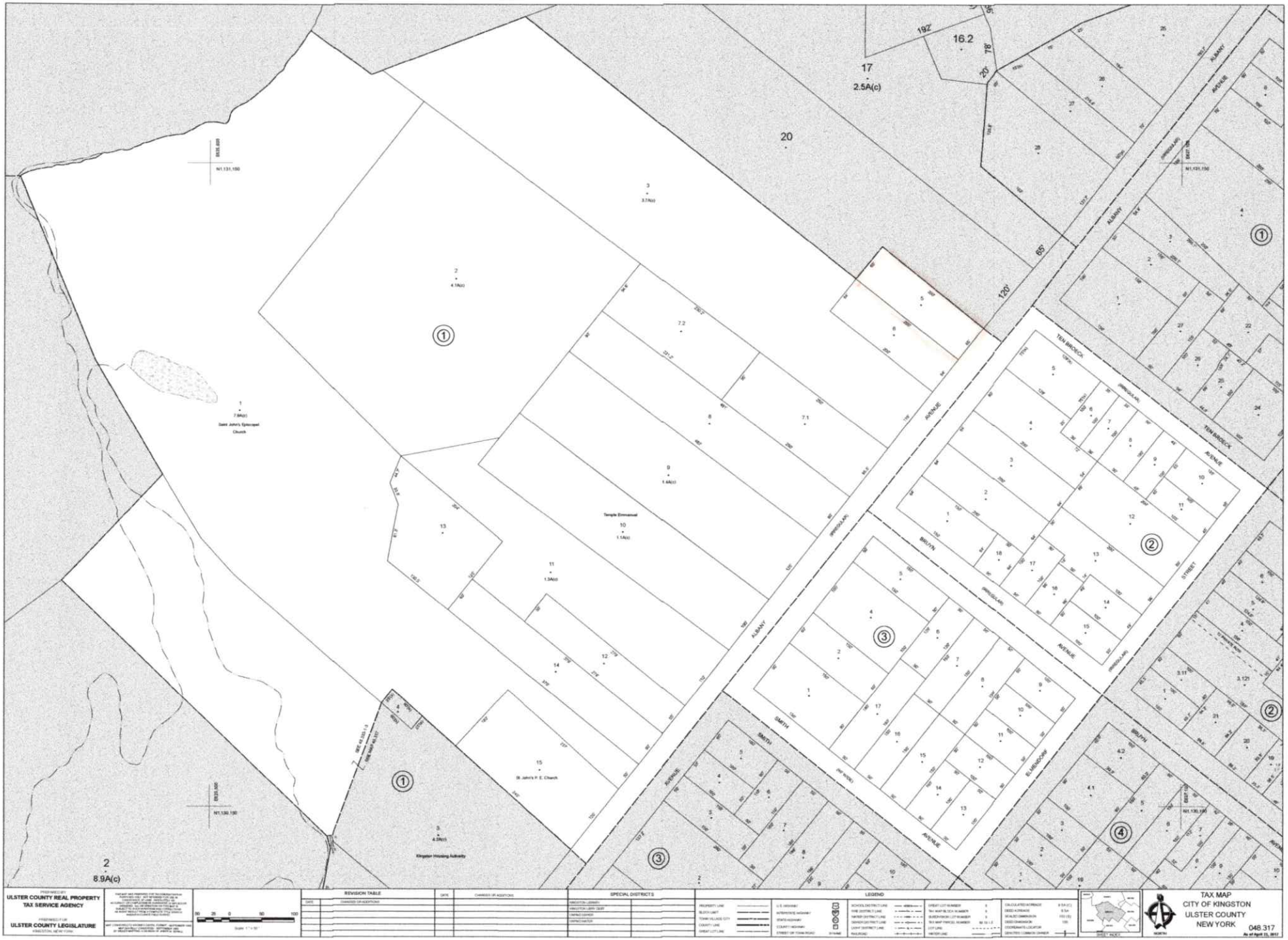
Wednesday, October 28, 2020 9:36 AM



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]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No


CITY OF KINGSTON
TOWN OF ULSTER
MANOR AVENUE
ROOSEVELT AVENUE
JEFFERSON AVENUE
HARRISON AVENUE
CHARLOTTE AVENUE
WILSON AVENUE
COLFAX PLACE
ALBANY AVENUE
LAKE
CITY OF KINGSTON LOUGHRAN PARK
10.1
7.5A(c)
53
1.6A(c)
TAX MAP
CITY OF KINGSTON
ULSTER COUNTY
NEW YORK
048.073
ULSTER COUNTY REAL PROPERTY TAX SERVICE AGENCY
ULSTER COUNTY LEGISLATURE
REVISION TABLE
SPECIAL DISTRICTS
LEGEND


TAX MAP
CITY OF KINGSTON
ULSTER COUNTY
NEW YORK
048.317
ULSTER COUNTY REAL PROPERTY TAX SERVICE AGENCY
ULSTER COUNTY LEGISLATURE
REVISION TABLE
SPECIAL DISTRICTS
LEGEND
ALBANY AVENUE
TEN BROECK AVENUE
BROWN STREET
SMITH AVENUE
ELMENDORF AVENUE
Saint John's Episcopal Church
Temple Emmanuel
St. John's P. E. Church
Kingston Housing Authority

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401

60 2018 00006995

Volm-6299 Pg-241

Instrument Number: 2018- 00006995

As

Recorded On: May 25, 2018 — **D01 - Deed**

Parties: LEWANDOWSKI EMILY

To

PURRFECT HOMES LLC

Billable Pages: 7

Recorded By: GRAFF LAW LLC

Num Of Pages: 7

Comment:

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

D01 - Deed	75.00	RP5217-125		125.00	Tax Affidavit TP 584		5.00
Recording Charge:	**205.00**						
	Amount	Consideration Amount	RS#/CS#				
Tax-Transfer	3,580.00	895,000.00	4976	Basic	0.00		
KINGSTON CITY				Local	0.00	Special Additional	0.00
				Additional	0.00	Transfer	3,580.00
Tax Charge:	**3,580.00**						

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

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

File Information:

Document Number: 2018- 00006995
Receipt Number: 1641172
Recorded Date/Time: May 25, 2018 11:03:37A
Book-Vol/Pg: Bk-D Vl-6299 Pg-241
Cashier / Station: s smar / Cashier Station 6

Record and Return To:

GRAFF LAW LLC
COUNSELORS AT LAW
78 MAIN ST PO BOX 4148
KINGSTON NY 12402

SEAL OF ULSTER COUNTY STATE OF NEW YORK 1793

Nina Postupack

Nina Postupack Ulster County Clerk

7
2208

BARGAIN AND SALE DEED
(with covenant against Grantor's Acts)

THIS INDENTURE, made on 5/24/ , **2018**,

EMILY LEWANDOWSKI

residing at: 94 Main Street, Saugerties, NY 12477
hereinafter referred to as 'grantors'

PURRFECT HOMES, LLC, a New York Limited Liability Company
Address being: 24 W. 127th Street, Apt 3, New York N.Y. 10027
hereinafter referred to as 'grantees'

WITNESSETH that the party of the first part, in consideration of **ONE** ($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, 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 the City of Kingston, Ulster County, New York, known as

SBL# 48.73-1-17 at 303 Albany Avenue, City of Kingston, Ulster County;

SBL# 48.317-1-5 at 283-287 Albany Avenue, City of Kingston, Ulster County;

SBL#48.73-1-20 at 295 Albany Avenue, City of Kingston, Ulster County:
And described more fully in SCHEDULE "A".

BEING the same premises conveyed to the party of the first part by deed dated December 12, 2014 and recorded in the Office of the Ulster County Clerk on December 16, 2014 as Instrument No. 2014-15424;

AND, SBL#48.73-1-16.200 at 147-149 R Manor Avenue, City of Kingston, Ulster County, and described more fully in SCHEDULE "A".

BEING the same premises conveyed to the party of the first part by deed dated December 12, 2014 and recorded in the office of the Ulster County Clerk on December 16, 2014 as Instrument No. 2014-15423

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.

AND that in compliance with Section 13 of the New York Lien Law, the grantors 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.

CHECKED OC
ENTERED
MARK/OFF

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:

Emily Lewandowski

STATE OF NEW YORK

SS:

COUNTY OF ULSTER

On 5/24, **2018**, before me, the undersigned, personally appeared, Emily Lewandowski 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.

Notary Public
Exp 2/25/21
New York State County of Ulster Qualified
Tracy Kellogg, Esq.

RECORD AND RETURN TO:

GRAFF LAW, LLC
COUNSELORS AT LAW
78 MAIN STREET
P.O. BOX 4148
KINGSTON, NEW YORK 12402

SCHEDULE A

PARCEL I - SBL #48.317-1-5:

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF KINGSTON, COUNTY OF ULSTER, AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND ON THE SOUTHWESTERLY SIDE OF ALBANY AVENUE, SAID POINT BEING SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 252.28 FEET FROM A STONE MONUMENT FOUND ON THE SOUTHWESTERLY SIDE OF ALBANY AVENUE AT THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH;

THENCE ALONG LAND NOW OR FORMERLY OF SHANNON L. & JAMIE L. CUMMINS AND PARTIALLY ALONG A STOCKADE FENCE, NORTH 52 DEGREES 17 MINUTES 48 SECONDS WEST, 200.00 FEET TO OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI;

THENCE ALONG OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 37 DEGREES 45 MINUTES 12 SECONDS EAST, 64.29 FEET;
2. SOUTH 52 DEGREES 17 MINUTES 48 SECONDS EAST, 200.00 FEET TO THE SOUTHWESTERLY SIDE OF ALBANY AVENUE;

THENCE ALONG THE SOUTHWESTERLY SIDE OF ALBANY AVENUE SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 64.29 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.295 ACRES OF LAND MORE OR LESS.

PARCEL II - SBL #48.317-1-20:

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF KINGSTON, COUNTY OF ULSTER, AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF ALBANY AVENUE, SAID POINT BEING SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 187.99 FEET FROM A STONE MONUMENT FOUND ON THE SOUTHWESTERLY SIDE OF ALBANY AVENUE AT THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH;

THENCE ALONG OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 52 DEGREES 17 MINUTES 48 SECONDS WEST, 200.00 FEET;
2. SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 64.29 FEET TO LAND NOW OR FORMERLY OF TIMOTHY J. & CAROL A. CHAREST;

THENCE ALONG LAND NOW OR FORMERLY OF TIMOTHY J. & CAROL A. CHAREST NORTH 52 DEGREES 17 MINUTES 48 SECONDS WEST, 653.42 FEET TO LAND NOW OR FORMERLY OF ELLEN O'LEARY & THOMAS M. MURPHY;

THENCE ALONG LAND NOW OR FORMERLY OF ELLEN O'LEARY & THOMAS M. MURPHY NORTH 69 DEGREES 43 MINUTES 13 SECONDS EAST, 220.51 FEET TO OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI;

THENCE ALONG OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI SOUTH 52 DEGREES 16 MINUTES 35 SECONDS EAST, 736.67 FEET TO THE SOUTHWESTERLY SIDE OF ALBANY AVENUE;

THENCE ALONG THE SOUTHWESTERLY SIDE OF ALBANY AVENUE SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 122.42 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 3.115 ACRES OF LAND MORE OR LESS.

PARCEL III - SBL #48.317-1-17:

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF KINGSTON, COUNTY OF ULSTER, AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MONUNMENT FOUND ON THE SOUTHWESTERLY SIDE OF ALBANY AVENUE AT THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH;

THENCE ALONG THE SOUTHWESTERLY SIDE OF ALBANY AVENUE SOUTH 37 DEGREES 45 MINUTES 12 SECONDS WEST, 65.57 FEET TO OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI;

THENCE ALONG OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI AND ALONG THE SOUTHWESTERLY SIDE OF AN 18-FOOT-WIDE DRAINAGE EASEMENT SET FORTH IN LIBER 777-PAGE 137, NORTH 52 DEGREES 16 MINUTES 35 SECONDS WEST, 736.67 FEET TO LAND NOW OR FORMERLY OF ELLEN O'LEARY & THOMAS M. MURPHY;

THENCE ALONG LAND NOW OR FORMERLY OF ELLEN O'LEARY & THOMAS M. MURPHY
THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 69 DEGREES 43 MINUTES 13 SECONDS EAST, 51.79 FEET;
2. NORTH 69 DEGREES 13 MINUTES 12 SECONDS EAST, 296.73 FEET TO LAND NOW OR FORMERLY OF RONDAL M. & ANA S. RODGERS;

THENCE ALONG LAND NOW OR FORMERLY OF RONDAL M. & ANA S. RODGERS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 0 DEGREES 17 MINUTES 12 SECONDS WEST, 267.63 FEET;
2. NORTH 69 DEGREES 19 MINUTES 12 SECONDS EAST, 96.00 FEET TO OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI;

THENCE ALONG OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 21 DEGREES 54 MINUTES 48 SECONDS EAST, 71.10 FEET;
2. SOUTH 83 DEGREES 37 MINUTES 48 SECONDS EAST, 58.00 FEET TO LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH;

THENCE ALONG LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 2 DEGREES 20 MINUTES 12 SECONDS WEST, 114.62 FEET;
2. SOUTH 51 DEGREES 46 MINUTES 48 SECONDS EAST, 164.00 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2.274 ACRES OF LAND MORE OR LESS.

SBL #48.317-1-16.2:

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF KINGSTON, COUNTY OF ULSTER, AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH, SAID POINT BEING THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM A STONE MONMENT FOUND ON THE SOUTHWESTERLY SIDE OF ALBANY AVENUE AT THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH:

1. SOUTH 2 DEGREES 20 MINUTES 12 SECONDS WEST, 114.62 FEET;

2. SOUTH 51 DEGREES 46 MINUTES 48 SECONDS EAST, 164.00 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG OTHER LAND NOW OR FORMERLY OF EMILY LEWANDOWSKI THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 83 DEGREES 37 MINUTES 48 SECONDS WEST, 58.00 FEET;
2. NORTH 21 DEGREES 54 MINUTES 48 SECONDS WEST, 71.10 FEET TO LAND NOW OR FORMERLY OF RONDAL M. & ANA S. RODGERS;

THENCE ALONG LAND NOW OR FORMERLY OF RONDAL M. & ANA S. RODGERS NORTH 69 DEGREES 09 MINUTES 04 SECONDS EAST, 95.74 FEET TO LAND NOW OR FORMERLY OF BRIAN P. SECHE & JOANNE VON LEER SECHE;

THENCE ALONG LAND NOW OR FORMERLY OF BRIAN P. SECHE & JOANNE VON LEER SECHE SOUTH 9 DEGREES 10 MINUTES 46 SECONDS EAST, 78.10 FEET TO LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH;

THENCE ALONG LAND NOW OR FORMERLY OF BARRY WINDSOR-SMITH SOUTH 31 DEGREESD 09 MINUTES 12 SECONDS WEST, 34.32 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.169 ACRES OF LAND MORE OR LESS.

INTENDED TO CONVEY 4 SEPARATE AND DISTINCT PARCELS WHICH ARE NOT MERGED BY THIS INSTRUMENT.

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code: 51.08.00

C2. Date Deed Recorded: 5 / 25 / 18 (Month / Day / Year)

C3. Book: 6299 C4. Page: 241

6995

New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. **Property Location**: 303, 283-287, 295 (* STREET NUMBER) Albany Avenue + 147-149 R Manor Ave. (* STREET NAME)
   Kingston (* CITY OR TOWN) (VILLAGE) 12401 (* ZIP CODE)
2. **Buyer Name**: Purrfect Homes, LLC (* LAST NAME/COMPANY) (FIRST NAME)
   (LAST NAME/COMPANY) (FIRST NAME)
3. **Tax Billing Address**: Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) (LAST NAME/COMPANY) (FIRST NAME)
   (STREET NUMBER AND NAME) (CITY OR TOWN) (STATE) (ZIP CODE)
4. **Indicate the number of Assessment Roll parcels transferred on the deed**: 4 # of Parcels OR ☐ Part of a Parcel
   (Only if Part of a Parcel) Check as they apply:
   4A. Planning Board with Subdivision Authority Exists ☐
   4B. Subdivision Approval was Required for Transfer ☐
   4C. Parcel Approved for Subdivision with Map Provided ☐
5. **Deed Property Size**: ____ (* FRONT FEET) X ____ (* DEPTH) OR 5.85 (*ACRES)
6. **Seller Name**: Lewandowski (* LAST NAME/COMPANY) Emily (FIRST NAME)
   (LAST NAME/COMPANY) (FIRST NAME)

*7. **Select the description which most accurately describes the use of the property at the time of sale:**
G. Apartment

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐
9. New Construction on a Vacant Land ☐
10A. Property Located within an Agricultural District ☐
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. **Sale Contract Date**: 03/20/2018
*12. **Date of Sale/Transfer**: 05/24/2018
*13. **Full Sale Price**: 895,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

14. **Indicate the value of personal property included in the sale**: 0.00

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
- ☐ B. Sale between Related Companies or Partners in Business.
- ☐ C. One of the Buyers is also a Seller
- ☐ D. Buyer or Seller is Government Agency or Lending Institution
- ☐ E. Deed Type **not** Warranty or Bargain and Sale (Specify Below)
- ☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
- ☐ G. Significant Change in Property Between Taxable Status and Sale Dates
- ☐ H. Sale of Business is Included in Sale Price
- ☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
- ☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. **Year of Assessment Roll from which information taken(YY)**: 17
*17. **Total Assessed Value**: 590,000
*18. **Property Class**: 230 – ____
*19. **School District Name**: Kingston
*20. **Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))**
48.73-1-17 48.317-1-5 48.73-1-20 48.73-1-16.200

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

(SELLER SIGNATURE) 5/24/18 (DATE)

BUYER SIGNATURE

Michael S. Graf 5/24/2018
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC,society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered **Type or print clearly**.)

Purrfect Homes, LLC (* LAST NAME) (FIRST NAME)
(*AREA CODE) (*TELEPHONE NUMBER (Ex. 9999999))
24 (* STREET NUMBER) West 127th St, Apt 3 (* STREET NAME)
New York (*CITY OR TOWN) NY (*STATE) 10027 (*ZIP CODE)

BUYER'S ATTORNEY

Graf (LAST NAME) Michael (FIRST NAME)
845 (AREA CODE) 338-4993 (TELEPHONE NUMBER (Ex. 9999999))

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #4: #336-338 East Chester Street SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.

Suggested Action:

Attachments:
336 East Chester Street Application.pdf

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

2020

To be completed by applicant

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

Property Tax map ID# (SBL): 83-4668254

Name of Applicant: MNZ Realty Holdings Inc.

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

Applicant Phone #: (718) 864-0747 Fax #: N/A E-Mail: ashu1876@Hotmail.com

Applicant Website N/A

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

BRIEF PROJECT USE/DESCRIPTION (Use Narrative page for full description): Gas Station/C-Store/ Garage/ diner

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

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

Name of current property owner (please print): JASPRIT KAUR

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

Phone #: (718) 864-0747 Fax #: N/A E-mail ashu1876@Hotmail.Com

Signature of Owner: Jasprit Kaur

OFFICE USE

1. Date received: 10/15/2020
2. Application fee received $75- Ck # 172
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

Project Location (describe, and attach a location map): 336-338 E. chester St Kingston N.Y. 12401

Brief Description of Proposed Action:

Special Permit Renewal.

Name of Applicant or Sponsor: Joshua Kaun	Telephone: (718)864-0747 E-Mail: ashu1876@hotmail.com
Address: 45 Birch St. Apt 7A	
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? 1 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	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?	✓	

	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 Yes, does the existing system have capacity to provide service? ☑ NO ☐ YES] If No, describe method for providing potable water: _____	✓	

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☑ NO ☐ YES] If No, describe method for providing wastewater treatment: _____	✓	

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓	
b. Is the proposed action located in an archeological sensitive area?		

	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)? 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: JASPRIT KAUR Date: 10/1/20

Signature: Jasprit Kaur

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

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

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

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PROJECT NARRATIVE FORM

Property Address: 336-338 E. Chester St Kingston NY, 1240

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

Diner 6 AM – 4 PM

Gas Station Store · 6 AM – 12 PM

Garage · 1 PM – 10 PM.

By (Please Print): Jagbirkaur

Date: 10/01/20

ADDITIONAL NOTIFICATIONS

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

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

1. N/A

2.

3.

4.

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

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401

TO THE CITY PLANNING BOARD:

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

JASPRIT KAUR
Print Property Owner's Name

Jasprit Kaur
Owner's Signature

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

(718)864-0747
Owner's Phone Number

10/01/20
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.

_____ 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.

Jasprit Kaur
Applicant Signature

10/01/20
Date

JASPRIT KAUR
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)

Jasprit Kaur 10/01/20

Sign Date

JASPRIT KAUR

Name (please print)

_____

Sign Date

_____

Name (please print)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jasprit Kaur 10/01/20
Sign Date

_____
Sign Date

JASPRIT KAUR
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: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #5: #15 Railroad Avenue SPECIAL PERMIT to convert a portion of an existing building to 3 residential units. SBL 56.25-4-21. Zone C-2, MUOD. Ward 5. 15 Railroad LLC; applicant/owner.

Suggested Action:

Attachments:
15railroad-301.jpg

15railroad-exterior-front2.jpg

15railroad-exterior-solar.jpg

ApplicationPB-15railroad-10_26.pdf

boardauthorize_15railroad.pdf

pb-checklist05 2020 15Railroad.pdf

plan-15RR-2nd-10_26.pdf

plan-15RR-3rd-11_03 - REVISED 3rd Floor.pdf

plan-15RR-key-resi-units-10_26.pdf

Planning_Board_Policies_Update_11.20.18 15Railroad.pdf

Project_Narrative_Form-15railroad-10_26.pdf

Survey-15Railroad-parking-10_26.pdf




1898
GRAY BUILDING



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) 15 Railroad Ave, Kingston NY

Property Tax Map ID # (SBL): 56.25–4–21

Name of applicant: 15 Railroad LLC

Applicant Phone #: ( ) 646 484 8058 Fax #: ( ) _____ E-Mail: info@15railroad.com

Mailing address of applicant: PO BOX 347, ACCORD NY 12404

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

Project use and/or description of improvement:

special use permit:

Change in use of a portion of existing building from commercial office to residential,

in district C-2 commercial & Midtown Mixed Use Overlay.

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): 15 Railroad LLC

Phone #: ( ) 646.484.8058 Fax #: ( ) _____ E-Mail: info@15railroad.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 Turu Illgen

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of Nov 16, 2020 in the matter of 15 Railroad Av

_____,

15 Railroad LLC
print property owner's name

owner's signature

PO Box 347, Accord NY 12404
owner's mailing address

646–484–8058
owner's phone number

date

representative's signature & date

PO Box 347 Accord NY 12404
representative's address

646–484–8058
representative's phone #

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.

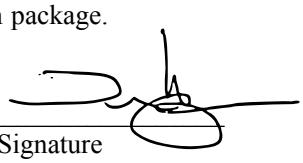
_____ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e, - easements, ROW agreements etc…

_____ 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.



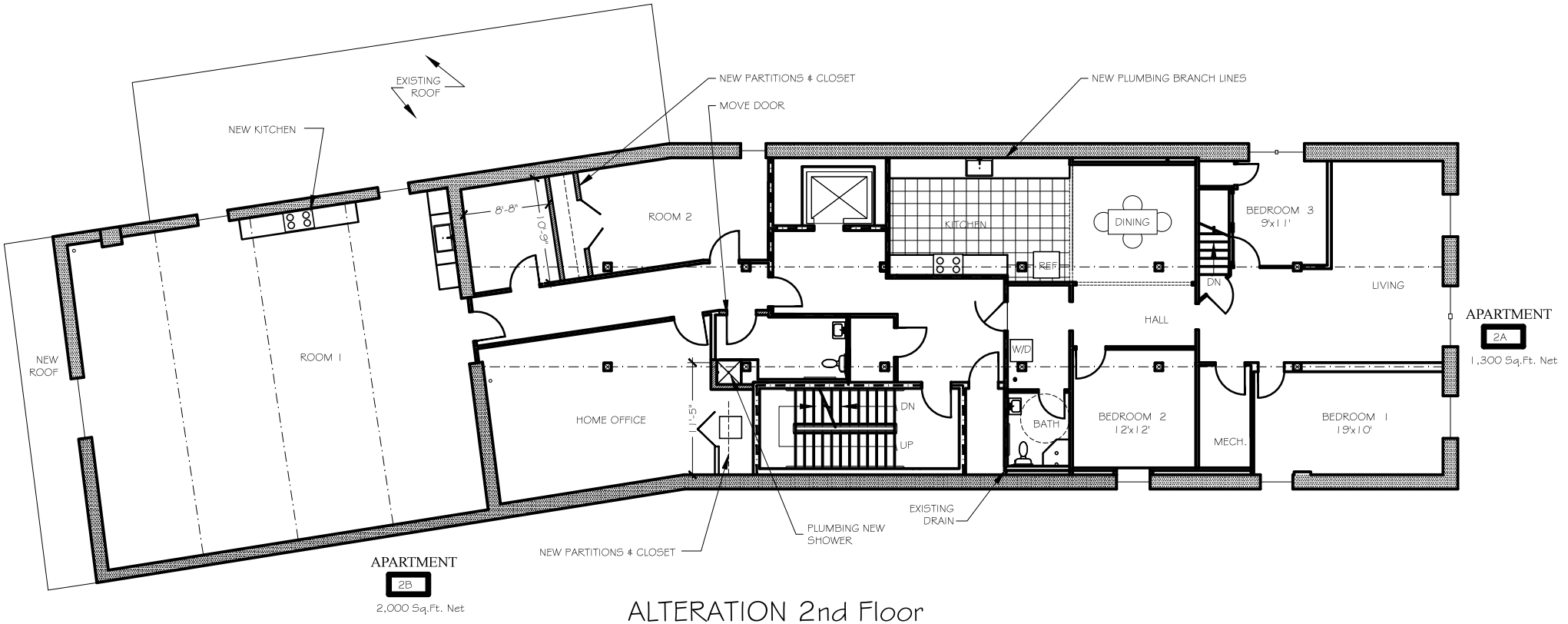
Applicant Signature

October 2020

Date

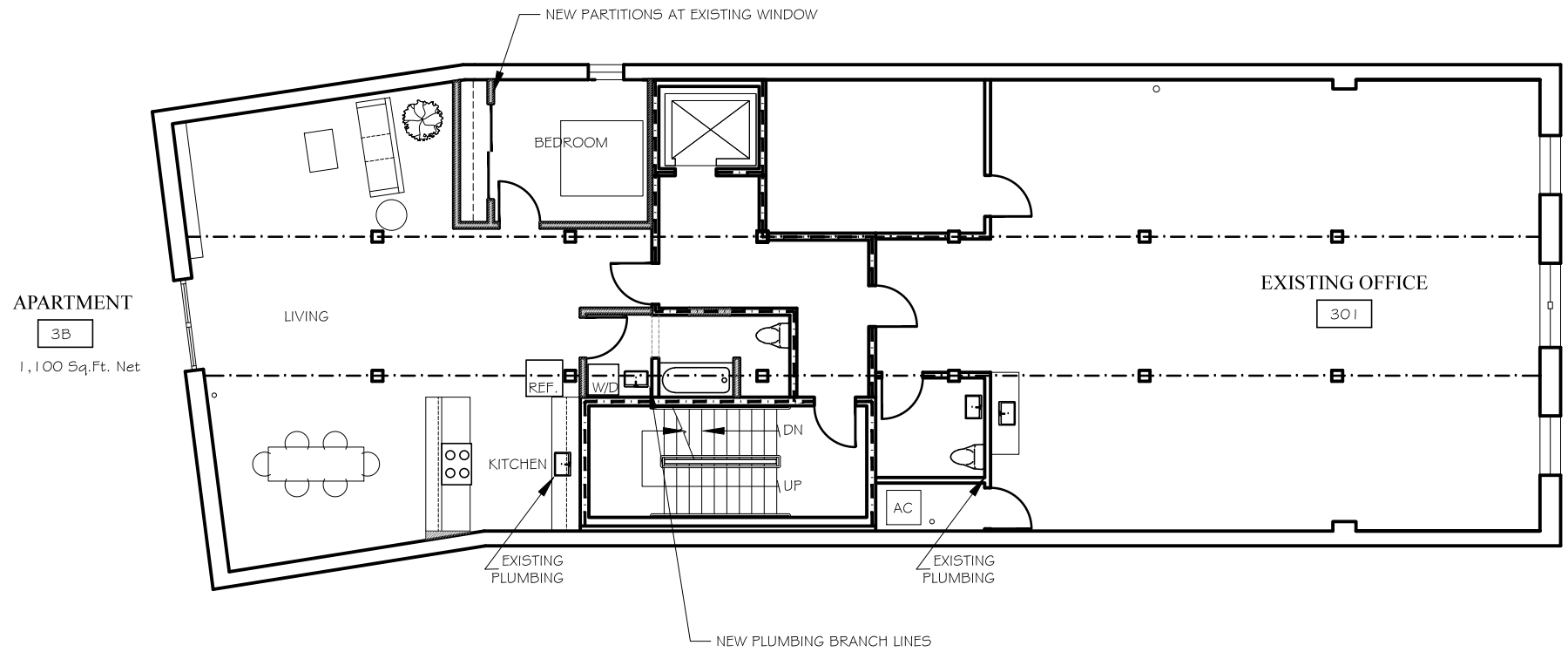
Turu Illgen

Applicant Name (Please Print)



ALTERATION 2nd Floor

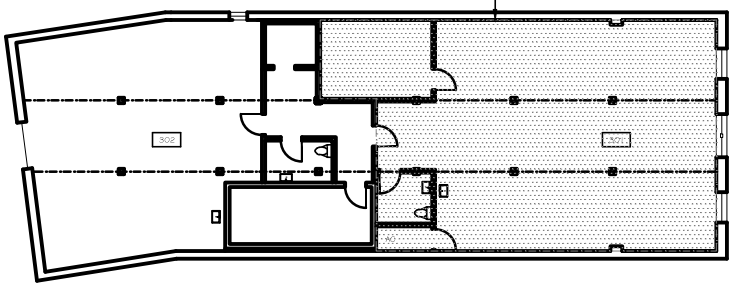
26 Oct. 2020



ALTERATION 3rd Floor

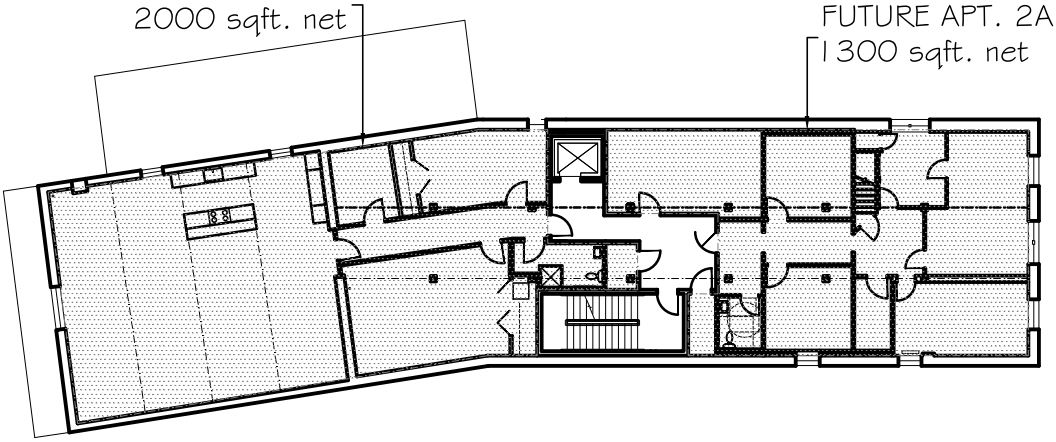
3 Nov. 2020

FUTURE APT. 3A
1300 sqft. net

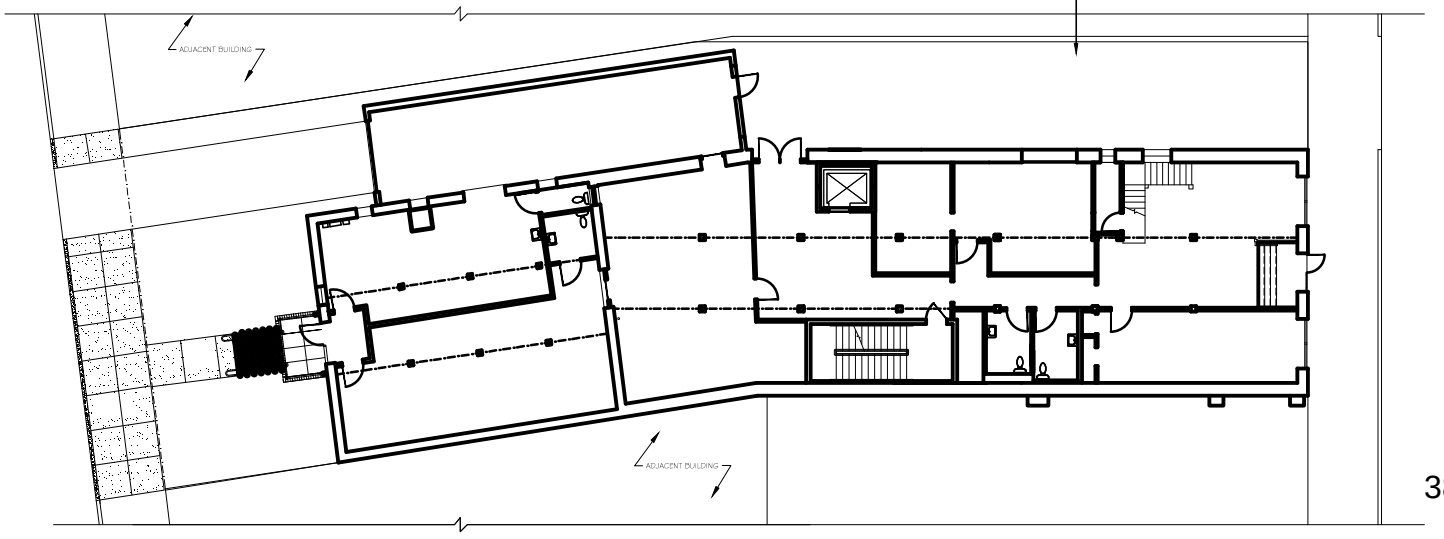


FUTURE APT. 2B
2000 sqft. net

FUTURE APT. 2A
1300 sqft. net



EXISTING 1ST FLOOR
TO REMAIN COMMERCIAL



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)

Oct 2020	
Sign Date	Sign Date
Turu Illgen	
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).

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Property Owners signature: _____Date:_____
(Adopted 11/9/09)

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PROJECT NARRATIVE FORM

Property Address: 15 Railroad 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…

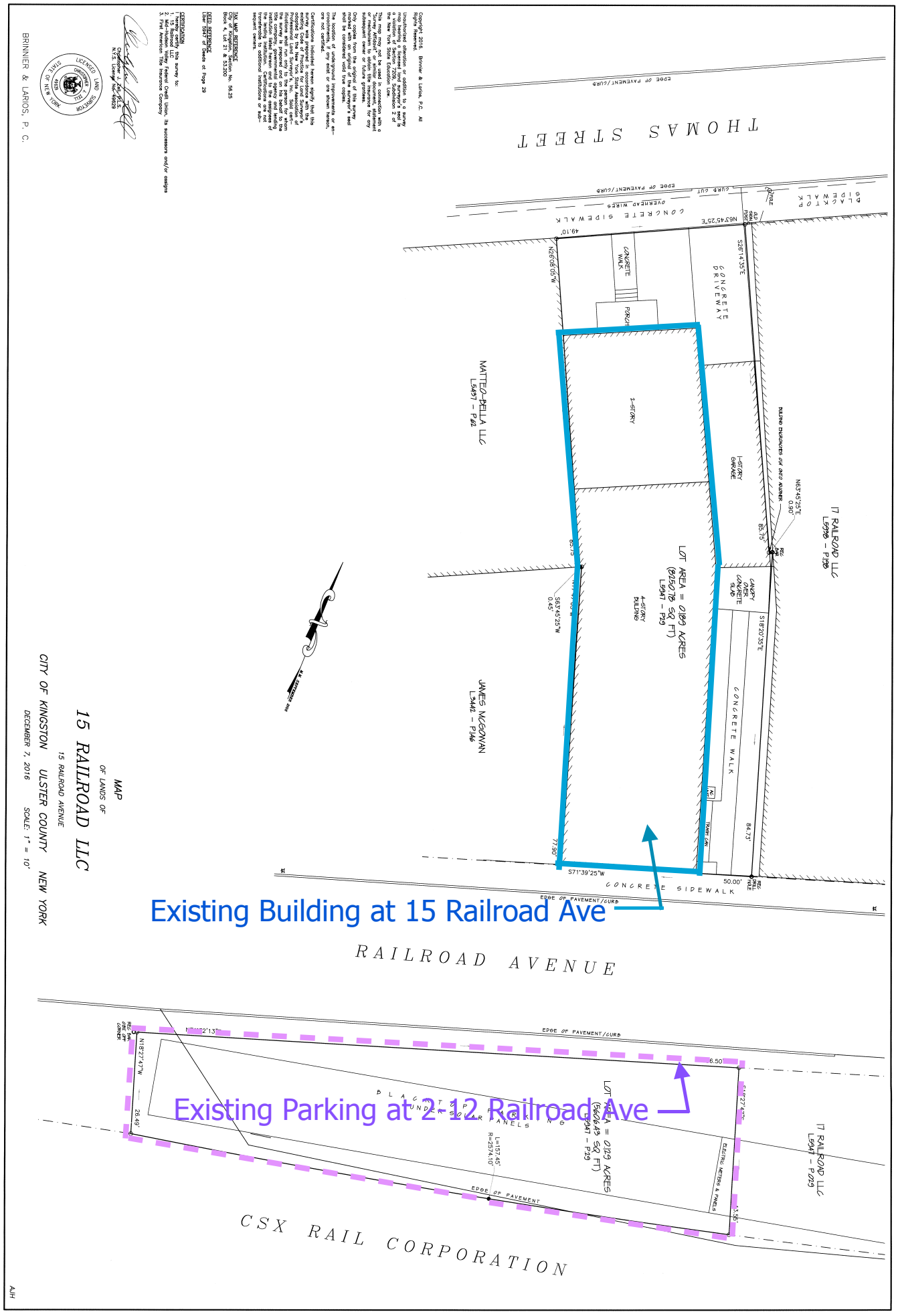
Special Permit request: in district C-2 commercial & Midtown Mixed Use Overlay.
Change in use of a portion of existing building from commercial offices to
three (3) residential apartments.
Area of work: floors 2nd and 3rd (about a third (1/3) of gross building area).
Parking is provided in a separate lot directly across at 2–12 Railroad Ave which
provides parking shelter and green energy from a large solar PV array.

This would reduce the occupant load of the building and provide housing which
is in high demand in the area while need for office space is declining.
All current tenant leases are being honored so nobody is getting displaced.
Currently during Covid-19 pandemic, most of these offices sit empty so
this proposal has potential to bolster vitality and diversity of the neighborhood.
Building permits will be phased over time as ordinary vacancy allows.
Zoning district is mixed which allows and encourages this type of use.
It is a privilege to offer this proposal and I trust that Kingston is receptive.
Thank you for the consideration.

Prepared By (Please Print): Turu Illgen Architect PLLC

Date: October 2020

Rev.10/02



BRINNIER & LARIOS, P. C.

MAP OF LANDS OF 15 RAILROAD LLC

15 RAILROAD AVENUE

CITY OF KINGSTON ULSTER COUNTY NEW YORK

DECEMBER 7, 2016 SCALE: 1" = 10'

Copyright 2016, 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 has been prepared in connection with a "survey Affidavit" or similar document, statement or agreement between the signatory hereto and the subsequent owner or future grantees for any purpose.

Only copies from the original of this survey marked with an original signature and seal shall be considered valid true copies.

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

Compiled from deed, record plans and/or maps. Field survey was prepared in accordance with the applicable Standards of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc. Said certification is made only to those parties listed on the survey, is prepared and on its behalf to the institution listed hereon and to the assignee of institution listed hereon and to the assignee of institution's interest in the mortgage, if the mortgage is transferable to additional institutions or subsequent owners.

CERTIFICATION
I hereby certify this survey to:
1) 15 Railroad Ave LLC
2) Mid-Hudson Valley Federal Credit Union, its successors and/or assigns
3) First American Title Insurance Company

Christopher J. Ado P.L.S.
N.Y.S. License No. 49829

LICENSED LAND SURVEYOR STATE OF NEW YORK

TAX MAP REFERENCE
City of Kingston No. 56.25
Block 4, Lot 21 & 23.200

DEED REFERENCE
Liber 5947 of Deeds at Page 29

AJH

Agenda Item No:

Planning Board Agenda Item Report

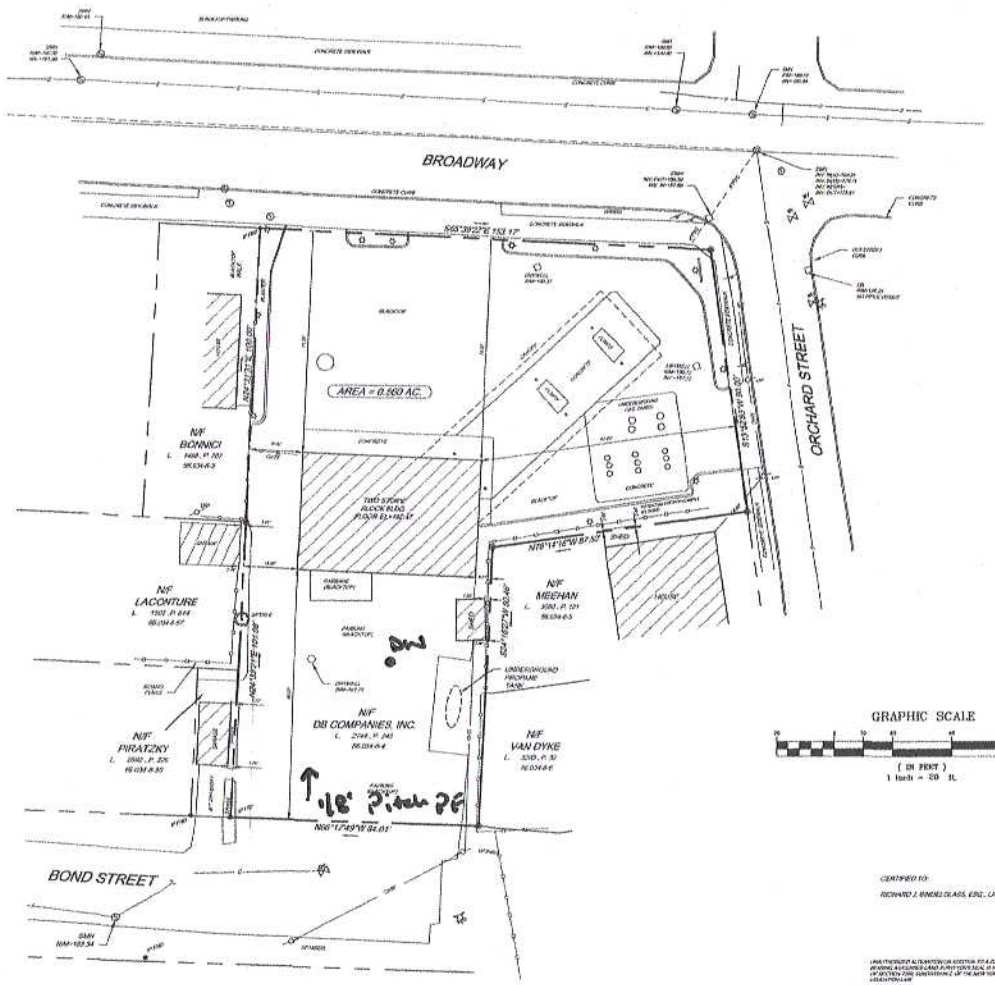
Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #6: #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:
11-10-2020 from IPT site map speedway bwy - 301 Broadway.pdf

301 Broadway.pdf





GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

CERTIFIED TO:

RICHARD J. WINDELS OLASS, ESQ., LAND AMERICA, AMERADA HESS CORPORATION

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS SURVEY MAP IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR.

REV No.	DESCRIPTION	DATE	BY

BOUNDARY SURVEY PREPARED FOR
AMERADA HESS CORPORATION
CITY OF KINGSTON ULSTER COUNTY, NY
D.B. MART #607
301-311 BROADWAY

MORRIS ASSOCIATES P.C., LLC
ENGINEERING CONSULTANTS-LAND SURVEYORS
3 Hill Lane, Poughkeepsie, New York 12601
Phone No. (845) 454-3411 Fax No. (845) 471-1162
E-Mail Address: morrisassociates@aol.com

DATE	SCALE	DRAWN BY	FILE No.	DRAWING No.
10/25/03	1"= 20'	JSD	2041.52.01	1 of 1

32578

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. DeKatch

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.

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_____ 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

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #7: #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

Chirkova - Wurts Street Subdivision.pdf

Sizemore - 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

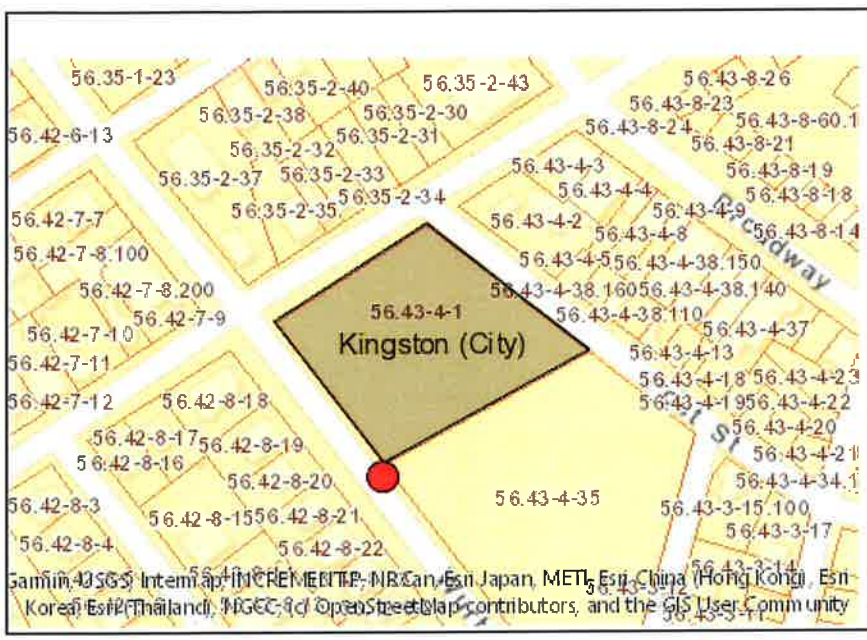
Applicant/sponsor/name: Mike Riosa Date: 9/29/20

Signature: _____ Title: Owner

PRINT FORM

EAF Mapper Summary Report

Monday, September 28, 2020 9:34 AM



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, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

PLANNING BOARD APPLICATION CHECKLIST

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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.

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✓ 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

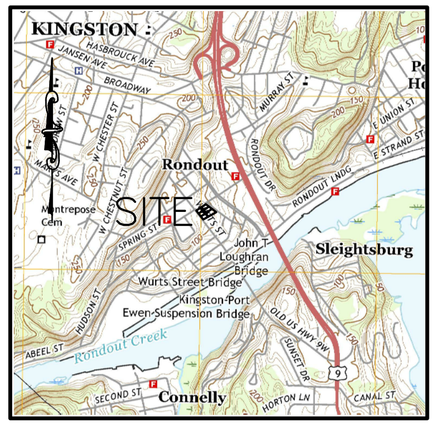
LOT 3: 0.639 Acres

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.

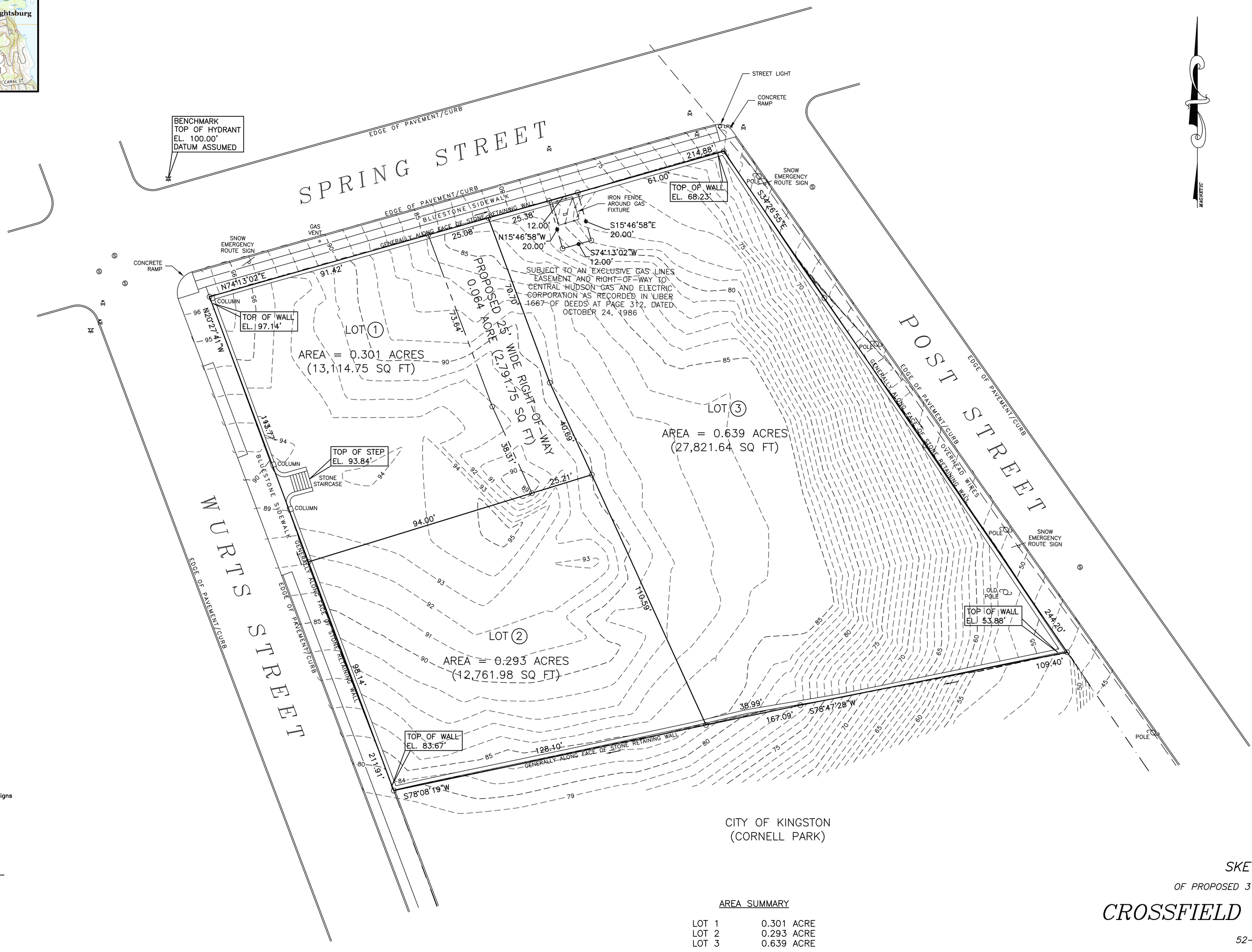
Prepared By (Please Print): Dennis M. Larios, P.E.

Date: 9/28/2020

Rev.10/02



LOCATION MAP
SCALE: 1" = 2,000'



CITY OF KINGSTON
(CORNELL PARK)

AREA SUMMARY

LOT 1		0.301 ACRE
LOT 2		0.293 ACRE
LOT 3		0.639 ACRE
TOTAL	=	1.233 ACRES

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.

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
MINIMUM SETBACKS: SIDE YARD:	--[11]	FEET
MINIMUM SETBACKS: 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

Brady, Donna

From: Svetlana C <schirkova@gmail.com>
Sent: Friday, November 13, 2020 1:36 PM
To: Cahill, Suzanne
Subject: [EXTERNAL EMAIL] Planning Board Public Comment : In Oppostion to 52-68 Wurts Street SUBDIVISION

Hi Suzanne, hope your day is going well!

Since this item is back up front of the board, I want to re-submit my opposition to the Subdivision of 52-68 Wurts Street.

This is the site of the Cornell Estate, the historic heart of a historic district. An antique blue stone wall runs all the way around, the Cornell park shares a boundary.

Allowing the subdivision without any plan to develop is opening up a pandora's box that can not be closed again.

Shouldn't the Historic Landmarks Preservation Committee have a say before it's too late? Once destroyed, history is lost.

Thank you for taking the time to read this, and have a great day!

Lana Chirkova
154 W Pierpont St, Kingston

---------- Forwarded message ---------
From: **Svetlana C** <schirkova@gmail.com>
Date: Fri, Oct 16, 2020 at 12:38 PM
Subject: Planning Board Public Comment : In Oppostion to 52-68 Wurts Street SUBDIVISION
To: <scahill@kingston-ny.gov>

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

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Brady, Donna

From: Rokosz <xenoandthestoics@gmail.com>
Sent: Friday, November 13, 2020 1:56 PM
To: Cahill, Suzanne
Subject: [EXTERNAL EMAIL] wurts street subdivision

I for one would like to speak in favor of the wurts st subdivision being sought by Crossfield Management, adjacent to cornell park. We can never divide this beautiful neighborhood enough, I say! Creates more opportunity for future residents.

More possibilities. Carve the choicest land up like a christmas goose and sell it all off for a pretty pennies. Good for the chamber of commerce.

Humdrum natives just don't want to see things change.

Those who are against it are just uptight.

Got their own personal agendas.

Why who's to say it won't be affordable housing that gets built there?

I've seen this kind of pushback before.

All that not in my backyard stuff.

Subdivision is our God given American right since the time of that

crossdresser, Lord Cornbury used to walk the ramparts in silk and lace.

Queen Anne's Cousin. down here in the Hudson Valley.

Grease the Governers wagon wheels, get yourself a land grant.

Get yourself a land patent.

Then it's your land! Divide it up and sit on it till its time

to sell!

Crossfield management knows the game!

Don't even have to build anything!

That's land speculation for you.

Smart as a businessman's leather shoes.

Hell. Knock the rest of it down! Just like the old Rondout!

What do they want? An apology? Nothing could be more historic than acquisition and subdivision in the Hudson Valley.

Get with it! The same fever that sent Dutchmen scrambling through the underbrush with dowsing rods is still among us.

Put up a parking lot. Put up a Mall.

I'm all for it.

Ronny Sizemore

Poncockie

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: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #8: #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:
52-68 Wurts Street App.pdf

PIAZZA, MIKE (WURTS AND SPRING ST) 3 LOT SUB 9-9-2020.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

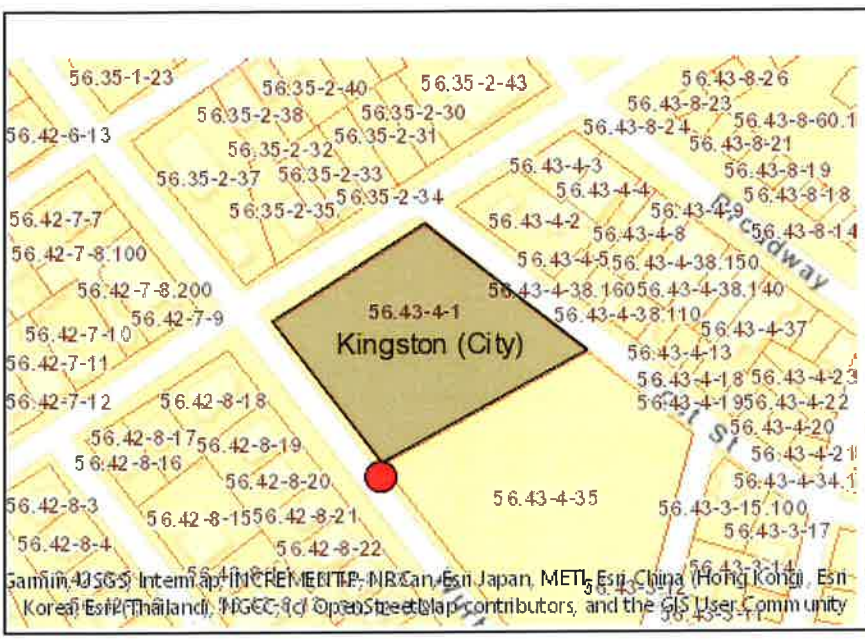
Applicant/sponsor/name: Mike Riosa Date: 9/29/20

Signature: _____ Title: Owner

PRINT FORM

EAF Mapper Summary Report

Monday, September 28, 2020 9:34 AM



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, 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

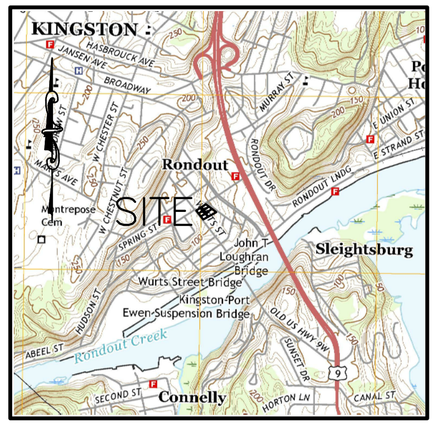
LOT 3: 0.639 Acres

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.

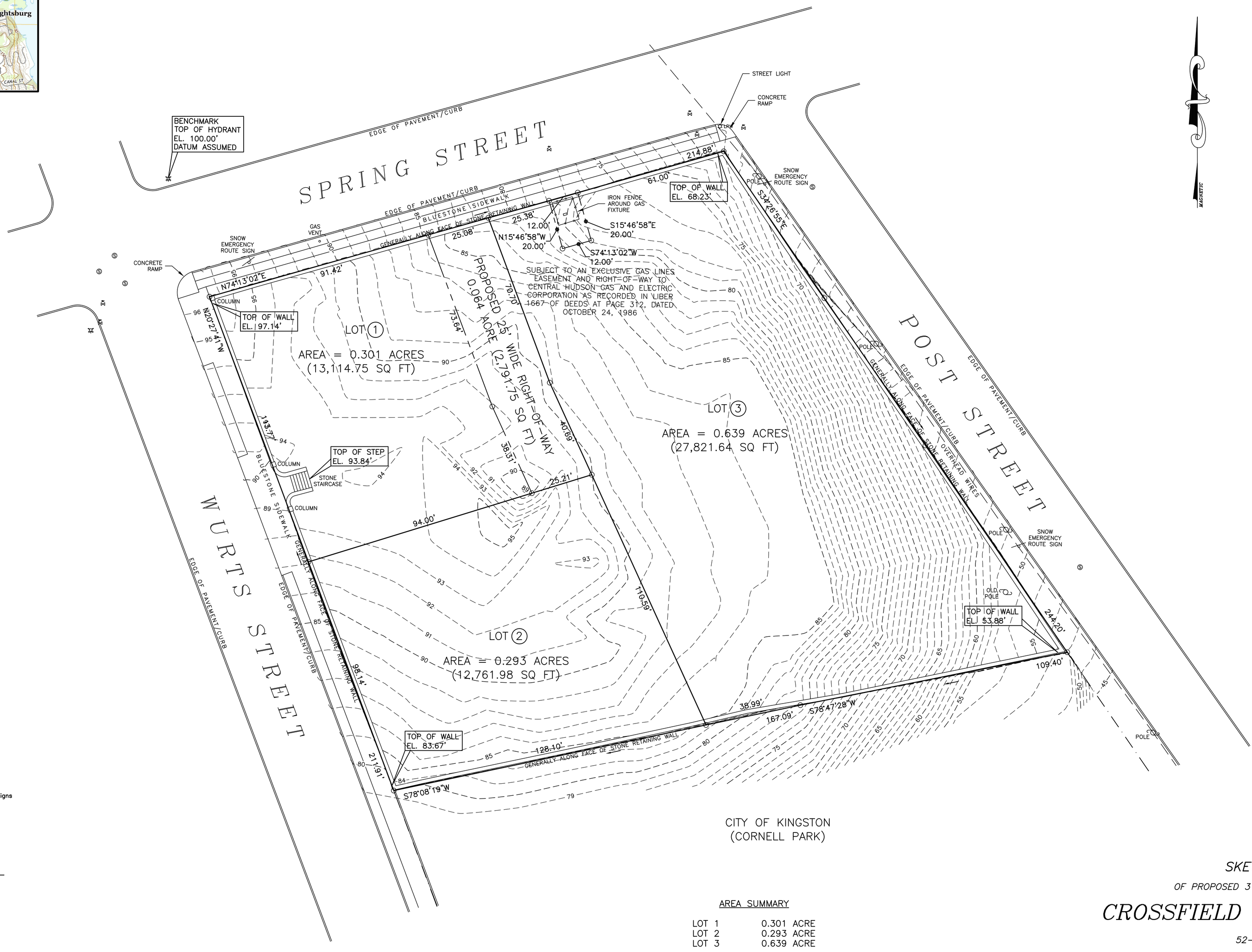
Prepared By (Please Print): Dennis M. Larios, P.E.

Date: 9/28/2020

Rev.10/02



LOCATION MAP
SCALE: 1" = 2,000'



CITY OF KINGSTON
(CORNELL PARK)

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

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #9: #21 O'Neil Street SPECIAL PERMIT to establish a drinking establishment in an existing building. SBL 56.25-2-15. SEQR Determination. Zone C-3. Ward 4. Eric Sturniolo; applicant/owner.

Suggested Action:

Attachments:
9.21.20 PBM 21 O'Neil St.pdf

9_21_20 PBM - 21 O'Neil Street Site Plan.pdf

21_Oneil_Street_SD Presentation R2 LR.pdf

Planning Board Submission for 11-16 Meeting FINAL.pdf

21 O'Neil - Public Comment Letters - Multiple.pdf

Donahoe Comment - PBM 11-16-20 Item #9.pdf

Chirkova - 21 O'Neil Street.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:

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_____ **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?	☐	☑
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: 5/25/20

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

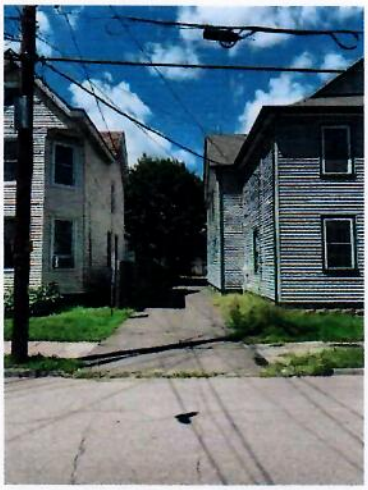


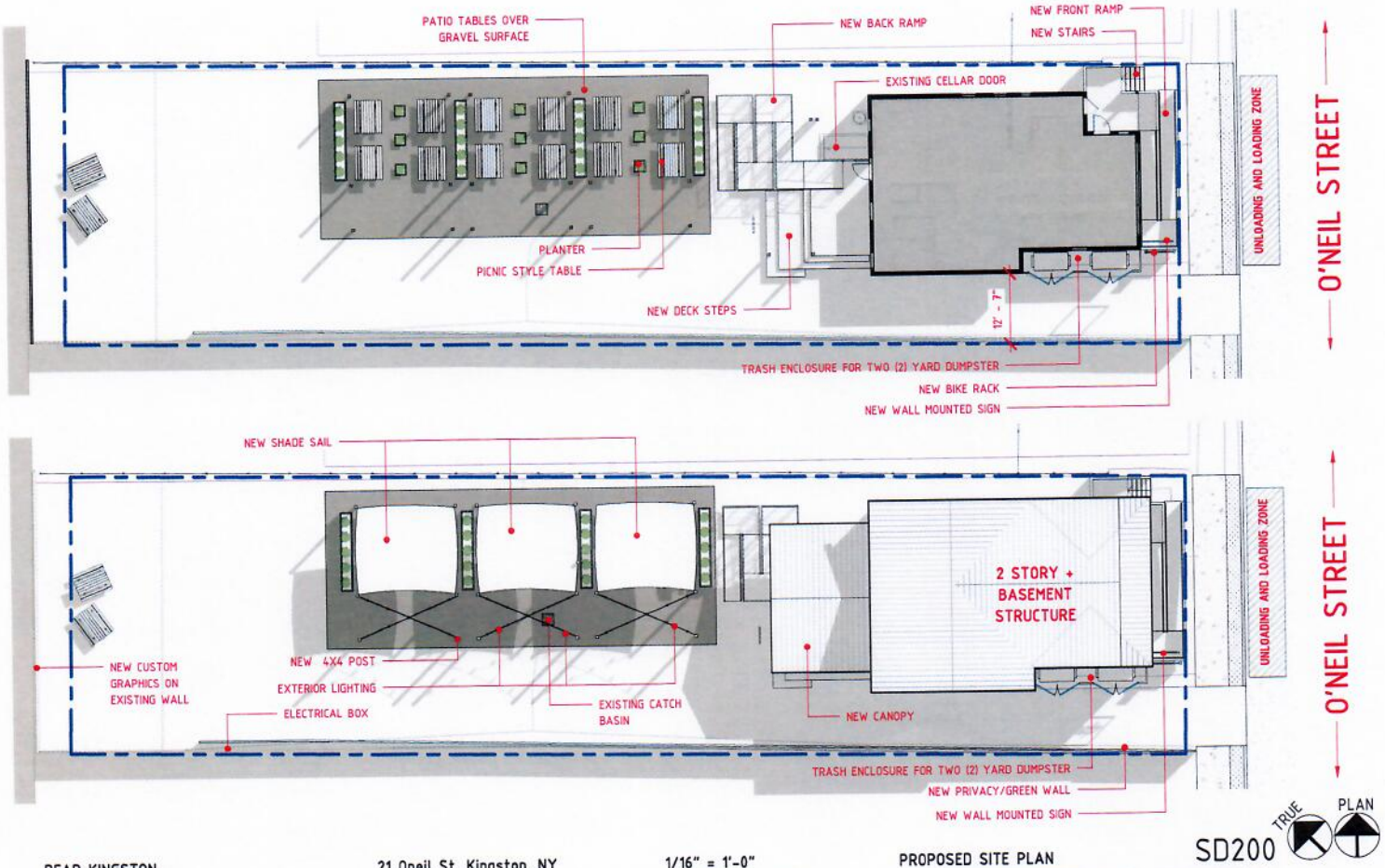
Photo E
Front View of Driveway From Street
Taken 8/20/20 1:09pm



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 Lucas

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

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.

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_____ 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? 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

	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? 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: 4/25/20

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

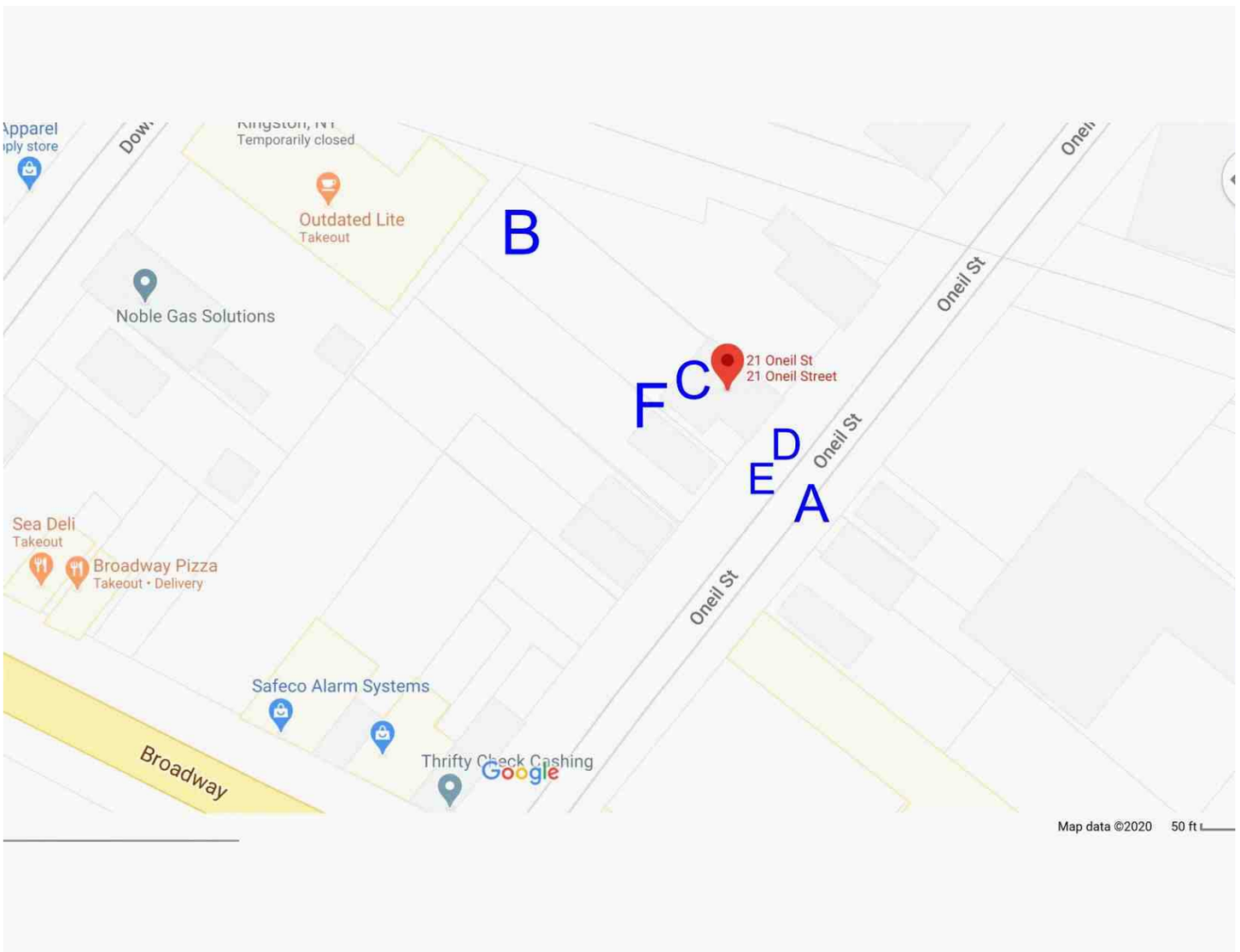


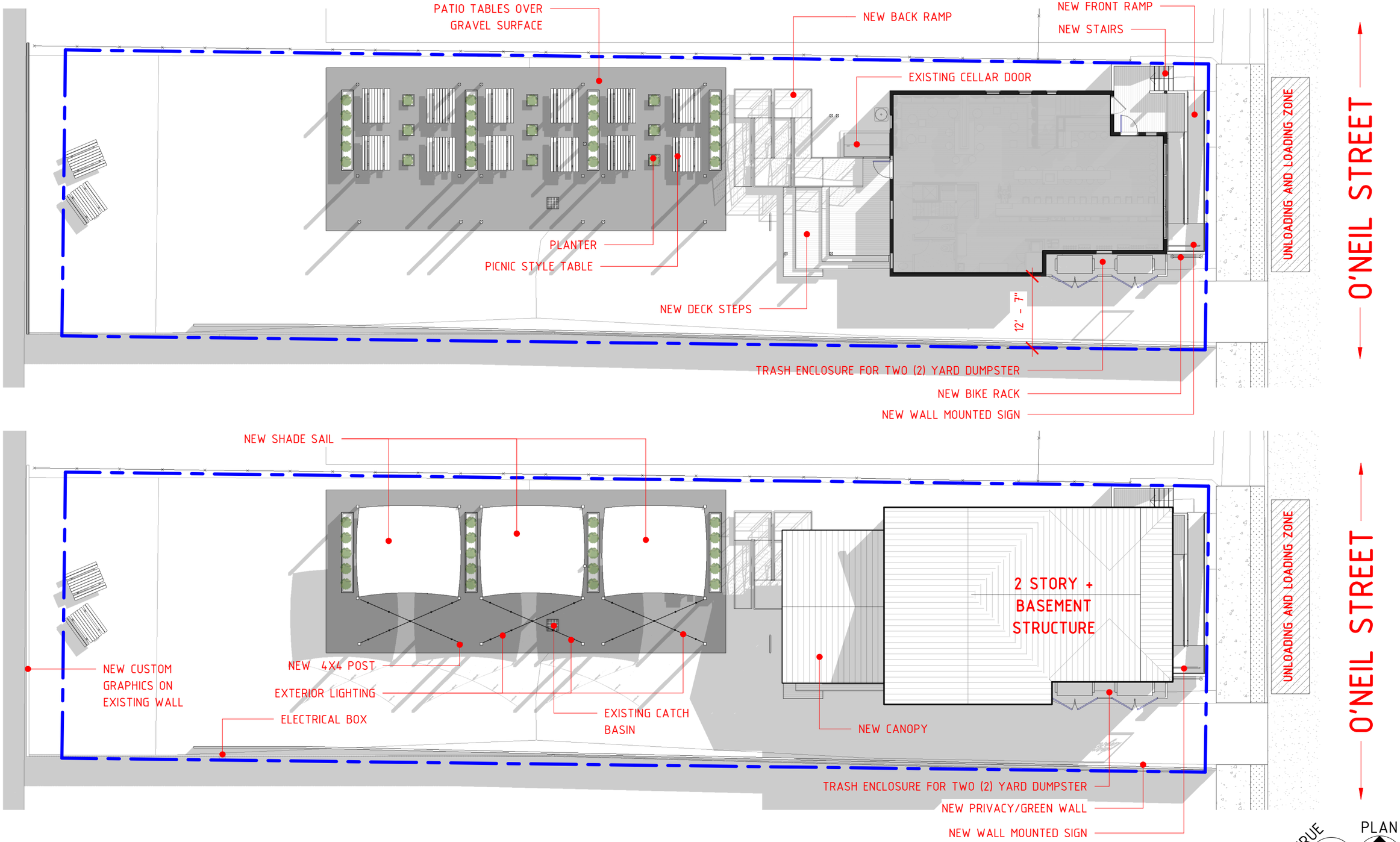
Photo E
Front View of Driveway From Street
Taken 8/20/20 1:09pm



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

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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 Lake

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 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

DEAR KINGSTON



SCHEMATIC DESIGN ROUND 2

08.18.20

alloi Architecture + Construction







DEAR KINGSTON | 21 Oneil St, Kingston, NY | EXISTING CONDITIONS | SD003

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SITE INFORMATION

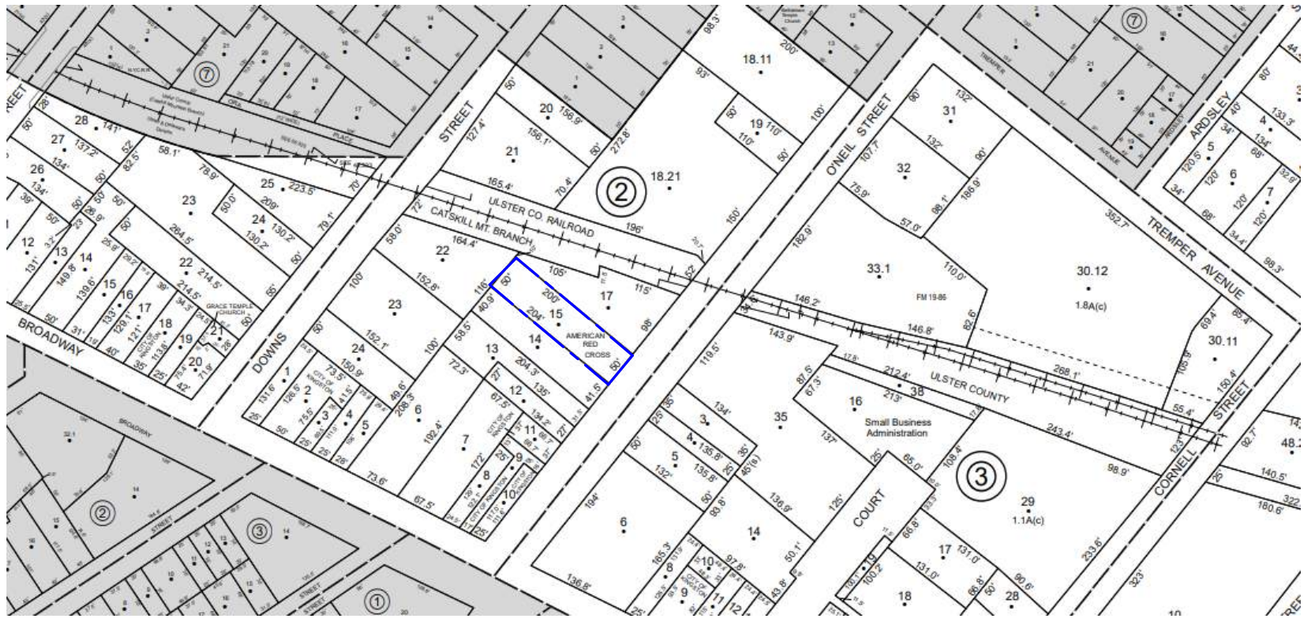
ADDRESS: 21 ONEIL STREET, KINGSTON NY 12401
LOT SIZE: sq. ft
PROPERTY ID #: 56.25-2-15
ZONE: C-3 GENERAL COMMERCIAL
YEAR BUILT: 1920
LOT SIZE: 10,000 SF
TOTAL OF STORIES: 2
FLOOR AREA: 3,627 SF
FRONTAGE: 50'
DEPTH: 200'

CITY HALL
420 BROADWAY
KINGSTON, NY 12401

PLANNING DIRECTOR
SUZANNE CAHILL
T: 845.334.3955
F: 845.334.3958
planning@kingston-ny.gov

BUILDING DEPARTMENT
ERIC KITCHEN
5 GARRAGHAN DRIVE
KINGSTON, NY 12401
PHONE: 845.331.1217
EMAIL: buildings@kingston-ny.gov
ekitchen@kingston-ny.gov

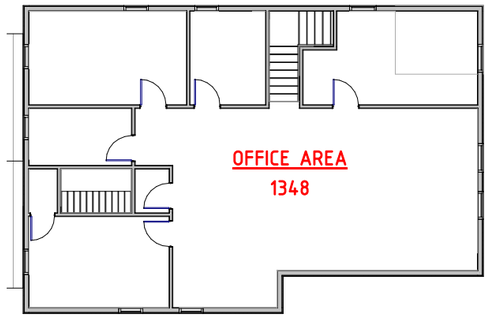
SAFETY & ZONING
STEPHAN KNOX
5 GARRAGHAN DRIVE
KINGSTON, NY 12401
PHONE: 845.331.1217
EMAIL: buildings@kingston-ny.gov
sknox@kingston-ny.gov

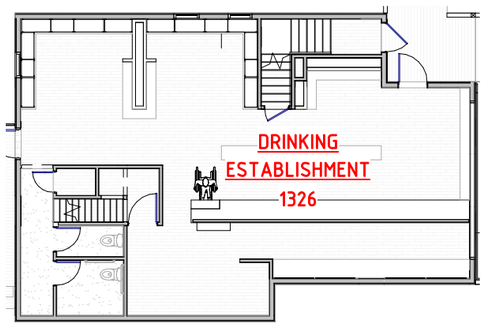


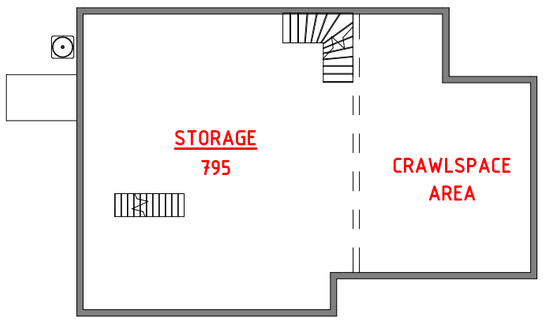
DEAR KINGSTON | 21 Oneil St, Kingston, NY | 1/2" = 1'-0" | PROJECT INFORMATION | SD004

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PARKING CALCULATIONS AND DIAGRAMS







CITY OF KINGSTON
MUNICIPAL CODE CHAPTER 405. ZONING
SECTION 405-34 OFF STREET PARKING AND LOADING

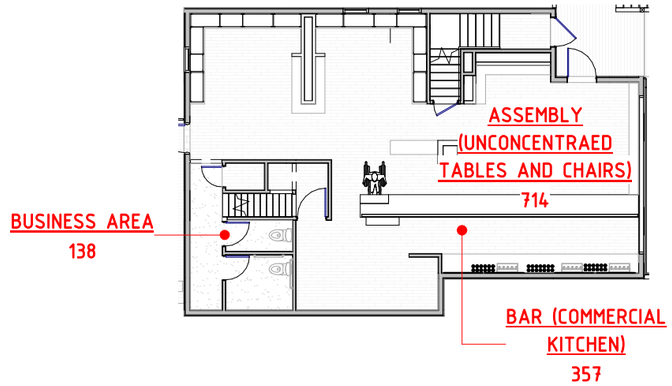
USE	MINIMUM PARKING
OFFICE BUILDING, OTHER THAN MEDICAL OR DENTAL OFFICE	1 SPACE PER 300 SF OF GROSS FLOOR AREA
DRINKING ESTABLISHMENT OR DISCOTEQUE	1 SPACE PER 1.5 PERSONS PERMITTED UNDER MAXIMUM OCCUPANCY OR 1 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER
STORAGE	1 SPACE PER 3000 SF PF GROSS FLOOR AREA

PARKING CALCULATION

SPACE	AREA	REQUIRED PARKING SPACE
STORAGE	795 SF	1
DRINKING ESTABLISHMENT	1326 SF	34
OFFICE AREA	1348 SF	4
Grand total		39

REQUIRED PARKING SPACES: 39

ARCHITECTURAL EGRESS OCCUPANCY CALCULATIONS AND DIAGRAMS



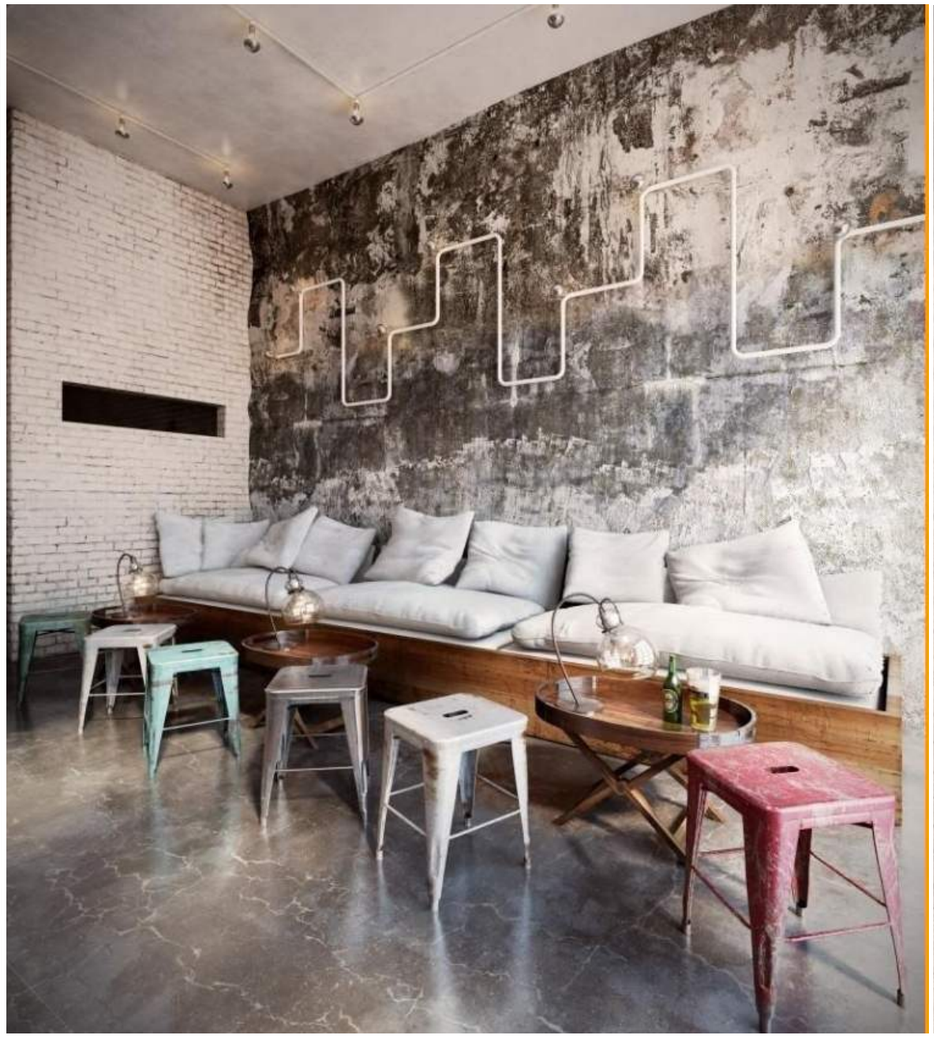
MAX OCCUPANCY CALCULATION

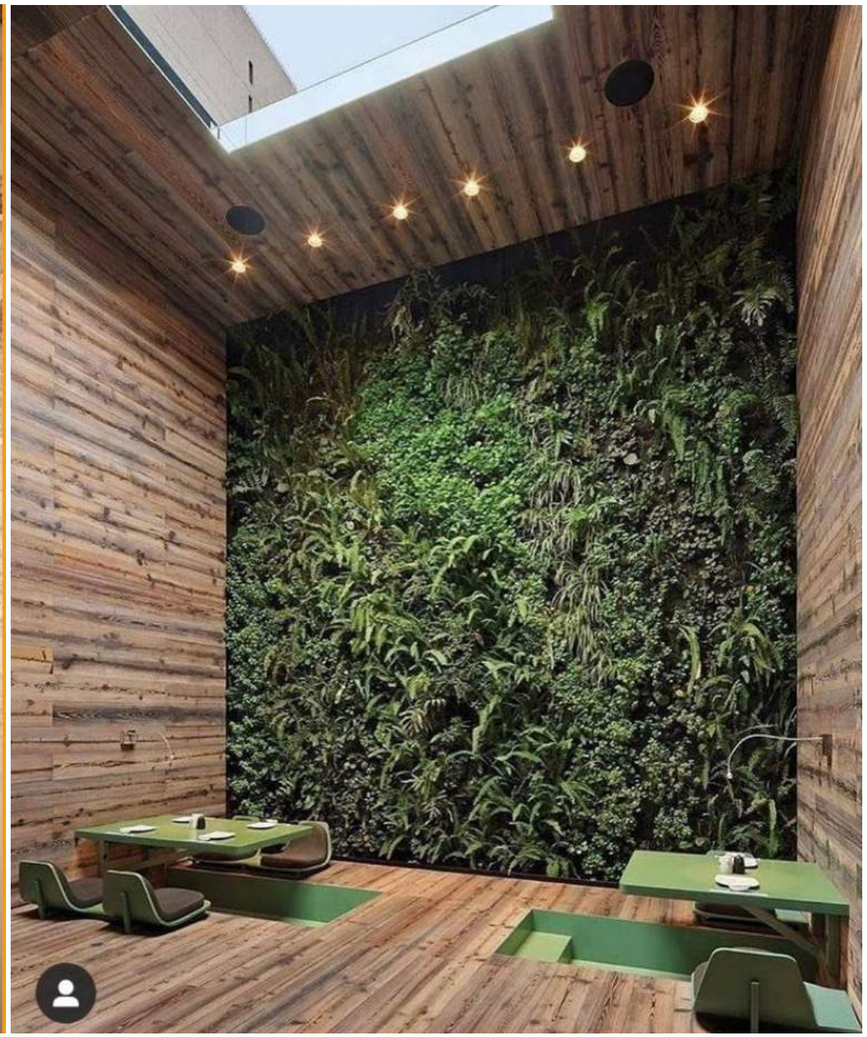
SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY (UNCONCENTRAED TABLES AND CHAIRS)	714 SF	15 SF	48
BAR (COMMERCIAL KITCHEN)	357 SF	200 SF	2
BUSINESS AREA	138 SF	100 SF	2
Grand total			52

MAXIMUM OCCUPANCY: 52

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | DESIGN REFERENCE | SD007

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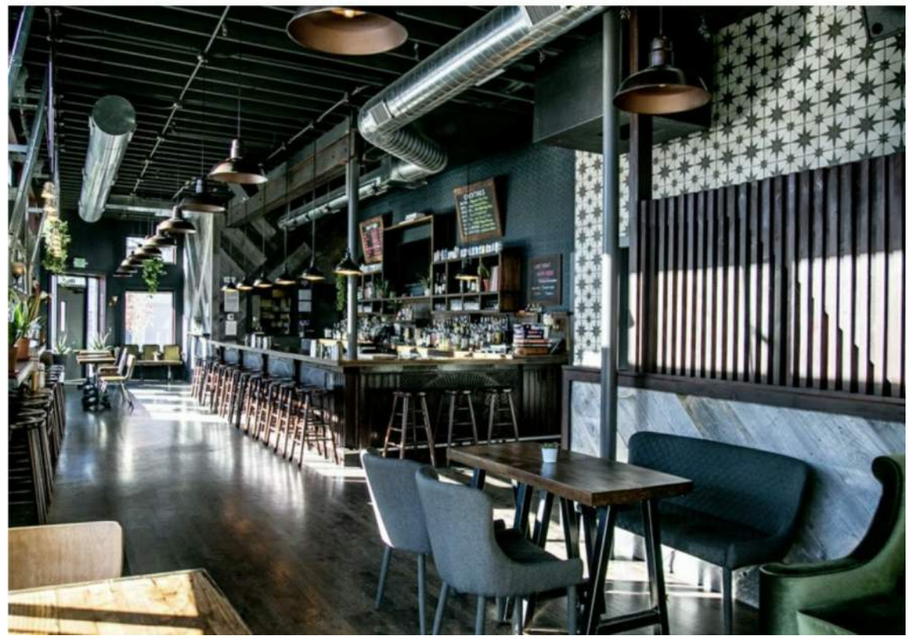


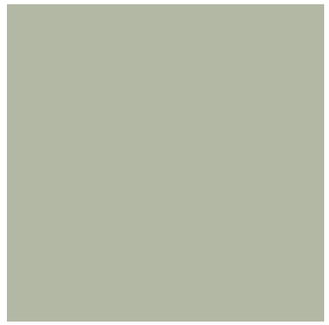


DEAR KINGSTON | 21 Oneil St, Kingston, NY | DESIGN REFERENCE | SD008

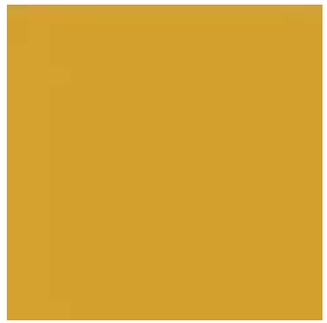
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DEAR KINGSTON | 21 Oneil St, Kingston, NY | COLOR SCHEME | SD010

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2. PROPERTY LINES, BEARINGS, & NORTH ARROW ARE BASED UPON THE FOLLOWING:

LIBER 1241–PAGE 28

FILED MAP NO. 110

3. UNDERGROUND UTILITY LINES IF ANY ARE NOT SHOWN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CALL "DIG SAFELY NEW YORK" AT 811 AND HAVE ALL UTILITY LOCATIONS MARKED ON THE GROUND.

4. BUILDING TIES SHOWN ARE BASED UPON THE SIDING OF THE STRUCTURE AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY SHOULD NOT BE USED TO SET PROPERTY LINES, FENCES, BUILDING ADDITIONS, ETC.

5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS A FULL AND CURRENT TITLE REPORT MAY REVEAL.

#29 O'NEIL STREET

SECTION 56.25–BLOCK 2–TAX LOT 17
N/F CHRISTIAN S. & SUSAN J. REIF
LIBER 2080–PAGE 328
FILED MAP NO. 110–P/O LOTS 22 & 23

SECTION 56.25–BLOCK 2–TAX LOT 15
N/F THE AMERICAN NATIONAL RED CROSS
LIBER 1241–PAGE 28
FILED MAP NO. 110–LOT 24

UP

FENCE 1.1' NE

FENCE 1.6' NE

FENCE 1.0' NE

S 43°30'00" E

CHAIN LINK FENCE

CHAIN LINK FENCE

200.00'

ASPHALT

SIGN

ASPHALT

SIGN

REBAR FOUND
0.7' SOUTH
0.5' EAST

WOOD RAMP

PORCH

4.6'

6.7'

6.4'

AC

STONE

OVERHANG

DECK

BILCO DOOR

#21 O'NEIL STREET
2 STORY
WOOD FRAME

SIGN

BLUESTONE WALK

SIGN

50.00'

S 46°30'00" W

O'NEIL STREET
(66' WIDE CITY STREET)

#26 DOWNS STREET

50.00'

N 46°30'00" E

6.3'

REMAINS OF CONCRETE

FENCE ON LINE

ELECTRIC BOX

BROKEN ASPHALT

AREA=
10,000 SQ. FT.
OR
0.230 ACRES

CATCH BASIN

LIGHT POLE

ASPHALT

STONE

FENCE ON LINE

12.7'

ASPHALT DRIVEWAY

EDGE OF PAVEMENT

EDGE OF PAVEMENT

SIGN

SIGN

STOCKADE FENCE

N 43°30'00" W

STOCKADE FENCE

200.00'

SIGN

UP

BLUESTONE WALK

BLUESTONE CURB

FENCE 0.5' SW

FENCE 2.2' NE

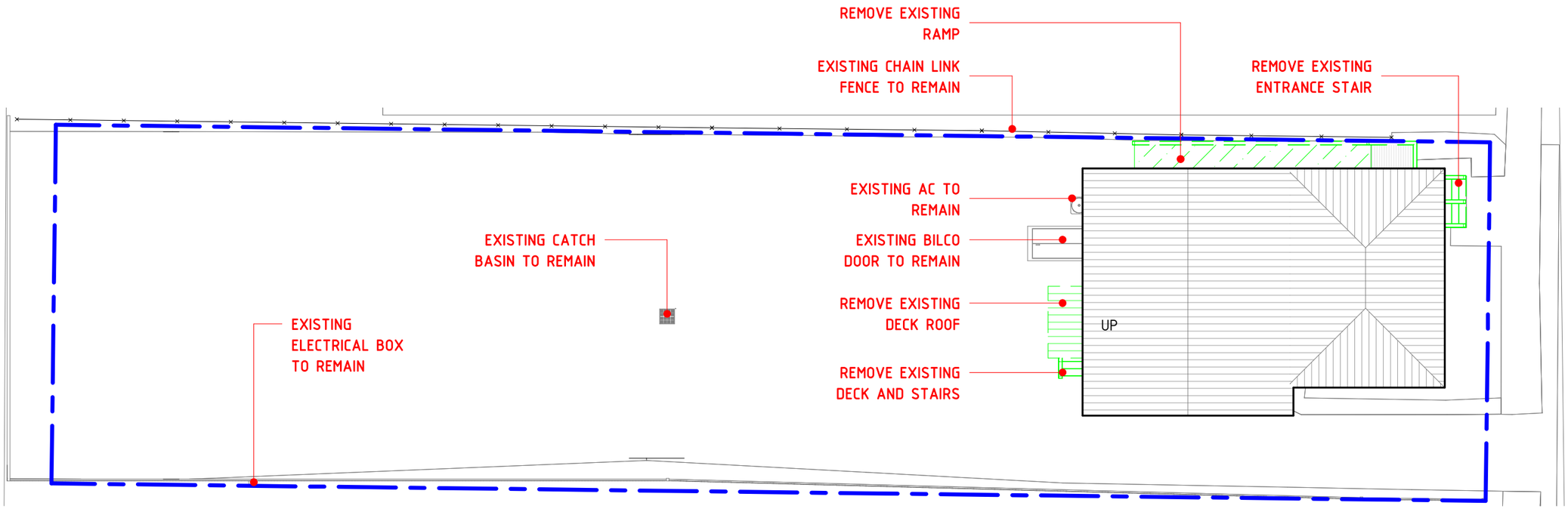
SECTION 56.25–BLOCK 2–TAX LOT 13
N/F FOTINI TSIAMIS
LIBER 4565–PAGE 239
FILED MAP NO. 110–P/O LOT 25

#19 O'NEIL STREET

BEGINNING
FOUND

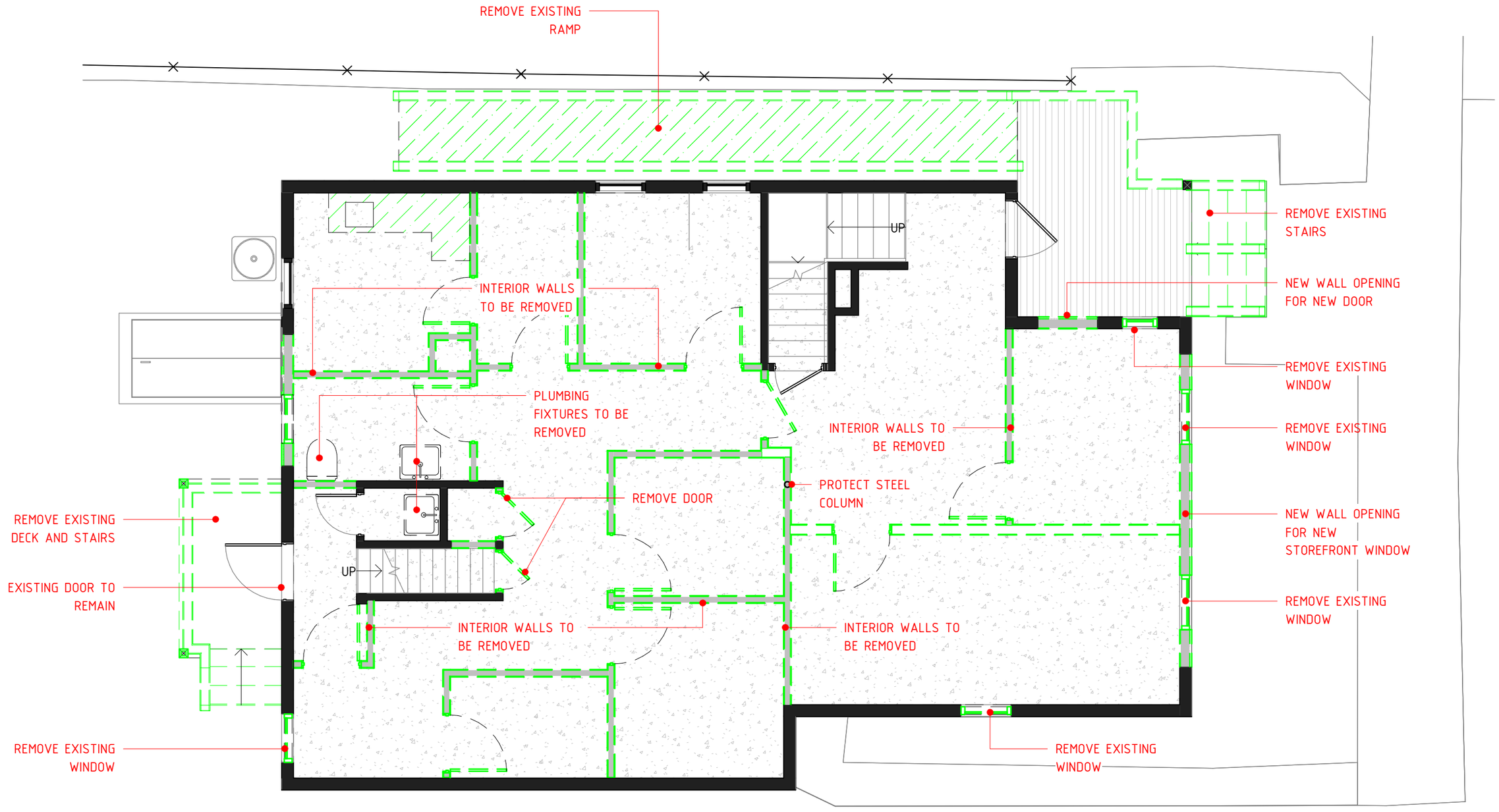
DEAR KINGSTON | **21 Oneil St, Kingston, NY** | **1/16" = 1'-0"** | **SURVEY PLAN** | **SD020**

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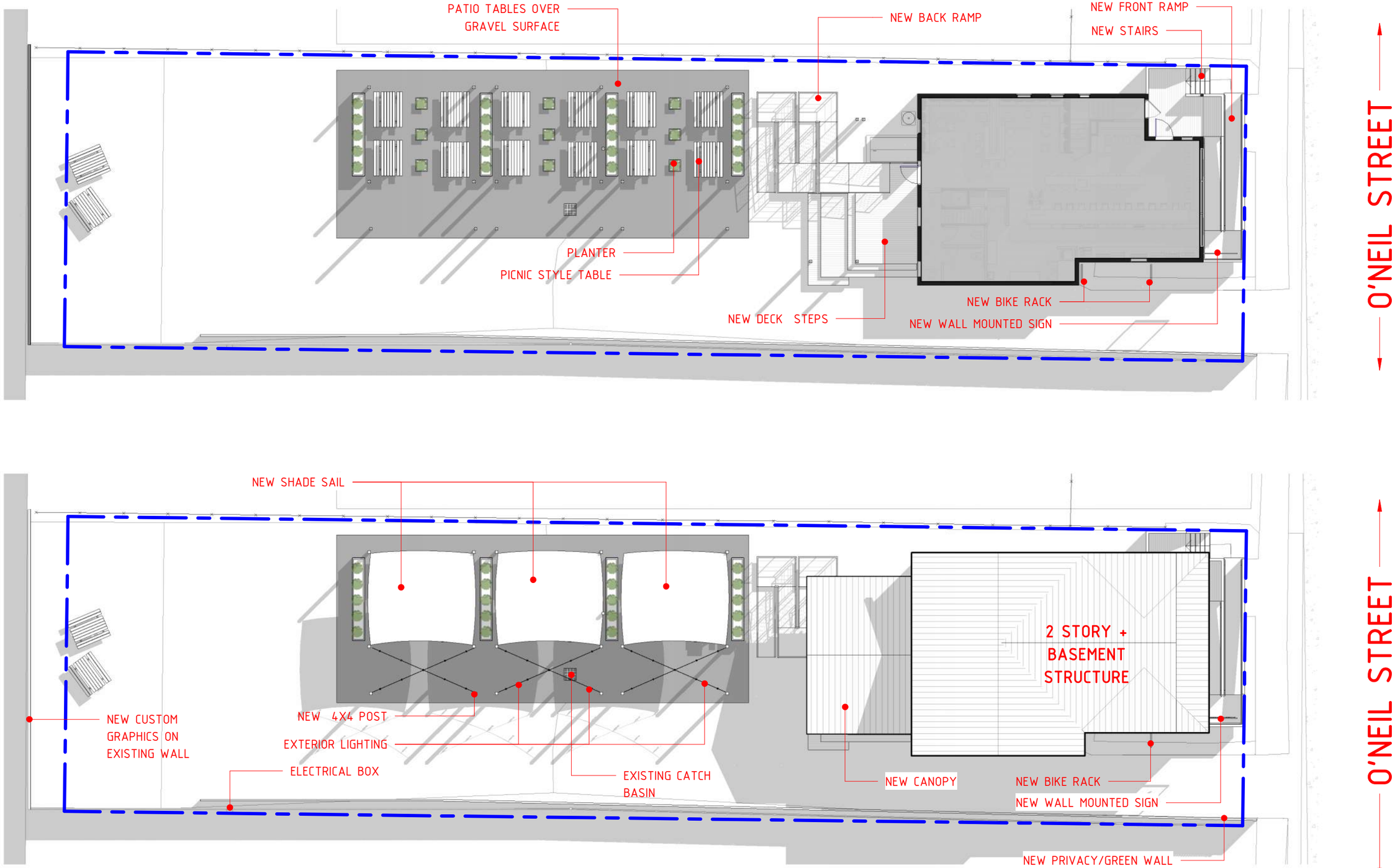
DEAR KINGSTON | 21 Oneil St, Kingston, NY | 1/16" = 1'-0" | DEMOLITION SITE PLAN | SD100

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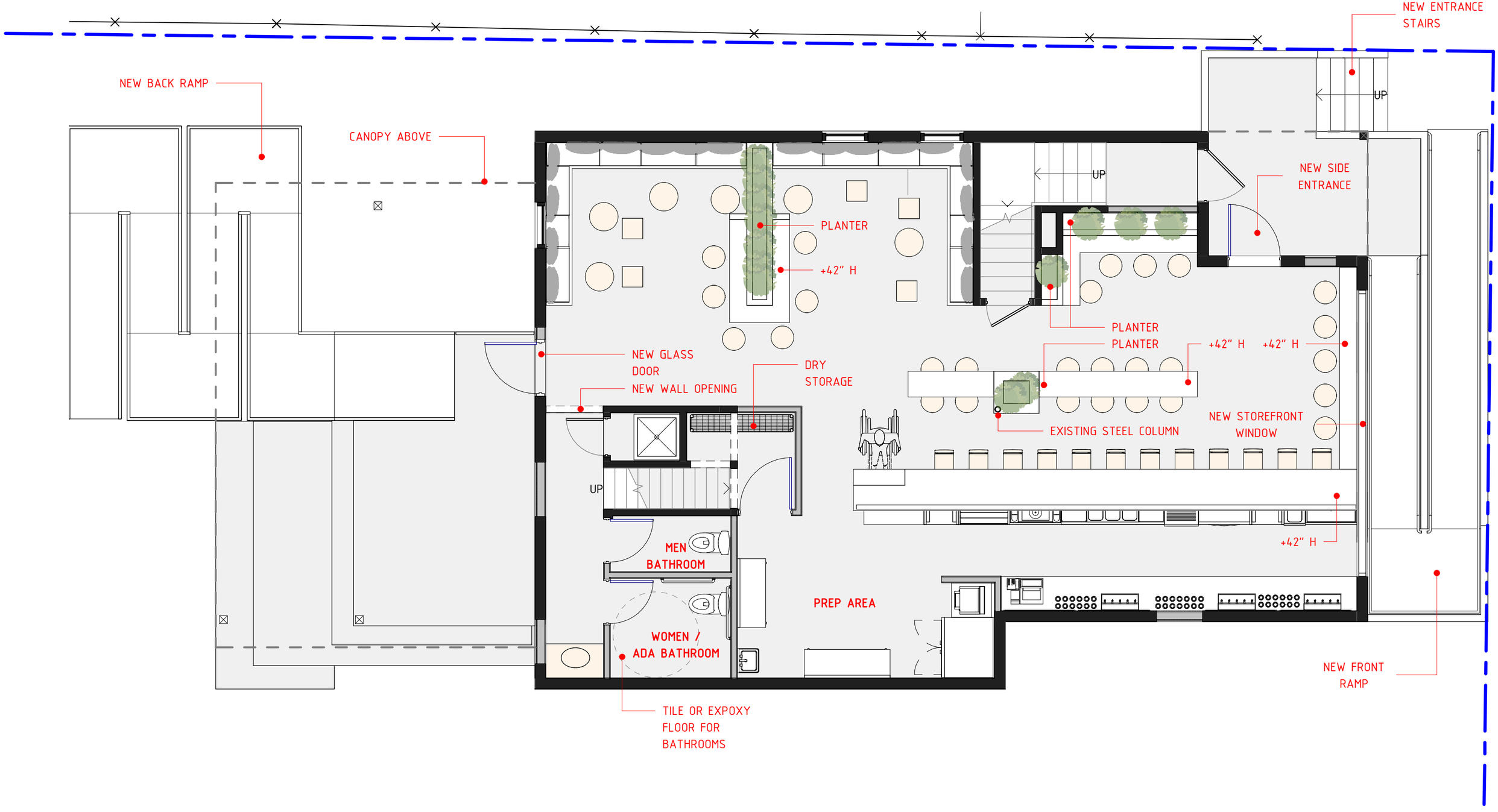
DEAR KINGSTON | 21 Oneil St, Kingston, NY | 3/16" = 1'-0" | DEMOLITION FLOOR PLAN | SD101

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | 1/16" = 1'-0" | PROPOSED SITE PLAN | SD200

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | 3/16" = 1'-0" | PROPOSED FLOOR PLAN - OPTION 3 | SD203

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NEW ENTRANCE STAIRS

NEW BACK RAMP

CANOPY ABOVE

UP

UP

NEW SIDE ENTRANCE

LOUNGE AREA

NEW GLASS DOOR

+42" H

DRY STORAGE

NEW WALL OPENING

PLANTER

PLANTER

+42" H

+42" H

NEW STOREFRONT WINDOW

EXISTING STEEL COLUMN

+42" H

MEN BATHROOM

PREP AREA

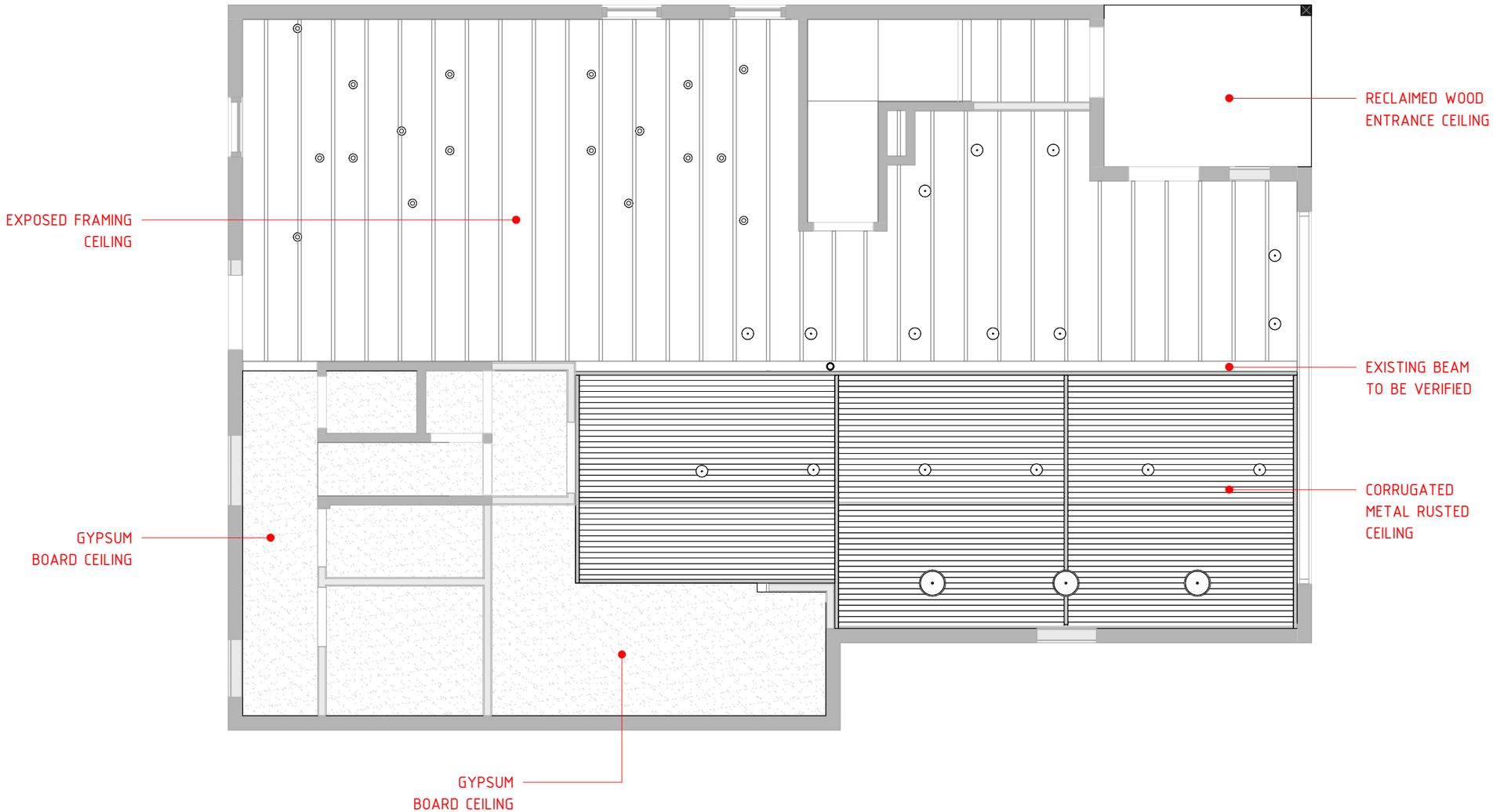
WOMEN / ADA BATHROOM

NEW FRONT RAMP

TILE OR EXPOXY FLOOR FOR BATHROOMS

DEAR KINGSTON | 21 Oneil St, Kingston, NY | 3/16" = 1'-0" | PROPOSED FLOOR PLAN - OPTION 4 | SD204

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | 3/16" = 1'-0" | PROPOSED FIRST FLOOR RCP | SD400

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED INTERIOR PERSPECTIVES | SD700

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED INTERIOR PERSPECTIVES | SD701

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED INTERIOR PERSPECTIVES | SD702

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PROJECT 2013 www.alloiarchitecture.com alloi Architecture + Construction office@alloiarchitecture.com 310 204 2811

08/18/20



DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED INTERIOR PERSPECTIVES | SD703

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DEAR KINGSTON

21 Oneil St, Kingston, NY

PROPOSED EXTERIOR PERSPECTIVES

SD800

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD801

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD802

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD803

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD804

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD805

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD806

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | PROPOSED EXTERIOR PERSPECTIVES | SD807

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PROJECT 2013 www.alloiarchitecture.com alloi Architecture + Construction office@alloiarchitecture.com 310 204 2811 08/18/20

21 Oneil St- Submission For Planning Board 11/16/20 Meeting

Members of the board,

We went in front of the ZBA for the second time on 11/12/20, with a new plan which requires 15 on-street parking spaces (reduced from 33), with our outdoor space reduced from 2000sf to 200sf. **The ZBA approved this variance.**

We have included our ZBA submission for your records, which also includes additional data about on-street parking availability in the neighborhood.

Based on the project notes from the 9/21 Planning Board meeting, we have also updated our plans to rectify your concerns. Please see our updated site plan. New details include:

-**Parking**: as noted above, we have reduced our outdoor space from 2000sf to 200sf. We have also converted some indoor bar area square footage into retail space where we will sell beer-to-go.

-New **gate** to be installed on driveway.

-**Handicapped spot** to be directly in front of building. Letter has been sent to Common Council, a copy of which has been provided with this application

-Detailed **lighting plan**

-**Mechanicals** –there will be no new exterior mechanicals or other outward installations for utilities. An audible alarm system is already installed

-**Refuse**- a private hauler will be contracted for 3-4 pickups per week

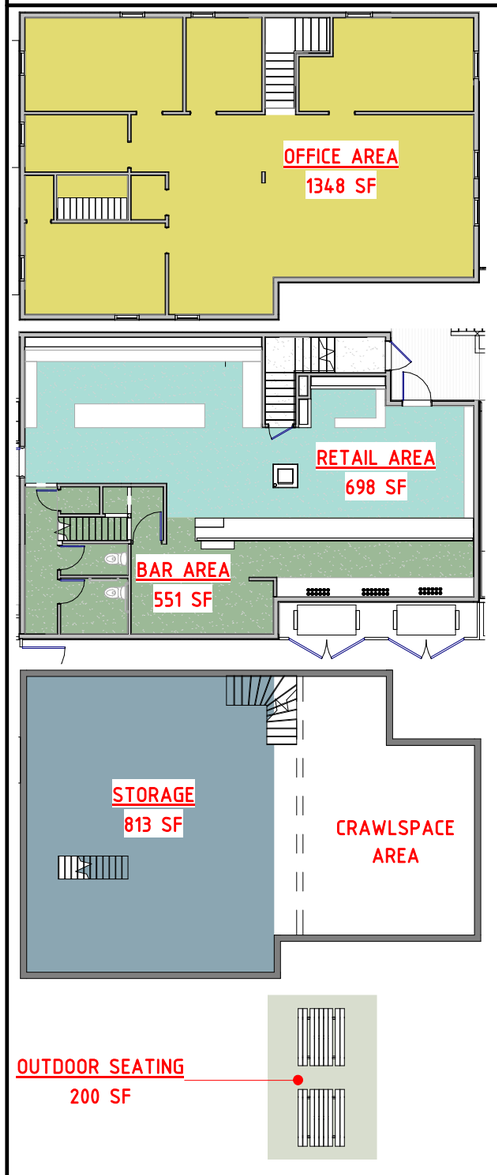
-Detailed **landscaping plan**, including new street and backyard trees

-More **bike racks** in backyard

-**Signage** details

-We hope to be able to install **solar panels** in the future, but will not be during this first phase of operation

PARKING CALCULATIONS AND DIAGRAMS



CITY OF KINGSTON
MUNICIPAL CODE CHAPTER 405. ZONING
SECTION 405-34 OFF STREET PARKING AND LOADING

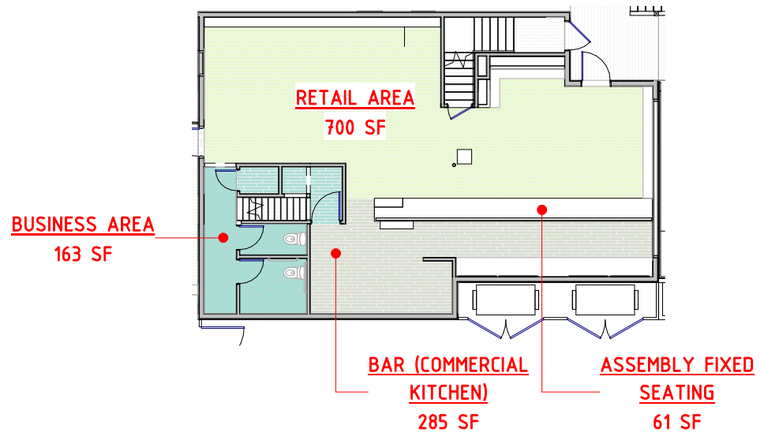
USE	MINIMUM PARKING
OFFICE BUILDING, OTHER THAN MEDICAL OR DENTAL OFFICE	1 SPACE PER 300 SF OF GROSS FLOOR AREA
DRINKING ESTABLISHMENT OR DISCOTEQUE	1 SPACE PER 1.5 PERSONS PERMITTED UNDER MAXIMUM OCCUPANCY OR 1 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER
RETAIL SALES	1 SPACE PER 300 SF OF FLOOR AREA
STORAGE	1 SPACE PER 3000 SF OF GROSS FLOOR AREA

PARKING CALCULATION OPTION 2

SPACE	AREA	REQUIRED PARKING SPACE	
OFFICE AREA	1348 SF	4	(1 SPACE PER 300 SF)
BAR AREA	551 SF	6	(MAX OCCUPANCY)
RETAIL AREA	698 SF	2	(1 SPACE PER 300 SF)
STORAGE	813 SF	1	(1 SPACE PER 3000 SF)
OUTDOOR SEATING	200 SF	2	(1 SPACE PER 100 SF)
Grand total		15	

REQUIRED PARKING SPACES: 15

ARCHITECTURAL EGRESS OCCUPANCY CALCULATIONS AND DIAGRAMS



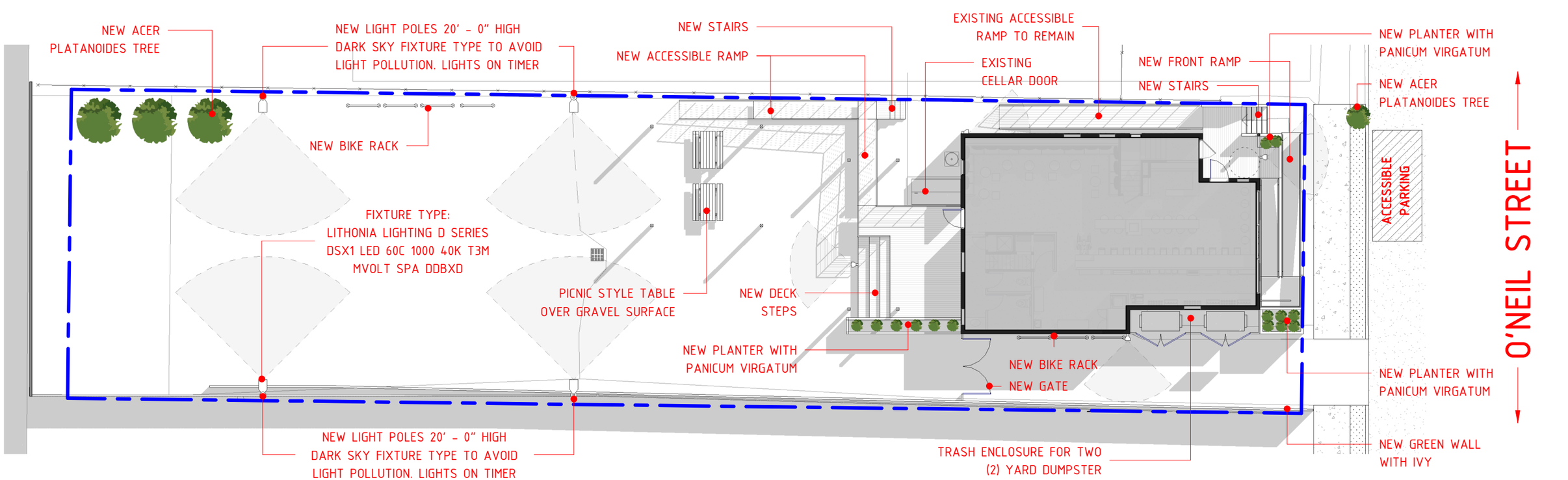
MAX OCCUPANCY CALCULATIONS

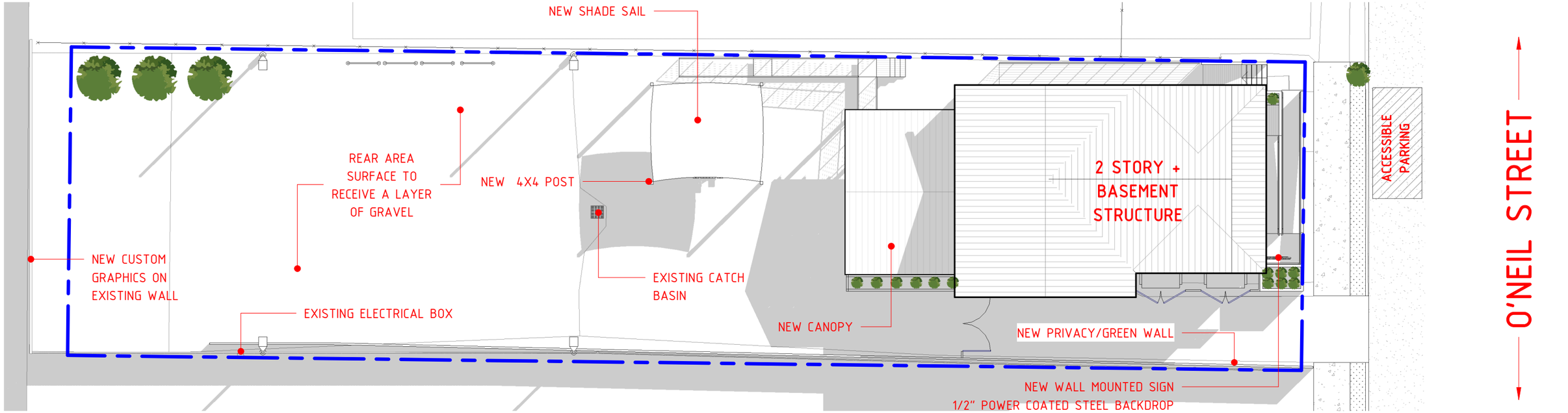
SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS AREA	163 SF	100 SF	2
RETAIL AREA	700 SF	30 SF	24
BAR (COMMERCIAL KITCHEN)	285 SF	200 SF	2
ASSEMBLY FIXED SEATING	61 SF	15 SF	5
Grand total			32

MAXIMUM OCCUPANCY BAR AREA: 9

MAXIMUM OCCUPANCY RETAIL AREA: 24

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DEAR KINGSTON | 21 Oneil St, Kingston, NY | 1/16" = 1'-0" | PROPOSED SITE PLAN | SD200

TRUE PLAN

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CITY OF KINGSTON PLANNING BOARD

THE PROJECT MUST MEET THE FOLLOWING BOARD POLICIES:

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 #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 #25:

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

Policy #26:

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

Policy #4:

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

Policy #6:

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

Eric Sturniolo 11/12/20

Sign Date

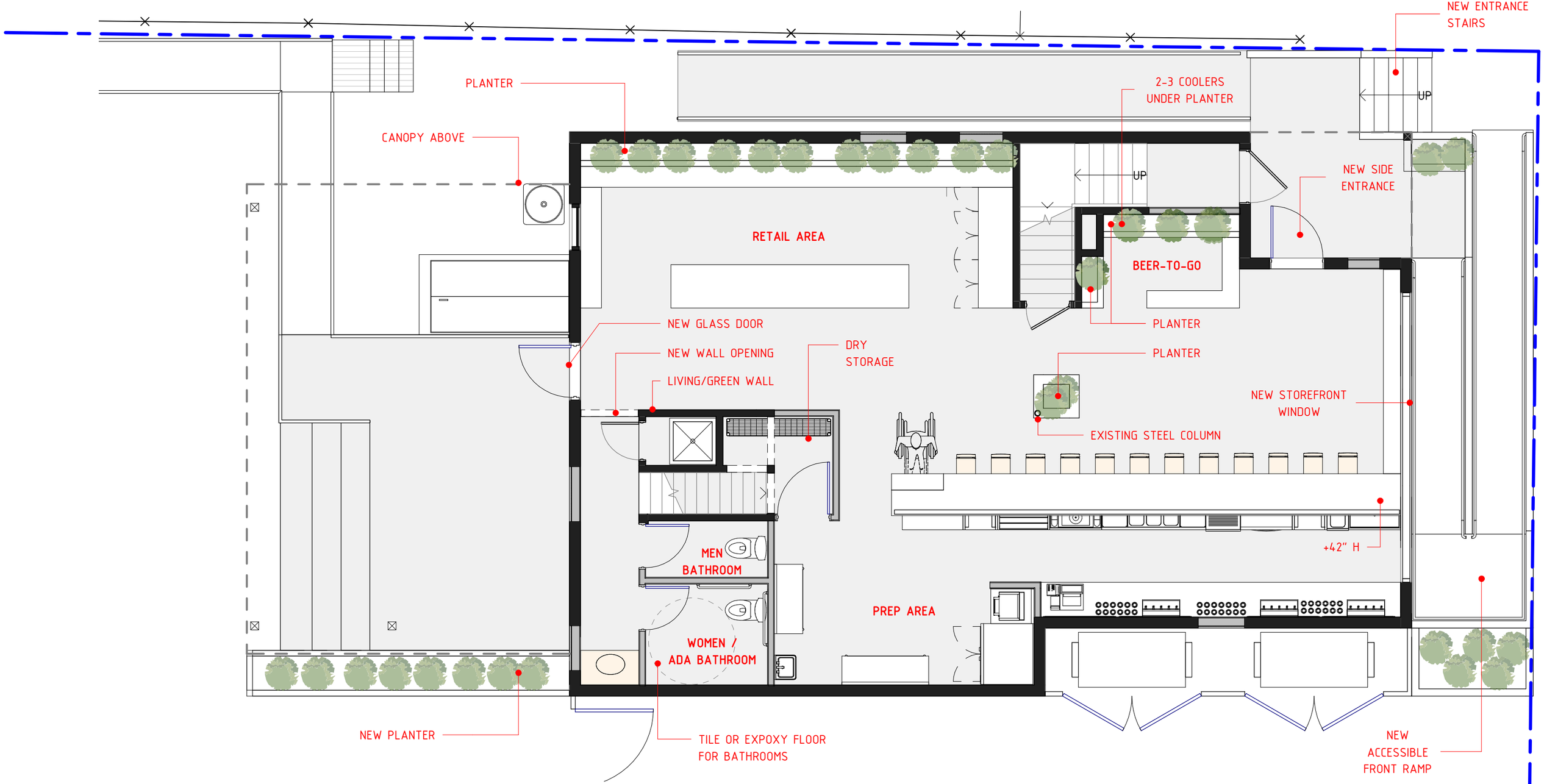
ERIC STURNIOLO

Name (please print)

Sign Date

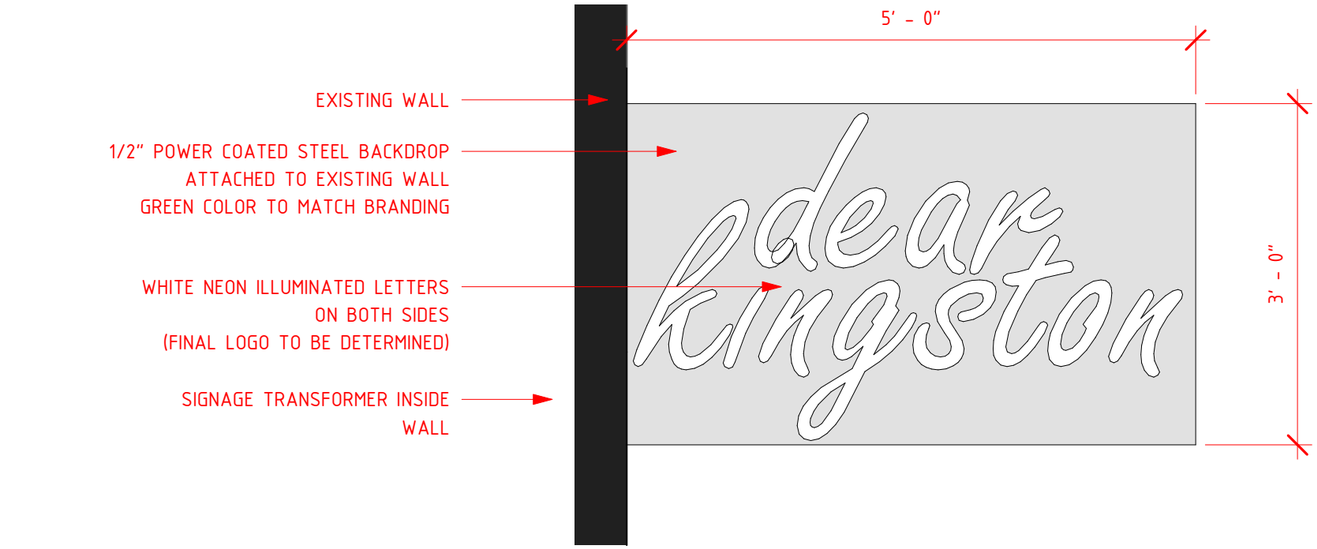
Name (please print)

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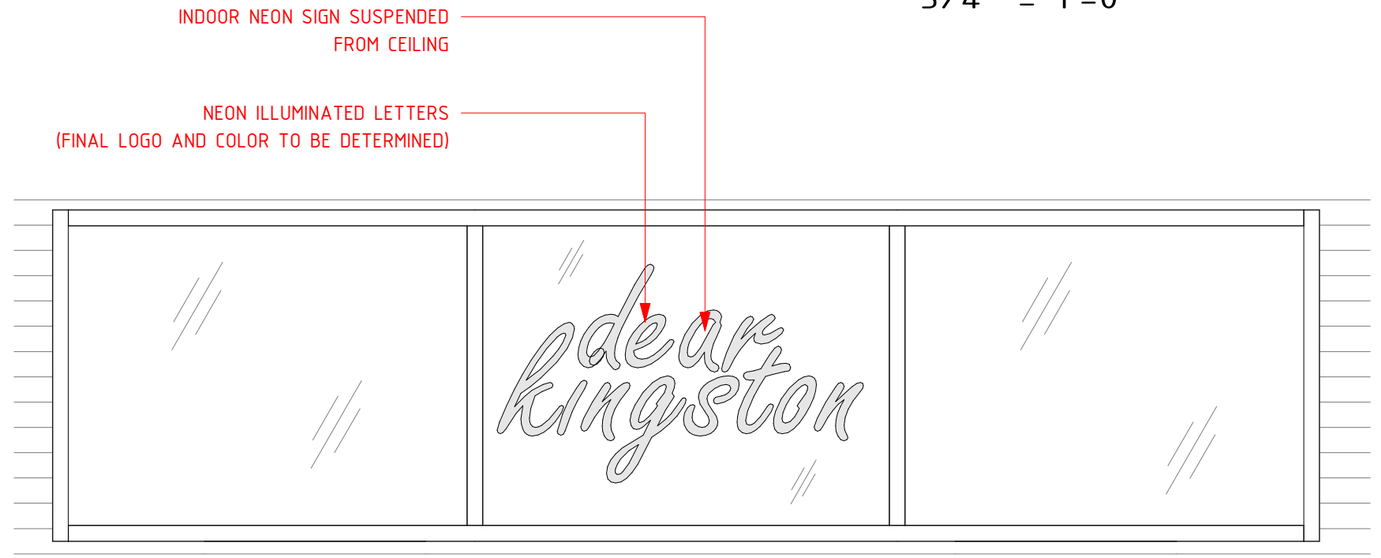


DEAR KINGSTON | 21 Oneil St, Kingston, NY | 3/16" = 1'-0" | PROPOSED FLOOR PLAN - OPTION 6 | SD206

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SIDE MOUNTED SIGN 2 SD901
3/4" = 1'-0"



FRONT WINDOW SIGN 1 SD901
1/2" = 1'-0"

DEAR KINGSTON | 21 Oneil St, Kingston, NY | As indicated | SIGNAGE DETAILS | SD901

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Eric Sturniolo
ERS Real Estate Holding, LLC
21 Oneil Street
Kingston, NY 12401

November 11, 2020

Kingston Common Council

To Whom It May Concern:

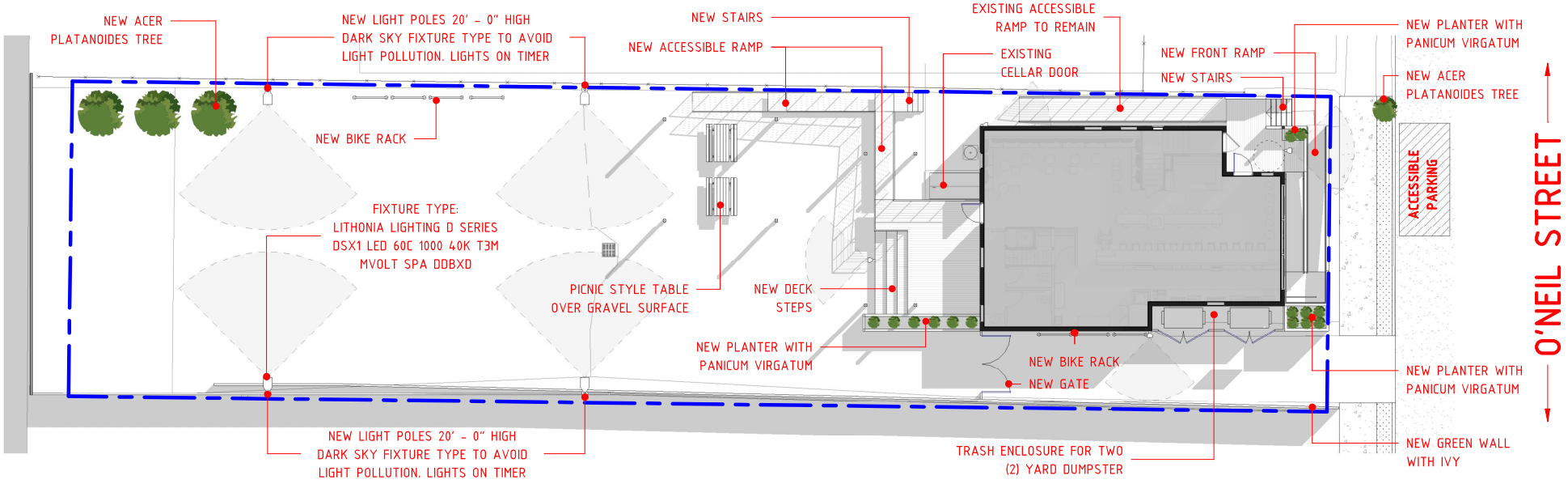
I am currently in the process of opening a beer garden at 21 Oneil Street. I am requesting 1 handicap space, located on-street, directly in front of the building:

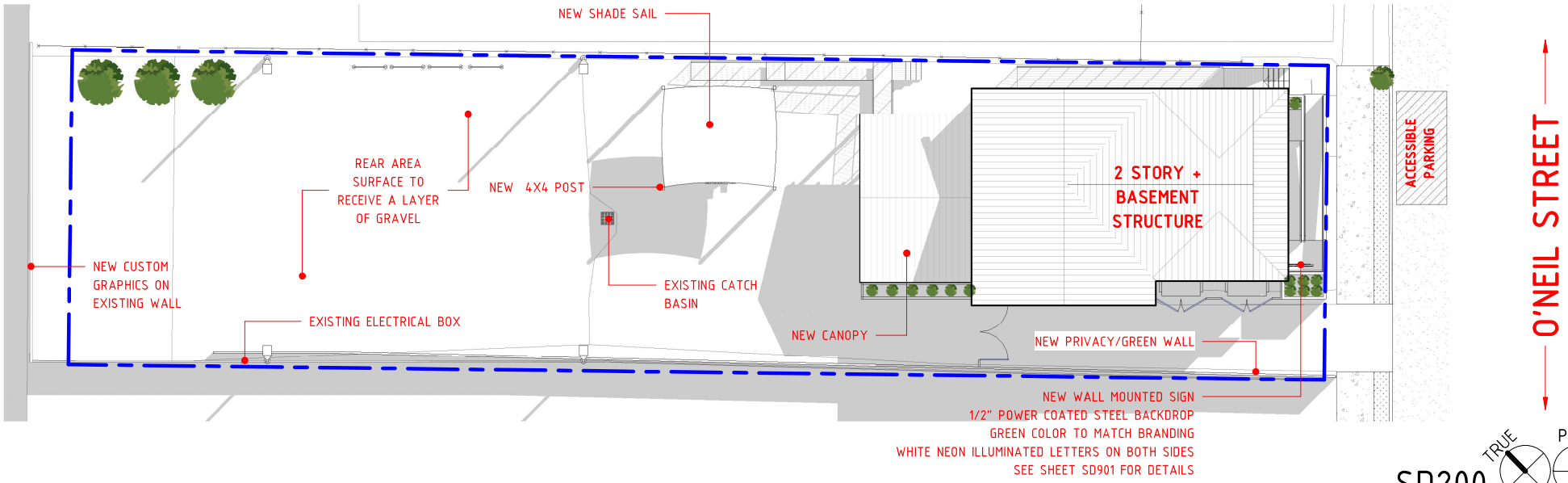


I can be reached by email at eric.sturniolo@gmail.com or at 845-641-5193.

Thank you in advance for your time and consideration,

Eric Sturniolo





TRUE PLAN

SD200

DEAR KINGSTON | **21 Oneil St, Kingston, NY** | **1/16" = 1'-0"** | **PROPOSED SITE 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.

PROJECT **2013** www.alloiarchitecture.com alloi Architecture + Construction office@alloiarchitecture.com 310 204 2811 **11/10/20**

21 Oneil St- Submission For ZBA 11/12/20 Meeting

Members of the board,

Per your feedback at the meeting on 10/8/20, we are submitting a revised plan:

Our new plan requires 15 on-street parking spaces, with our outdoor space reduced from 2000sf to 200sf.

As noted in our initial application, there are 92 available on-street parking spaces within a 400 foot radius of the subject.

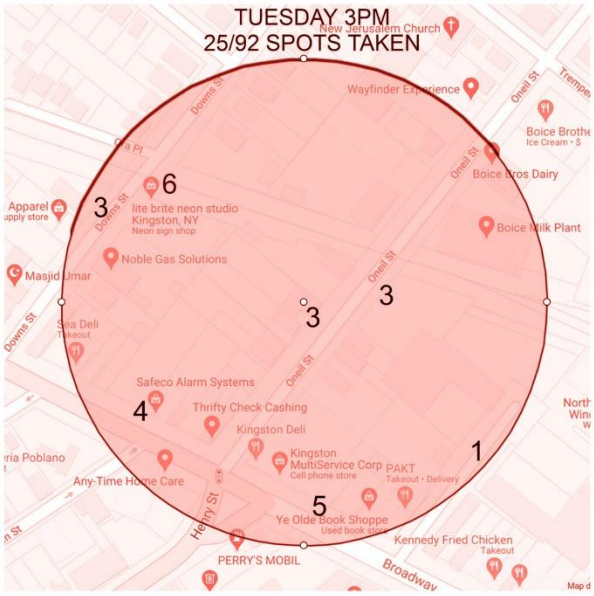


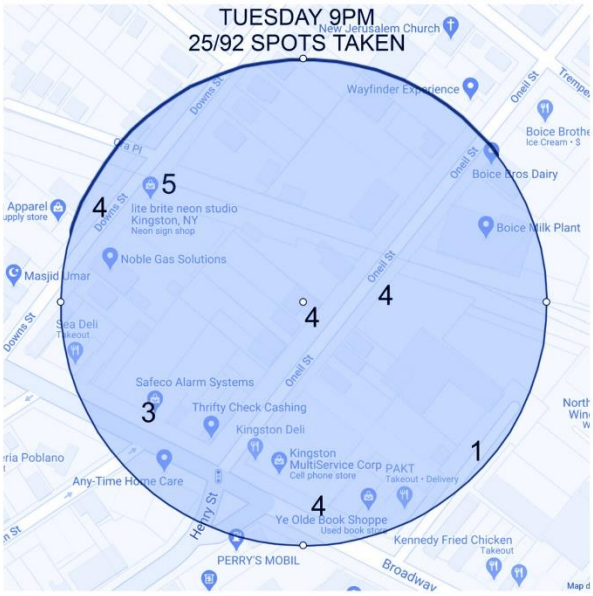
On Tuesday 10/21 at 3PM, 25 of these on-street parking spaces were occupied.

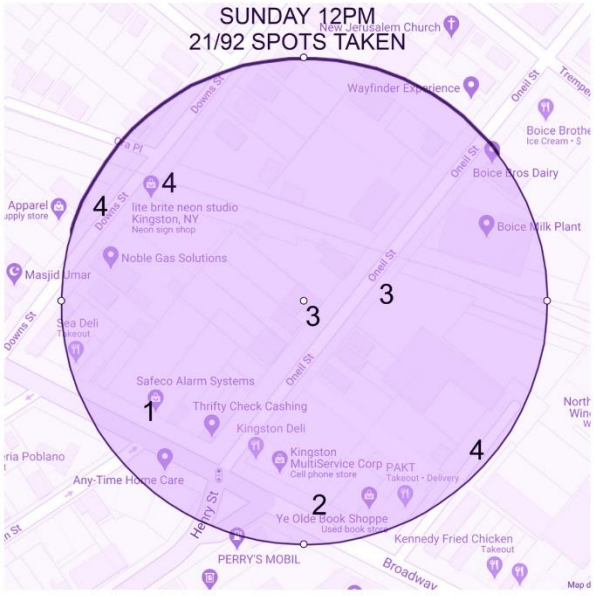
On Tuesday 10/21 at 9PM, also 25 of these on-street parking spaces were occupied.

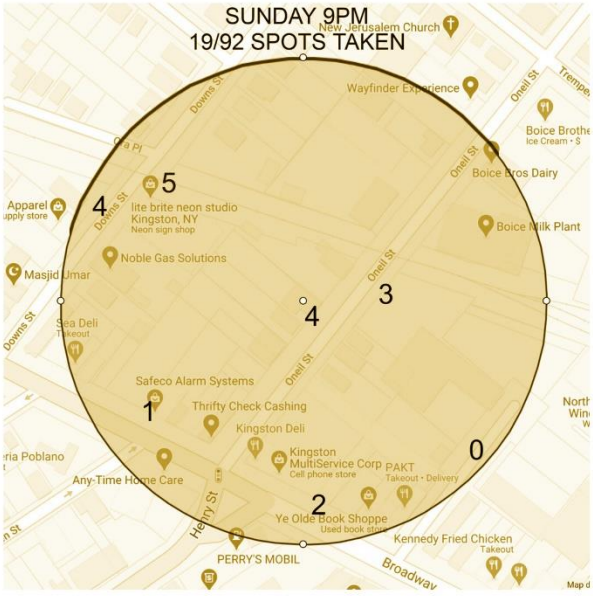
On Sunday 10/25 at 12PM, 21 of these on-street parking spaces were occupied.

On Sunday 10/25 at 9PM, 19 of these on-street parking spaces were occupied.



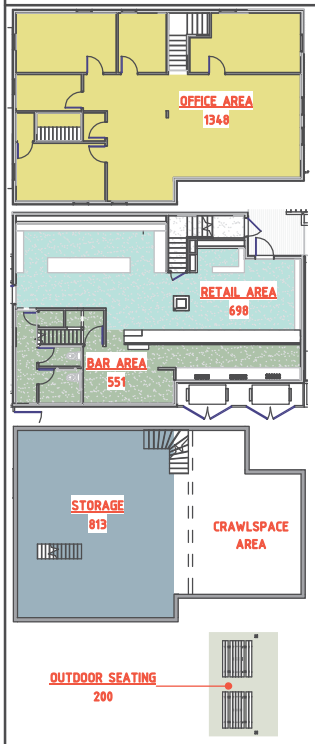






With our reduced parking requirement, and the availability of **67** empty on-street parking spots at both 3PM and 9PM on a weekday, and **71** at 12PM, and **73** at 9PM on a weekend, we are confident the community will not be negatively affected by our establishment.

PARKING CALCULATIONS AND DIAGRAMS



CITY OF KINGSTON
MUNICIPAL CODE CHAPTER 405. ZONING
SECTION 405-34 OFF STREET PARKING AND LOADING

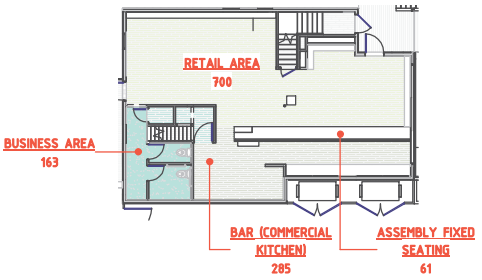
USE	MINIMUM PARKING
OFFICE BUILDING, OTHER THAN MEDICAL OR DENTAL OFFICE	1 SPACE PER 300 SF OF GROSS FLOOR AREA
DRINKING ESTABLISHMENT OR DISCOTEQUE	1 SPACE PER 1.5 PERSONS PERMITTED UNDER MAXIMUM OCCUPANCY OR 1 SPACE FOR EACH 100 SF OF GROSS FLOOR AREA, WHICHEVER IS GREATER
RETAIL SALES	1 SPACE PER 300 SF OF FLOOR AREA
STORAGE	1 SPACE PER 3000 SF PF GROSS FLOOR AREA

PARKING CALCULATION OPTION 2

SPACE	AREA	REQUIRED PARKING SPACE
OFFICE AREA	1348 SF	4
BAR AREA	551 SF	6
RETAIL AREA	698 SF	2
STORAGE	813 SF	1
OUTDOOR SEATING	200 SF	2
Grand total		15

REQUIRED PARKING SPACES: 15

ARCHITECTURAL EGRESS OCCUPANCY CALCULATIONS AND DIAGRAMS



MAX OCCUPANCY CALCULATIONS

SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS AREA	163 SF	100 SF	2
RETAIL AREA	700 SF	30 SF	24
BAR (COMMERCIAL KITCHEN)	285 SF	200 SF	2
ASSEMBLY FIXED SEATING	61 SF	15 SF	5
Grand total			32

MAXIMUM OCCUPANCY BAR AREA: 9

MAXIMUM OCCUPANCY RETAIL AREA: 24

DEAR KINGSTON | **21 Oneil St, Kingston, NY** | **As indicated** | **PARKING INFORMATION** | SD007

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PROJECT 2013 www.alloiarchitecture.com alloi Architecture + Construction office@alloiarchitecture.com 310 204 2811 10/22/20

arts
Mid·Hudson
together we create

696 Dutchess Tpke. Suite F, Poughkeepsie, New York 12603
139 Cornell St. Studio 6, Kingston, New York 12401
845-454-3222 | info@artsmidhudson.org
www.ArtsMidHudson.org

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Betsy Carroll, *Vice Chair*
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Megan McKann, *Secretary*
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Steven Steele Cawman, *Executive Committee Member at Large*
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Ev Mann
Tim McQueen
Wilfredo Morel
Sara Pasti
Ruth E. Spencer
William 'Gully' Stanford
Ray Watkins
David Wise

Executive Director
Linda Marston-Reid

Arts Mid-Hudson is a 501(c)3 nonprofit organization

October 29, 2020

Dear Members of the Board:

I am writing in support of the project put forth by Eric Sturniolo for Dear Kingston located at 21 O'Neil Street in mid-town Kingston.

As the executive Director of Arts Mid-Hudson, a regional arts-service organization serving Ulster County, this type of space can be an incubator for the arts. Places that bring the community together to enjoy pop-up arts and cultural events, performances, or readings, help build a bridge amongst our diverse community.

Our community of artists and creative workers collaborate frequently with such businesses and through working together, we can build a thriving mid-town Kingston. This has been seen with the development of The Beverly and Lis on Foxhall. Trippy Thompson at The Beverly has helped support arts-related businesses such as Arts Mid-Hudson, MAD (Midtown Arts District) and city-wide events such as Kingston Art Walk through collaborative use of the Beverly space. Eric Sturniolo envisions a similar collaborative approach to Dear Kingston.

Thank you for considering this request.

Sincerely,

Linda Marston-Reid
Executive Director

11/2/20

To whom it may concern:

Recently I received a call from my friendly, local gastroenterologist, asking if I would be interested in speaking with someone looking to open a midtown Biergarten. My first thought, was “another midtown bar?“ my second thought was, “ no, not really.” But it turned out to be Eric Sturniolo, from Dear Kingston, and we ended up chatting for a good hour about the ins and outs of opening a new bar in a new town. I came away feeling like Dear Kingston would not only wind up being an asset to that stretch of O’Neal, but a boon to the other new and newish businesses sprinkled around the fourth Ward.

I’m a believer in a rising tide lifts all ships.

I know that at the Beverly, we were on an island over on Foxhall and then Lis opened up, next door and our sales were boosted by probably 15%. Lis and the Beverly also make it work using street parking, exclusively.

I have faith in Eric and the way they will go about doing business along that rail trail corridor and I believe it will be beneficial to everyone from Anchor, Lunch Nightly, Outdated Lite and Masa, to Tubby’s, Pakt and Tony’s, Not to mention all the other assorted markets and purveyors along Broadway.

Bar and restaurant owners in Kingston are a pretty cohesive group. I’ve borrowed and loaned more CO2 tanks, coasters and limes over the years to and from my so-called competition, and I feel like Eric and crew would be a great addition to our growing community; adding another fun destination for Hudson Valley eaters and drinkers.

Sincerely,

Trip Thompson
The Beverly Lounge

Jason Kaminski

87 St James Place

Kingston, NY 12401

November 2, 2020

Dear Members of the Board,

I am writing in support of Eric Sturniolo and Dear Kingston.

As a new member of the community, I have quickly taken advantage of the numerous eating and drinking establishments located Uptown and in the Rondout. However, there is a severe lack of these institutions in Midtown. The area seems primed for responsible growth, and Dear Kingston is strategically located to lead this charge. Specifically, its location almost adjacent to the Rail Trail/Midtown Linear Park would allow this establishment to not only lead the resurgence of Midtown, but also guarantee a successful opening of the new Rail Trail.

I urge you to approve this project.

Thank you for your time and consideration.

Sincerely,

Jason Kaminski

11/1/2020

To Whom it May Concern:

As a neighbor of the property in question (we are at 26 downs street, kingston ny 12401) I am writing in my support of a variance regarding parking for the lot in question. I have 3 primary reasons to support this variance:

First of all, while parking is a primary concern for all residents of Kingston, the requirement here is based, in my opinion on a time when driving and car culture were a dominant approach to life in the hudson valley- without a doubt, That still dominates the landscape, but its clear that this is undegroing a significant change. This properly lies adjacent to the Empire State trail, midtown Linear Park, and the updated (with bike lanes) broadway corridor. It would serve our community well to focus on this as something to support more of- I'm very much in favor of businesses that are looking to support walking and biking over driving, particularly when its a dining and drinking establishment. It should be clear to the ZBA that this is a direction the community at large is very much in favor of.

Second off, as much as our area is under tremendous transformation, The block of O'neil on which this property lays is across from some of the most neglected land in midtown Kingston- a known environmental clean up location (at Field Court), adjacent to a property that continues to remain on the market due to underlying environmental issues, that I have seen more than a half dozen people consider, but not purchase (shabots garage), and a section of the U+ D corridor that the county is now spending taxpayers money in earnest to clean up. Here you have someone looking to improve upon an existing lot that's also been neglected, in an area of town that is very well served by anyone who intends to care for it and be a good steward and neighbor. It's my opinion that this is something worth supporting.

And last but not least, the location is a block away from one of the most underutilized public parking lots in the entire city. It would serve that parking well to have businesses that are opening direct folks to use it, as has been expressed here, along with utilizing the biking routes soon to be in place. Between the combination of these 3 factors, and a vote in support of this project and allowing for a variance to be issued here appears to me to be both a conservative and thoughtful approach to an area that still sees more neglect than care within our city. As much as it's critical to hold to the standards put forth by Zoning code, it's also critical to use a variance when it's warranted. This project is clearly one of those cases, well supported on all fronts of opposition by clear and relatable aspects of the reason the code is written as such in the first place.

With Respect and Kind Regards,
Matt Dilling, proprietor
Lite Brite Neon Studio LLC

Kingston Representative(s),

I am writing in support of Eric Sturniolo's craft beer bar at 21 O'Neil Street, on behalf of Lunch Nightly, located around the corner at 636 Broadway.

Eric approached us requesting our help with an apparent zoning issue related to parking with his new venture. As a business owner who recently had to jump through many hurdles (leading us to get our State Senator involved) in the midst of a global pandemic to open our restaurant, we are aware of the hardships sometimes placed on small businesses to comply with at times byzantine local regulations.

We are in full support of Eric starting his business, as our success depends on a local collaborative framework of businesses and community working together to create a walkable and vibrant neighborhood in Kingston’s fourth ward.

We hope the board can think creatively to determine a way to help Eric meet local requirements while supporting the opening of his small business.

All our best,

Miles & The Lunch Nightly Team



Greetings and Salutations Members of the Board!

I recently had the pleasure of meeting the fine folk behind the Dear Kingston project And I wanted to write and express my excitement at this new endeavor! For the last 5+ years I have watched from my own small business as Midtown grows and grows in to such a creative and inspiring mecca, and every time something new and cool pops up it increases our foot traffic and gives us another option of a small business to be able to easily get to and support. Slowly but surely, it is happening. Basically this is a win win win for you, us, and them if you approve their awesome plan. Please don't hesitate to let me know if there is anything else that you need from me to help facilitate this, as it will only help my business thrive, and in these uncertain times, a new neighbor like this is just what we want and need!

Cheers!

~Eryn Stutts

Owner at PAKT Kingston LLC
www.pakttogo.com
845.331.2400 - Restaurant

From: Brian Donahoe
To: Cahill, Suzanne
Subject: [EXTERNAL EMAIL] 21 O'Neil St / Nov 16th PB meeting
Date: Wednesday, November 04, 2020 3:28:37 PM

Hello,

I am writing in regards to the application to establish a drinking establishment at 21 O'Neil St. I Live on O'Neil St and own my house. I do not think this business fits in this neighborhood.

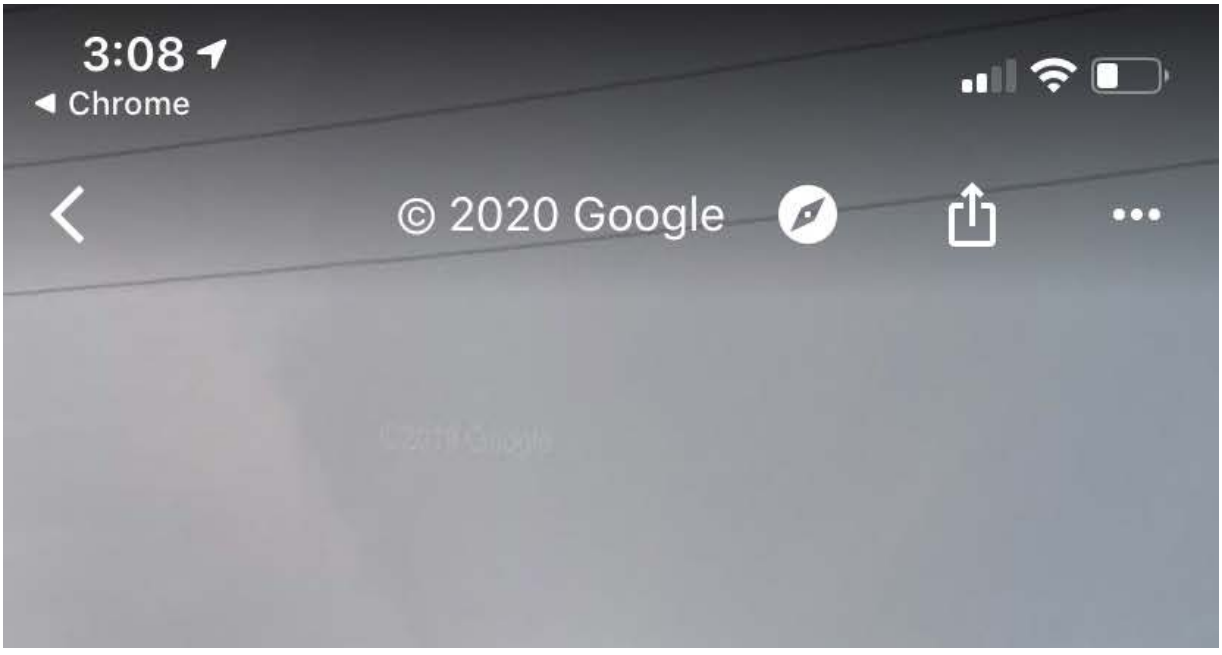
The makeup of this street and neighborhood is almost entirely residential. There are several commercial businesses on the street but mostly they deal with manufacturing and are not open outside of normal business hours. Nor do they create any noise at night, with the exception of Boices dairy. Which sells ice cream until 9 or 10. Which is a really nice thing in a residential neighborhood.

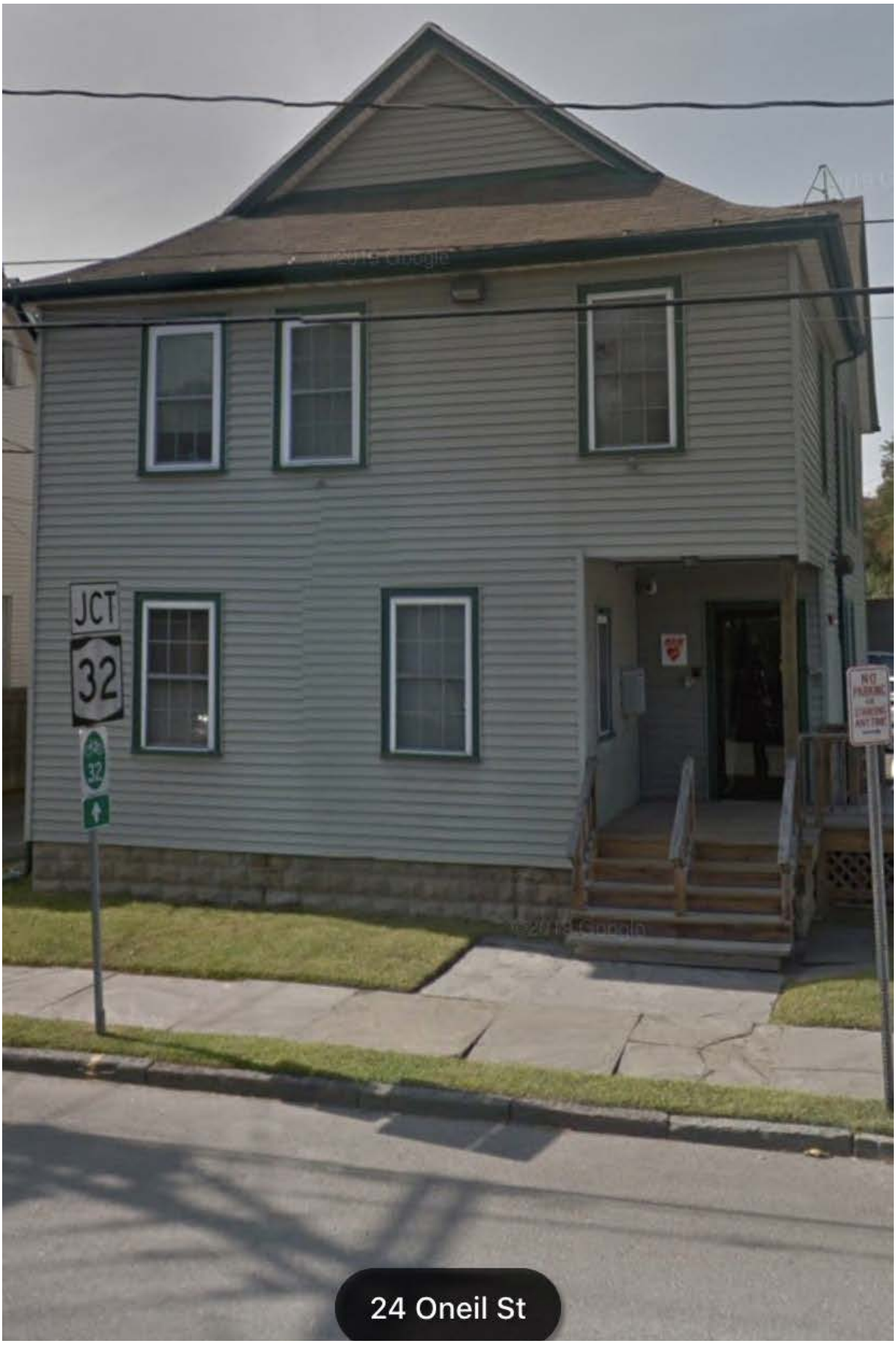
I don't think that a bar being established would add anything to this neighborhood. I imagine that it would have a lot of negatives.

If this appeared to be a welcoming cafe or something that would broadly benefit the neighborhood either with food Access or public space, I would be supportive of a liquor license. I have attached a photo of the street view. This building was clearly not built to be a retail establishment. I wouldn't go inside to have a drink there. And I don't know any of my neighbors that would either.

There are plenty of vacant retail spaces all along Broadway and in both the uptown and downtown neighborhoods. I don't see a want or need for a small bar to be going in here. The adverse effects on the neighborhood would be noticeable.

Thank You.




JCT
32
24 Oneil St



--
Brian Donahoe
Co-Owner

Facets of Earth
22 Broadway
Kingston, NY 12401
845-331-2693

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Brady, Donna

From: Svetlana C <schirkova@gmail.com>
Sent: Friday, November 13, 2020 1:56 PM
To: Cahill, Suzanne
Subject: [EXTERNAL EMAIL] Planning Board Public Comment : In Support for 21 Oneil St, Craft Beer Garden

Hi Suzanne and members of the board.

I want to express my support and enthusiasm for the future craft beer garden at 21 O'niel St.

This is an amazingly well designed and thought out project: from the designs and mocks ups to consideration for community and inclusion.

I know you had some concerns about parking during last meeting, but as Don Tallerman so astutely pointed out - the rail trail passes right by, so customers opting to bike or walk is much more likely than parking (and drink driving).

I have no personal stake here apart from being a great fan of having a tasty beverage outdoors. And with the current health crisis, outdoor social spaces are becoming vital to keeping one's sanity. So really looking forward to seeing this project come to fruition.

Anywho, thank you for taking the time to read, and have a great day.

Lana Chirkova
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: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #10: #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

2020-11-11 Ltr to Planning Board 2-16 Montrepose.pdf

Montrpose Comment - Ballou.pdf

2020-11-11 Ltr to Planning Board 2-16 Montrepose.pdf

Newsome - Montrepose Item #10.pdf

Rokosz - Montrepose application.pdf

Unterbach - 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: [signature] 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.

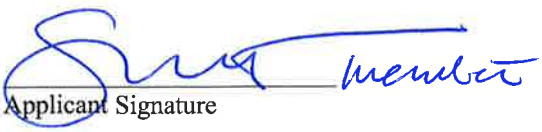
✓ For **ALL** applications the applicant should submit copies of current deeds, as well as any other legally binding documents regarding the properties involved, i.e, - easements, ROW agreements etc…

✓ 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.



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.

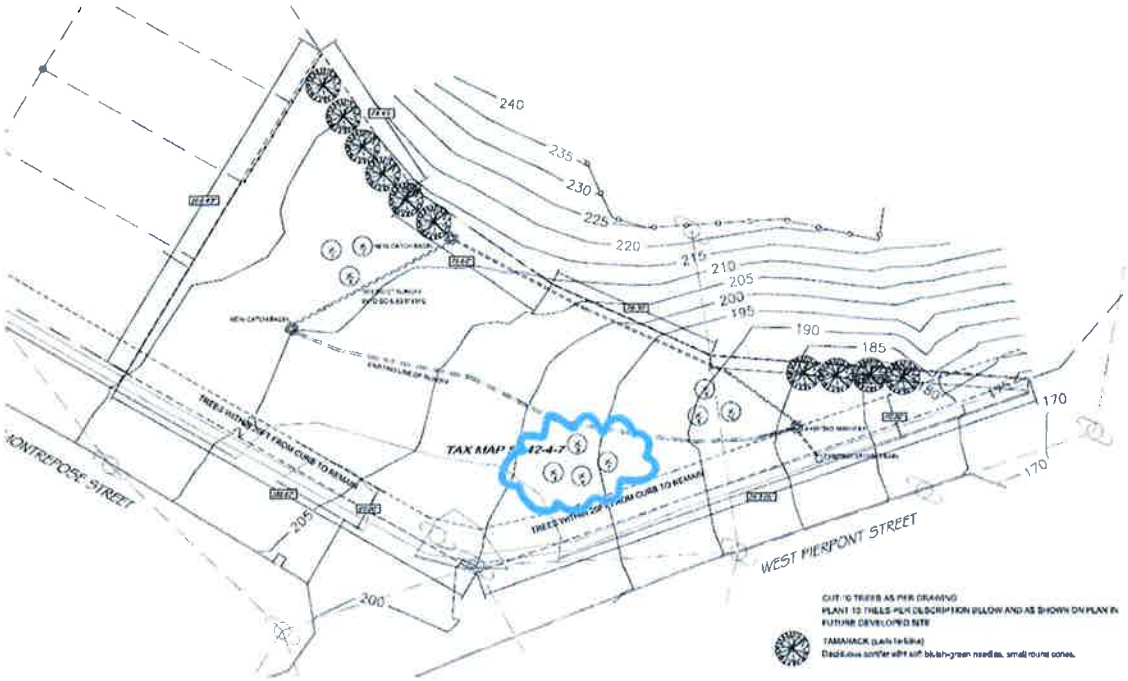
Prepared By (Please Print): Sonia Lemus-Wright

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.

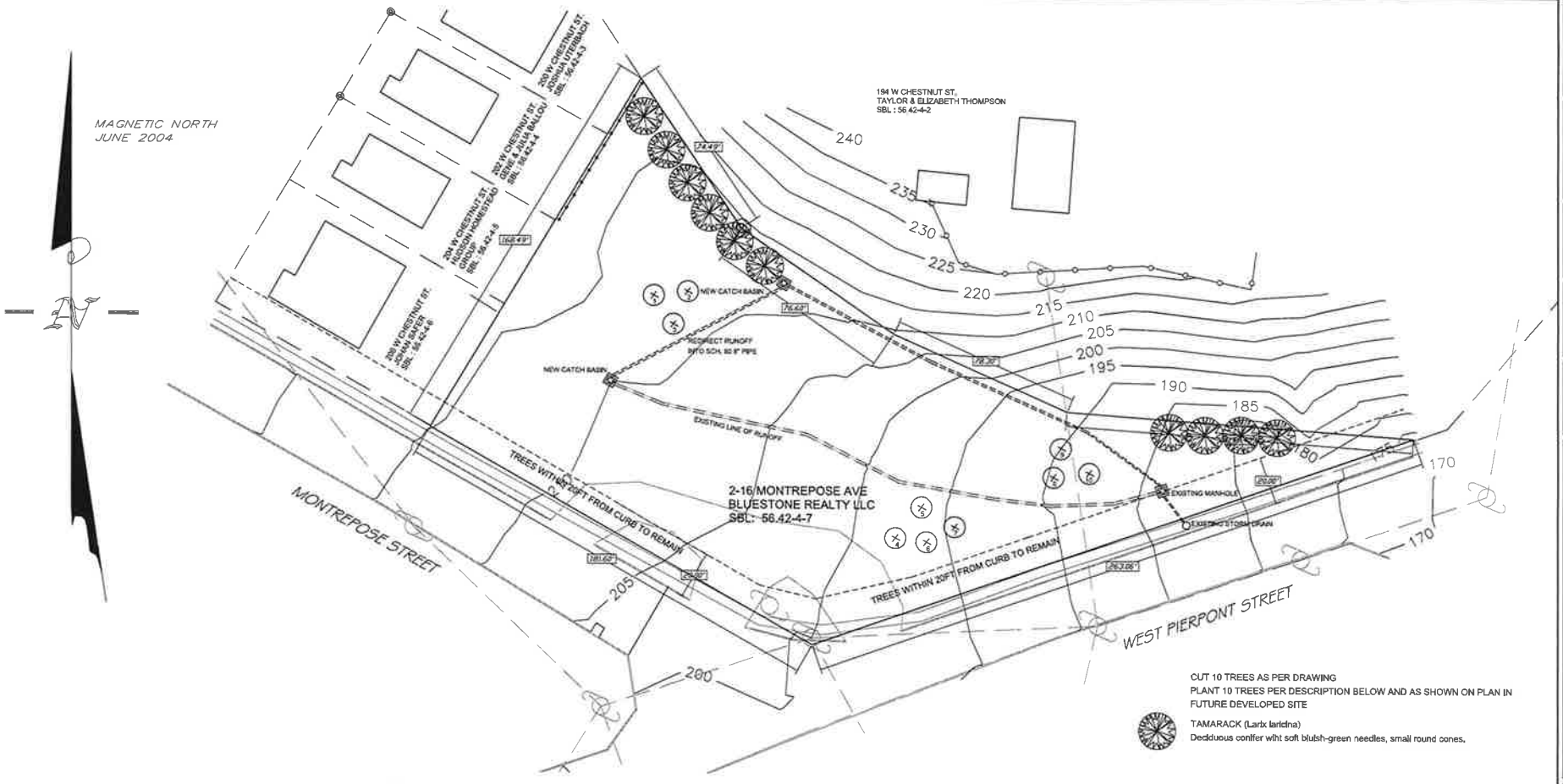


Existing manhole as indicated on plan.



Trash scattered throughout has been exposed after cutting dead trees. Owner to clean up site.

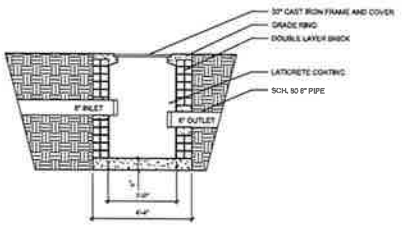




CUT 10 TREES AS PER DRAWING
PLANT 10 TREES PER DESCRIPTION BELOW AND AS SHOWN ON PLAN IN FUTURE DEVELOPED SITE

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

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 _____

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

November 3, 2020

City of Kingston Planning Board
420 Broadway
Kingston, NY 12401

Re: #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

Dear Planning Board Members,

I am writing to share my concerns related to the proposed site plan for 2-16 Montrepose Avenue, which was presented as a new item during the board's virtual meeting on October 19, 2020 and sent for review by the City Engineer. The applicant included some erroneous information in the Short Environmental Assessment Form (EAF) attached to the site plan that should be corrected, and the issues of concern be addressed before proceeding further.

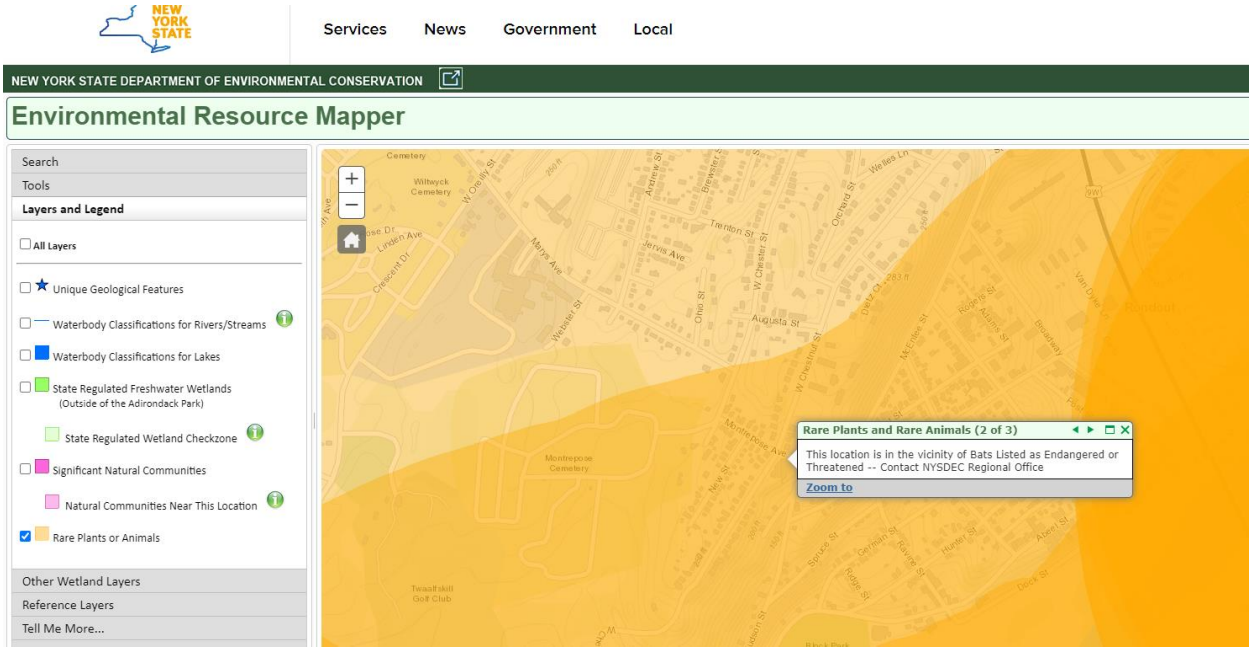
First, in response to SEAF Item No. 13, the application responded "no" when asked if there are wetlands on the site, and also responded "no" when asked if the proposed action would alter any existing wetland. Although the New York State Department of Environmental Conservation (NYSDEC) and US Fish and Wildlife Service currently do not include mapped bodies of water on the subject site or adjoining parcels, there is a body of water on the site. The water daylights at the base of the slope behind 202-204 West Chestnut Avenue and proceeds to flow across the parcel and under West Pierpont Street. Water is present year round, not only after rain events, so referring to it as "runoff" is misleading. Given the location of the slope in relation to the daylighting water, this area may be considered a "slope" or "hillside seep" wetland. The SEAF should be updated to reflect the wetland's presence, a wetland delineation should be completed, and the applicant should apply for permits with the NYSDEC and US Army Corps of Engineers, or obtain Non-Jurisdictional Determinations from both agencies before proceeding with work.

In addition to Federal and State wetland requirements, the City of Kingston Comprehensive Plan (Kingston 2025), dated March 15, 2016, lays the groundwork for additional wetland protection under Objective 2.5 as follows:

- Retain forested areas, stream corridors, wetlands and other open spaces as practical, so as to establish and preserve buffers between developed areas.
- Provide increased protection for environmentally sensitive areas such as wetlands, flood plains, steep slopes, ridges, wildlife habitat areas and corridors, and features.

Second, under SEAF Item No. 15, the applicant checked "no" in response to the question regarding species of animal, or associated habitats, listed by the State or Federal Government as threatened or endangered. As shown in the following diagram, the NYSDEC on-line

environmental resource mapper includes the site within mapped habitat of the Northern Long Eared Bat, which is listed by both the NYSDEC and Federal government as threatened.



Ref: NYSDEC Environmental Resource Mapper https://gisservices.dec.ny.gov/gis/erm/ (retrieved November 3, 2020)

The SEAF form should be updated to reflect the threated species, and this and issue should properly evaluated as part of the SEQR process. The SEQR EAF workbook states that if the mapper reports endangered or threatened animals, that the NYSDEC Regional office (in this case Region 3 in New Paltz) should be contacted "for information about any permit considerations for the project and about potential impacts of the project on these species."

The SEQR process is important to avoid adverse environmental impacts. I hope that the board will ensure it is carried out appropriately and as intended.

Respectfully,

Jennifer Armstrong
17 New Street

FILE MESSAGE

Thu 11/12/2020 8:57 PM

julie ballou <jasb321@msn.com>

[EXTERNAL EMAIL] 2-16 Montrepose

To Cahill, Suzanne

Dear Sue and Planning Board:

I am addressing my concern regarding the proposed alteration of the spring located at 2 – 16 Monteprose Avenue. I believe that no change should be made without a full SEQUER review and an investigation into what ecological damage could be caused by such a change.

This request by the owners is suspicious in its timing. These owners were attempting to rezone and build on this land just a few months ago and were not successful in this endeavor. At that time, they refused to acknowledge that this very stream existed causing it "runoff". Now they wish to change the direction which may cause detrimental environmental issues. As I have mentioned before in previous letters, this stream has a long history in Rondout Kingston history. As Mr. Wright so sarcastically stated at the last Planning meeting, he would not be "blasting". This was a direct attempt to make light of the concerns of the neighborhood regarding the environmental impact on this land. This property has been owned by the Wrights for approximately 20 years. Until recently, they have done nothing with this land. Only when they wanted to rezone it, did they cut trees down. However, instead of taking down only the dead trees – live trees were also removed, and their remnants apparently thrown into the stream to apparently stem the flow. Because of this, I am requesting that no change to the direction of the stream be allowed until the DEC and the Army Corp of Engineers fully study this situation. To allow any action could result in an extreme negative and irreplaceable to this land and her long historical roots.

Thank you for your time and consideration regarding my and my neighbors' concerns.

Sincerely,
Julie Ballou
202 W. Chestnut Street

November 3, 2020

City of Kingston Planning Board
420 Broadway
Kingston, NY 12401

Re: #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

Dear Planning Board Members,

I am writing to share my concerns related to the proposed site plan for 2-16 Montrepose Avenue, which was presented as a new item during the board's virtual meeting on October 19, 2020 and sent for review by the City Engineer. The applicant included some erroneous information in the Short Environmental Assessment Form (EAF) attached to the site plan that should be corrected, and the issues of concern be addressed before proceeding further.

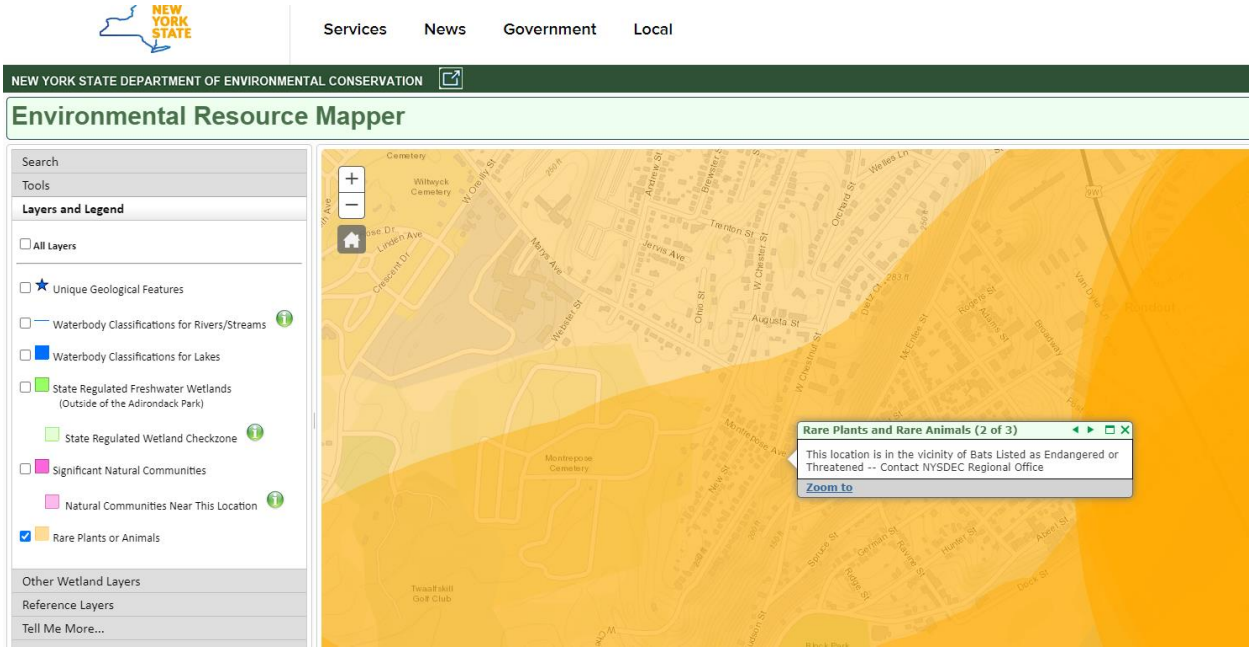
First, in response to SEAF Item No. 13, the application responded "no" when asked if there are wetlands on the site, and also responded "no" when asked if the proposed action would alter any existing wetland. Although the New York State Department of Environmental Conservation (NYSDEC) and US Fish and Wildlife Service currently do not include mapped bodies of water on the subject site or adjoining parcels, there is a body of water on the site. The water daylights at the base of the slope behind 202-204 West Chestnut Avenue and proceeds to flow across the parcel and under West Pierpont Street. Water is present year round, not only after rain events, so referring to it as "runoff" is misleading. Given the location of the slope in relation to the daylighting water, this area may be considered a "slope" or "hillside seep" wetland. The SEAF should be updated to reflect the wetland's presence, a wetland delineation should be completed, and the applicant should apply for permits with the NYSDEC and US Army Corps of Engineers, or obtain Non-Jurisdictional Determinations from both agencies before proceeding with work.

In addition to Federal and State wetland requirements, the City of Kingston Comprehensive Plan (Kingston 2025), dated March 15, 2016, lays the groundwork for additional wetland protection under Objective 2.5 as follows:

- Retain forested areas, stream corridors, wetlands and other open spaces as practical, so as to establish and preserve buffers between developed areas.
- Provide increased protection for environmentally sensitive areas such as wetlands, flood plains, steep slopes, ridges, wildlife habitat areas and corridors, and features.

Second, under SEAF Item No. 15, the applicant checked "no" in response to the question regarding species of animal, or associated habitats, listed by the State or Federal Government as threatened or endangered. As shown in the following diagram, the NYSDEC on-line

environmental resource mapper includes the site within mapped habitat of the Northern Long Eared Bat, which is listed by both the NYSDEC and Federal government as threatened.



Ref: NYSDEC Environmental Resource Mapper https://gisservices.dec.ny.gov/gis/erm/ (retrieved November 3, 2020)

The SEAF form should be updated to reflect the threated species, and this and issue should properly evaluated as part of the SEQR process. The SEQR EAF workbook states that if the mapper reports endangered or threatened animals, that the NYSDEC Regional office (in this case Region 3 in New Paltz) should be contacted "for information about any permit considerations for the project and about potential impacts of the project on these species."

The SEQR process is important to avoid adverse environmental impacts. I hope that the board will ensure it is carried out appropriately and as intended.

Respectfully,

Jennifer Armstrong
17 New Street

Brady, Donna

From: Sam Newsome <saminewsome@gmail.com>
Sent: Friday, November 13, 2020 2:01 PM
To: Shaut, Andrea; Cahill, Suzanne; Hirsch. Michele
Subject: [EXTERNAL EMAIL] 2-16 Montrepose improvements should reflect its Zoning

Hello Suzanne,

I am writing to express my concern regarding the proposed installation of an excessive and out of character drainage system on the RRR-zoned property at 2-16 Montrepose Avenue.

The Common Council recently voted to deny a proposed rezoning on this very property which could have led the way to high-density development in this 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 this proposed work on this residential property to cover this waterway would take place within weeks of a decision by the Common Council upholding residential zoning of the property. It stands to reason that any improvements must remain in mostly in character with a Single Family zoning/RRR zoning, and not be closer in purpose to a commercial or larger scale use. Please uphold consistency in our neighborhood!

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
Homeowner
189 W. Chestnut St.

--
Sam I. Newsome

189 West Chestnut Street
Kingston, NY 12401

(845) 489-7593

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Fri 11/13/2020 1:02 PM

Rokosz Rokosz <fearcityrokosz@gmail.com>

[EXTERNAL EMAIL] Fwd: Public comment for Item #10: 2-16 Montrepose Avenue changes to "drainage".

To Cahill, Suzanne

ANDREW WRIGHT MALIGNS A BROOK

Brook: A stream smaller than a creek, especially one that is fed by a spring or a seep. It is usually small and easily forded. A brook is characterized by its shallowness.

Runoff: That part of the precipitation, snow melt, or irrigation water that appears in uncontrolled (not regulated by a dam upstream) surface streams, rivers drains or sewers. – **U.S.G.S.**

That Mr. Wrights' latest move is intended to evade the New York State Environmental Quality Review Act seems obvious.
His blatant mischaracterizations to the Planning Board contained throughout his application appear to be part of this strategy.
Describing his wooded, grassy, rocky, steep-hilled, stream-crossed land, for instance, he does not check the box for "Forest".
Instead he checks the box that reads "Urban".
The spring water that flows down and across a portion of his lot?
He refers to it as "runoff".
To the question "Is the proposed action consistent with the predominant character of the ... natural landscape?"
He asserts that "Yes", the intended erasure of the stream is indeed consistent.
While it helps, one does not have to be a lawyer to foresee the effect that "making changes to drainage" will have on future investigations germane to the Impact Assessment:

Will the proposed action impair the character or quality of the existing community?
Will the proposed action result in an adverse change to natural resources (e.g. groundwater, flora, fauna)?
Will the proposed action impair the character or quality of important historic... or aesthetic resources?

When the Planning Board last considered the issue, it resolved that a City Engineer be dispatched to assess the nature of the water feature on the property before the granting of the permit could be considered.

To the layman ear, the sound that Mr. Wrights' "runoff" creates is distinctly familiar.
I urge the Planning Board members themselves to take a little field trip and
walk along West Pierpont edge of the property, where the street begins to run downhill.
And if you don't wish to close your eyes, then just listen to what Mr. Wright
intends to destroy.
It babbles like a brook year round.

- Jack Rokosz, Neighborhood Resident

November 11, 2020

City of Kingston Planning Board
420 Broadway
Kingston, NY 12401

Re: #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

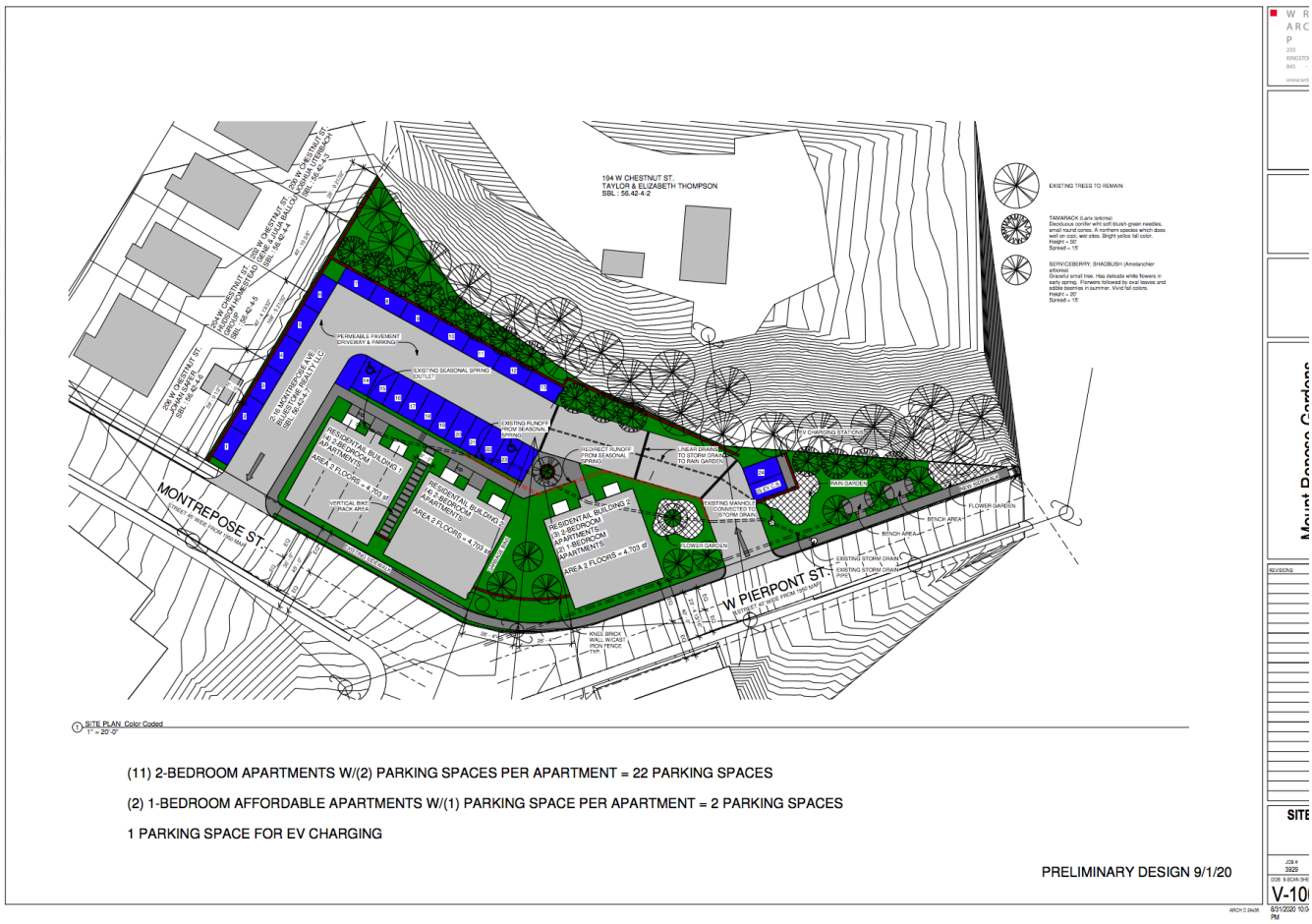
Dear Planning Board Members,

I am writing out of concern for the lot in question, 2-16 Montrepose Avenue.

The applicant lists scope of work as "Plant 10 trees per description below and **as shown on plan in future developed site".** Recent submissions from the petitioner shows a 13 unit Apartment complex as the ultimate goal for this parcel
(plan embedded in this letter).

Permitting the owner to move this waterway per plan would constitute a vote for the recently rejected 'Kingston Park Slope' development, which was re-named 'Mount Repose Gardens' when re submitted to the Common Council on 9.1.20

I hope the Planning Board can respect the recent legal decision of the Kingston Common Council that 2-16 Montrepose Avenue is 'Physically Constrained land" and "Not suitable for high density development" and to deny the applicant permission to lay the groundwork for a project that would be detrimental to the surrounding area and its' residents.



Thank you for your consideration,
Joshua Unterbach
198 West Chestnut Street
Kingston, NY.

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #11: #55 Greenkill Avenue (49 Greenkill) SITE PLAN to install new signage and awnings on an existing building. SBL 56.109-4-43. SEQR Determination. Zone O-2, MUOD. Ward 4. 49 Greenkill Avenue LLC; applicant/owner.

Suggested Action:

Attachments:
49 Greenkill-PBAuthorization.pdf

49 Greenkill-PlanningBdApplication.pdf

PajamaFactory-PermitLayout.pdf

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 Paul Beichert / Timely Signs of Kingston, Inc.

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of 11/16/20 in the matter of Signs and and awning upgrades / replacement - 49 Greenkill Property,

49 Greenkill Avenue LLC / Hagai Barlev
print property owner's name

owner's signature

77 Cornell Street, Kingston, NY 12401
owner's mailing address

917-686-2664
owner's phone number

10/27/20
date

representative's signature & date

154 Clinton Avenue, Kingston NY 12401
representative's address

845-331-8710
representative's phone #

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) 49 Greenkill Avenue, Kingston NY 12401

Property Tax Map ID # (SBL): 56.109.4.43

Name of applicant: 49 Greenkill Avenue LLC

Applicant Phone #: ( ) 917-686-2664 Fax #: ( ) N/A E-Mail: hbarlev@dunarealestate.com

Mailing address of applicant: 77 Cornell Street, Kingston, NY 12401

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

Project use and/or description of improvement:

Exterior Signage and Awnings - replacement / upgrades

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: _____

**** 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

Main Entrance Awning



Side entrance awning - may recover in black or remove



Existing hanging bracket



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THE
PAJAMA
FACTORY

New branding

Main Entrance Updates

- New awning - aluminum frame with Sunbrella fabric covering. Address is thermal bonded to fabric. Awnings will have downlights.
- White vinyl lettering of logo on both entry doors
- Matte black painted aluminum pin mount letters on masonry with standoffs. 3/8" thick.



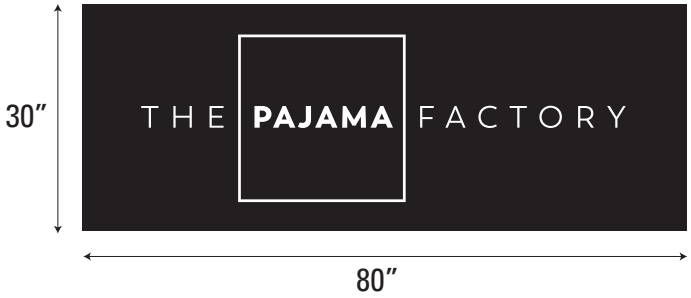
INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002
Drawn By: Paul Beichert 845-331-8710 x1003
Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: The Factories
File Title: PajamaFactory-Permit Layout.ai
Date: October 28, 2020

Client Approval: _____
Date: _____

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Install new hanging sign on existing bracket.

30″H x 80″ W - double-sided sign panel on existing steel bracket. Background may be Stained or painted natural wood. Painted or dimensional letters.

16.7 sq.ft.

No sign currently in place.



INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

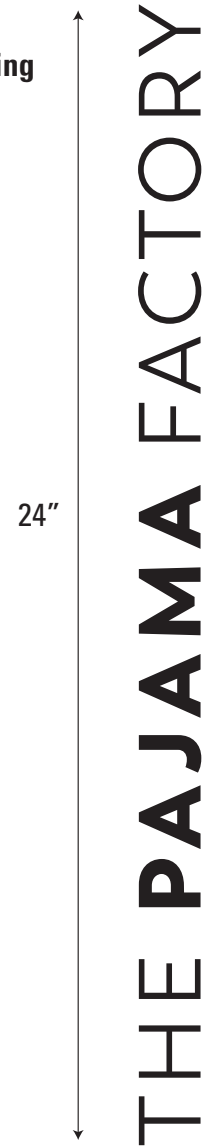
Project Manager: Joe Beichert 845-331-8710 x1002
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Wall Lettering



Main Entrance Awning - 1 Unit



- New awning with aluminum frame with Sunbrella fabric covering.
- Address is thermal bonded to fabric.
- Awnings will have downlights to provide illumination at entrance.

COLOR OPTIONS



Sunbrella Charcoal Gray



Sunbrella Slate



Sunbrella Black

- Matte black painted aluminum pin mount letters on masonry with standoffs. 3/8″ thick.

8″H x 150″ W = 8.33 sq.ft.

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Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #12: #77 Cornell Street SITE PLAN to install new signage and awnings on existing building. SBL 56.25-4-8. SEQR Determination. Zone C-2, MUOD. Ward 6. 77 Cornell Street LLC; applicant/owner.

Suggested Action:

Attachments:
77 Cornell St-PlanningBdApplication.pdf

77 Cornell Street-EAF-completed-102620.pdf

77 Cornell-PBAuthorization.pdf

ShirtFactory-PermitLayout.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) 77 Cornell Street, Kingston NY 12401

Property Tax Map ID # (SBL): 56.25-4-8

Name of applicant: 77 Cornell Street LLC

Applicant Phone #: ( ) 917-686-2664 Fax #: ( ) N/A E-Mail: hbarlev@dunarealestate.com

Mailing address of applicant: 77 Cornell Street, Kingston, NY 12401

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

Project use and/or description of improvement:

Exterior Signage and Awnings - replacement / upgrades

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: _____

**** 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

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

The Shirt Factory/77 Cornell Street LLC/ Hagai Barlev

Name of Action or Project:
The Shirt Factory/77 Cornell Street LLC/ Hagai Barlev

Project Location (describe, and attach a location map):
77 Cornell Street, Kingston, Ny 12401

Brief Description of Proposed Action:
signage replacement and upgrades

Name of Applicant or Sponsor:	Telephone: (917) 686-2664
The Shirt Factory/77 Cornell Street LLC/ Hagai Barlev	E-Mail: hbarlev@dunarealestate.com

Address:
77 Cornell Street

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? 0.88 acres
   b. Total acreage to be physically disturbed? 0.88 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.88 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

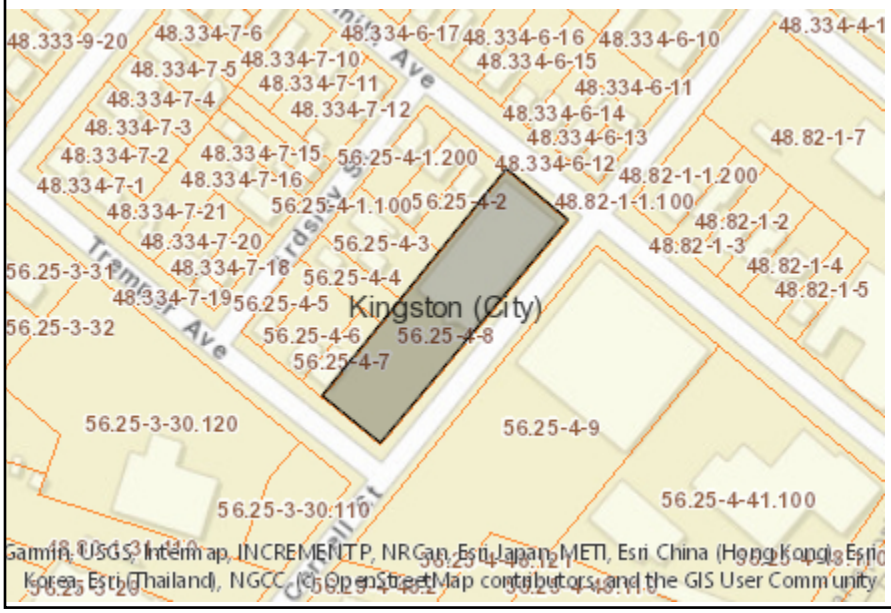
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create 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 Municipal		
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: EAF Mapper autofills as yes. Nothing related to this signage proposal is related to any known remediation action	☐	☑

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

Applicant/sponsor/name: **Scott Dutton, R.A. for the applicant** Date: **10/26/20**

Signature:  Title: **Architect for the applicant**

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]	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]	Yes

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 Paul Beichert / Timely Signs of Kingston, Inc.

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of 11/16/20 in the matter of Signs and and awning upgrades / replacement - 77 Cornell St Property,

77 Cornell Street LLC / Hagai Barlev
print property owner's name

owner's signature

77 Cornell Street, Kingston, NY 12401
owner's mailing address

917-686-2664
owner's phone number

10/27/20
date

representative's signature & date

154 Clinton Avenue, Kingston NY 12401
representative's address

845-331-8710
representative's phone #

Side Elevation



Main Entrance Awning



4' x 6' Hanging Sign - double-sided

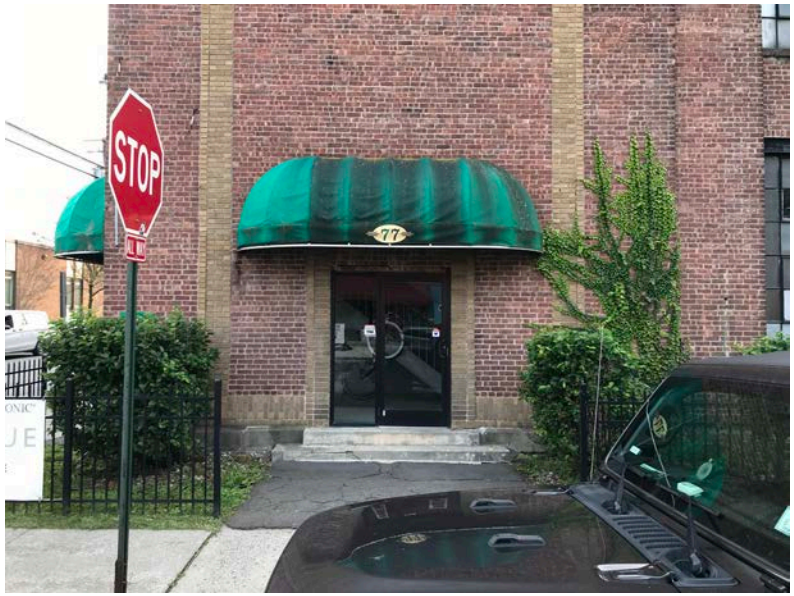


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Tenant Entrances on Cornell and Smith - with awnings above



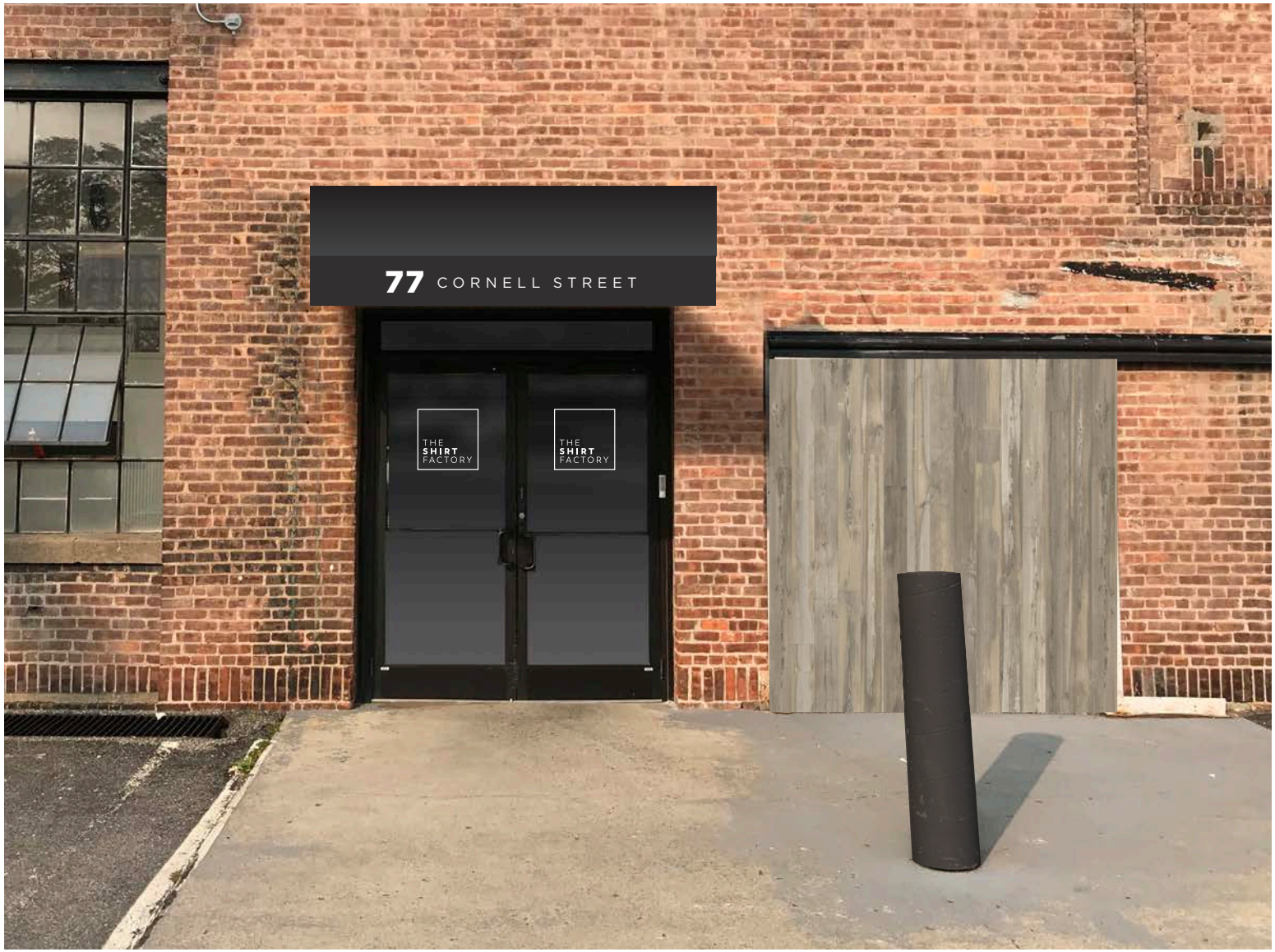




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THE
SHIRT
FACTORY

New branding



Main Entrance Updates

- New smaller scale awning Aluminum frame with Sunbrella fabric covering. Address is thermal bonded to fabric. Awnings will have downlights.
- White vinyl lettering of logo on both entry doors

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002
Drawn By: Paul Beichert 845-331-8710 x1003
Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: The Factories
File Title: ShirtFactory-Permit Layout.ai
Date: October 28, 2020

Client Approval: _____
Date: _____

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Replace existing hanging sign

5' x 5' projecting sign - double-sided with weathered wood beams, steel brackets Painted or dimensional letters.

25 sq.ft.

Existing sign is 4' x 6'

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002
Drawn By: Paul Beichert 845-331-8710 x1003

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The Shirt Factory - Proposed Mural / Branding on side of building



INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION

Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002

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Date: _____

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Timely Signs of Kingston, Inc. 154 Clinton Avenue | Kingston NY 12401 | p 845.331.8710 | f 845.331.8712 | toll free 800.676.8710 | timelysigns.com

The Shirt Factory - Proposed Mural / Branding on side of building





Mural on Building
Hand painted mural on existing brick building. Background gray-white finish will have partial coverage of brick simulating a distressed, older mural background. Text and border painted in black over the white.

Recessed brick area = 17' x 35'
Signage area = 13' x 30'
390 sq.ft.

Overal lenght of wall = 100'

INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002
Drawn By: Paul Beichert 845-331-8710 x1003
Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: The Factories
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Date: _____

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Main Entrance Updates

- New smaller scale awning Aluminum frame with Sunbrella fabric covering. Address is thermal bonded to fabric. Awnings will have downlights.
- White vinyl lettering of logo entry door with directional text to use main entrance.

NOTE: Idential awnings and graphic treatments for all 3 tenant entrances



INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002
Drawn By: Paul Beichert 845-331-8710 x1003
Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: The Factories
File Title: ShirtFactory-Permit Layout.ai
Date: October 28, 2020

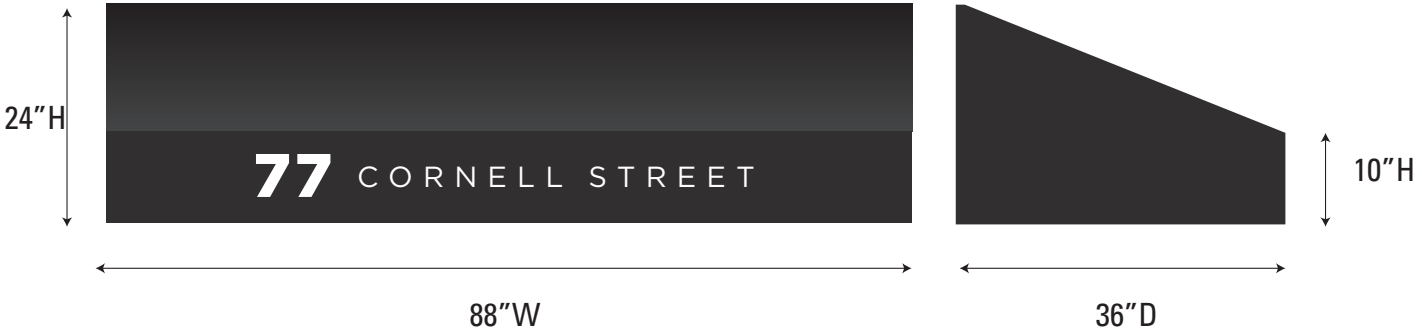
Client Approval: _____
Date: _____

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Main Entrance Awning - 1 Unit



Tenant Entrance Awnings - 3 Units



- New smaller scale awnings. Aluminum frame with Sunbrella fabric covering.
- Address is thermal bonded to fabric.
- Awnings will have downlights to provide illumination at entrance.

COLOR OPTIONS



Sunbrella Charcoal Gray

Sunbrella Slate

Sunbrella Black

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Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #13: #101 Greenkill Avenue SITE PLAN to install new signage and awnings on an existing building. SBL 56.109-2-41. SEQR Determination. Zone O-2, MUOD. Ward 4. 101 Greenkill Avenue LLC; applicant/owner.

Suggested Action:

Attachments:
101 Greenkill-PBAuthorization.pdf

101 Greenkill-PlanningBdApplication.pdf

BrushFactory-PermitLayout.pdf

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 Paul Beichert / Timely Signs of Kingston, Inc.

To represent me/us and make statements on my/our behalf at the Kingston City Planning Board meeting of 11/16/20 in the matter of Signs and and awning upgrades / replacement - 101 Greenkill Property,

Hagai Barlev
print property owner's name

owner's signature

77 Cornell Street, Kingston, NY 12401
owner's mailing address

917-686-2664
owner's phone number

10/27/20
date

representative's signature & date

154 Clinton Avenue, Kingston NY 12401
representative's address

845-331-8710
representative's phone #

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) 101 Greenkill Avenue, Kingston NY 12401

Property Tax Map ID # (SBL): 56.109.2.41

Name of applicant: 101 Greenkill Avenue LLC

Applicant Phone #: ( ) 917-686-2664 Fax #: ( ) N/A E-Mail: hbarlev@dunarealestate.com

Mailing address of applicant: 77 Cornell Street, Kingston, NY 12401

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

Project use and/or description of improvement:

Exterior Signage and Awnings - replacement / upgrades

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: _____

**** 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

Main Entrance Awning



INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Joe Beichert 845-331-8710 x1002
Drawn By: Paul Beichert 845-331-8710 x1003
Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: The Factories
File Title: BrushFactory-Permit Layout.ai
Date: October 28, 2020

Client Approval: _____
Date: _____

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THE
BRUSH
FACTORY

New branding

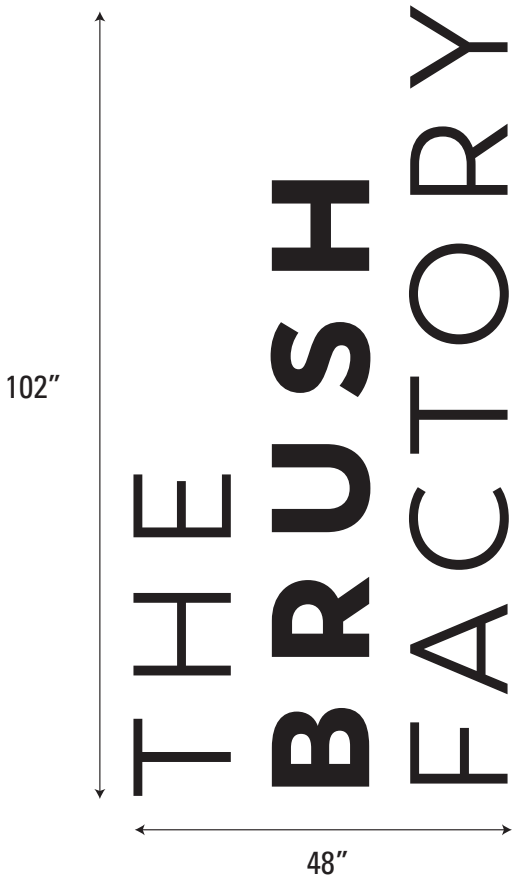
Main Entrance Updates

- New awning - aluminum frame with Sunbrella fabric covering. Address is thermal bonded to fabric. Awnings will have downlights.
- White vinyl lettering of logo on both entry doors
- Matte black painted aluminum pin mount letters on masonry with standoffs. 3/8" thick.



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Wall Lettering



- Matte black painted aluminum pin mount letters on masonry with standoffs. 3/8″ thick.

12″H letters
48″W x 102″H = 8.33 sq.ft.

Main Entrance Awning - 1 Unit



- New awning with aluminum frame with Sunbrella fabric covering.
- Address is thermal bonded to fabric.
- Awnings will have downlights to provide illumination at entrance.

COLOR OPTIONS



Sunbrella Charcoal Gray

Sunbrella Slate

Sunbrella Black

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Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item # 14: #109 Abeel Street REQUEST for parking waiver for conversion from a 1 family to a 2 family residence. SBL 56.43-2-27. SEQR Determination. Zone RT, Rondout Historic District, HLPC, HAC. Ward 8. Elias Cuttingham; applicant/owner.

Suggested Action:

Attachments:
PB Applic 109 Abeel St Nov 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) 109 Abeel st, Kingston, NY 12401

Property Tax Map ID # (SBL): 56.43-2-27

Name of applicant: Elizs Cottingham

Applicant Phone #: (845) 527-9849 Fax #: ( ) E-Mail: elicottingham175@gmail.com

Mailing address of applicant: 109 Abeel st, Kingston NY 12401

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

Project use and/or description of improvement:
Convert single family to two unit residence.
Request for Parking Variance Waiver.

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): Elizs Cottingham

Phone #: (845) 527-9849 Fax #: ( ) E-Mail: elicottingham175@gmail.com

Signature of Owner:

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

(This section for office use only)

Date received: 10/28/20 Referrals: HAC ✓

Application fee: $200.00 # 118813 HPC ✓

Zoning District: RT, HBT, HAC Ward: 8

Sec./Blk./Lot: 56.43 / 2 / 27

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:

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.

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

X **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.

____ 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.

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

10.27.20
Date

Elias Catfingha
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 11.16.20, except as otherwise provided in the resolution granting site plan approval. Any and all changes, except as otherwise provided in the resolution granting site plan approval, will require a formal amendment by me/us to the Planning Board. I/we, the applicant, further agree to provide for continued upkeep necessary to maintain the landscaping in proper condition. (Adopted 11/14/96, Amended 2/12/01; Amended 5/14/07)

Sign 10.27.20 Date	Sign Date
Elizs Cottingham Name (please print)	Name (please print)

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

PROJECT NARRATIVE FORM

Property Address: 109 Abeel St. Kingston NY 12401

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

We are converting from a single unit to two unit Residence. We have already been in front of the HAC and HLPC and received approval. At this time we only request the Parking Variance Waiver. We are well within the required distance to a municipal parking lot.

Thank You

Prepared By (Please Print): Elias Cottingham

Date: 10.27.20

Rev.10/02

RPS Version 4 - [Snapshot , Group - Inquiry, Name - inquiry]

File View Toolbar Help

56.43-2-27	510800 KINGSTON	Active	R/S: 1	School: KINGST
Ostrander, Joanne	Roll Year: 2020 Curr Yr	1 Family Res		Land AV: 15,000
109 Abeel St	Land Size: 33.00 x 93.00	Homestead		Total AV: 142,50

Owner Total: 1
Name: Joanne Ostrander
Addl Addr:
Street: 11 Black Rd
PO Box:
City: Shokan, NY Zip: 12481-

Site Total: 1

Prpcls:	Nbhd Cd:	Sewer:	Water:
1 Family Re	8800	Comm/pul	Comm/p

Taxable Value

County:	142,500
Muni:	142,500
School:	142,500
Schl after Star:	142,500

Miscellaneous
Book: 6638
Page: 162
Mortg:
Bank: 0180330
Acct No: 099110.000

Land Total: 1

Type:	FF:	Depth:	Acres:	Sqft:
Primary	33.00	93.00	0	0

Sale Total: 3

Book	Page	Sale Date	Sale Price	Owner
6638	162	07/16/20	200,000	Cottingham, Elia
4175	10	10/28/05	184,950	Ostrander, Joan
4003	65	12/16/04		1 Sharples, Phyllis

Building Total: 1
Bldstyle: 08 Old style
Sfla: 1631
Baths: 1 1/2 Baths: 0
Beds: 3
Ext Wall: 02
Yr Built: 19
Eff Yrblt: 0
Cond: No

Improvement Total: 2

Exemption Total: 0

Double click to open a window 10-29-20 10:29:51

Photo





Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Presentation Request
Agenda Section:

Subject:
Item #15: #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.

REQUESTED POSPONEMENT BY OWNER Will not be discussed

Suggested Action:

Attachments:

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #16: 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

Colangelo Comment -PBM 11-16-20 Item #16.pdf

Perry Comment and Petition - PBM 11-16-20 - Item #16.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

Recvd 11-11-20

Cahill, Suzanne

From: matthew Colangelo <mcolangelo99@gmail.com>
Sent: Wednesday, November 11, 2020 4:14 PM
To: Cahill, Suzanne
Subject: [EXTERNAL EMAIL] Lawton & Glen St Articles
Attachments: 09_17_1969_Lawton Housing at Crossroads_Transcribed.pdf; Summary_Newspaper Articles_1971 to 2020.pdf

Good afternoon Ms Cahill,

This email is in regard to the upcoming November 16th 2020 Planning Board meeting.

Attached are two PDF documents that contain newspaper articles detailing the dangerous egress / ingress issues affecting the Golden Hill Complex and Lawton Park.

In fact, as evidenced in the daily freeman article on September 17,1969, rezoning of Lawton Park has been denied previously, in part, due to hazardous egress / ingress issues due to the roadway conditions along route 32.

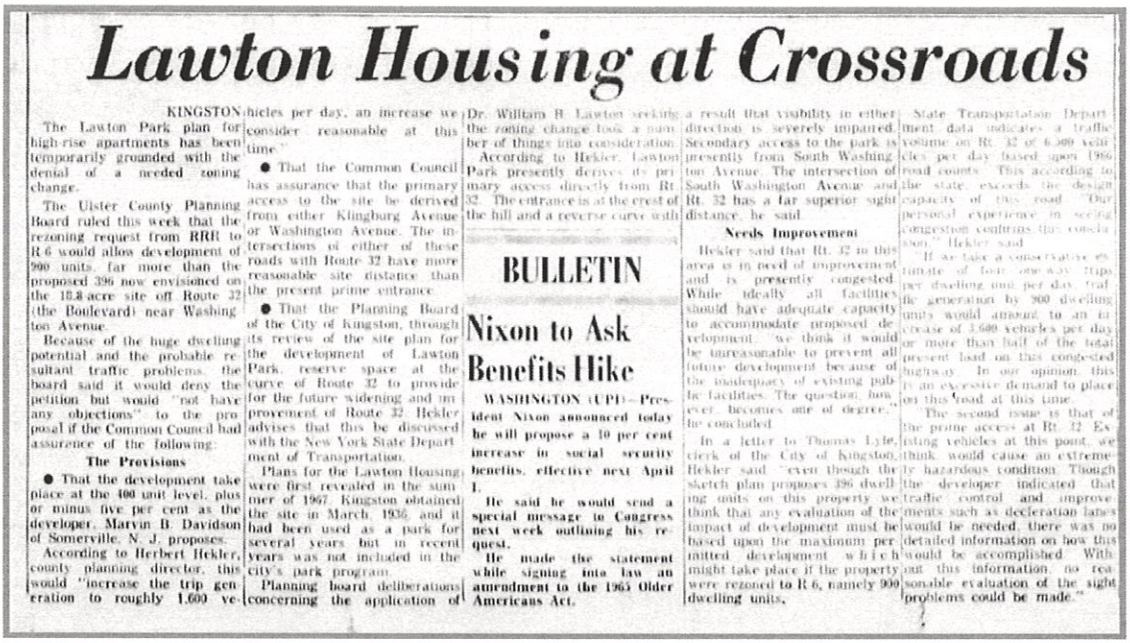
I implore the Planning Board to reject any rezoning request brought fourth by Mr Don Tallerman, City or County Officials, until detailed proposals are presented to the Board.

I am requesting that this email along with printed copies of the attached PDF documents be submitted as part of the official record for the November 16th meeting.

Thank you.

Matt Colangelo

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.



Lawton Housing at Crossroads

KINGSTON—The Lawton Park plan for high-rise apartments has been temporarily grounded with the denial of a needed zoning change.

The Ulster County Planning Board ruled this week that the rezoning request from RRR to R-6 would allow development of 900 units, far more than the proposed 396 now envisioned on the 18.8 acre site off Route 32 (the Boulevard) near Washington Avenue.

Because of the huge dwelling potential and the probable resultant traffic problems, the board said it would deny the petition but would "not have any objections" to the proposal if the Common Council had assurance of the following:

The Provisions

- That the development take place at the 400 unit level, plus or minus five per cent as the developer, Marvin B. Davidson of Somerville, N. J. proposes.

According to Herbert Hekler, county planning director, this would "increase the trip generation to roughly 1,600 vehicles per day, an increase we consider reasonable at this time."

- That the Common Council has assurance that the primary access to the site be derived from either Klingburg Avenue or Washington Avenue. The intersections of either of these roads with Route 32 have more reasonable site distance than the present prime entrance.
- That the Planning Board of the City of Kingston, through its review of the site plan for the development of Lawton Park, reserve space at the curve of Route 32 to provide for the future widening and improvement of Route 32. Hekler advises that this be discussed with the New York State Department of Transportation.

Plans for the Lawton Housing were first revealed in the summer of 1967. Kingston obtained the site in March, 1936, and it had been used as a park for several years but in recent years was not included in the city's park program.

Planning board deliberations concerning the application of Dr. William B. Lawton seeking the zoning change took a number of things into consideration.

According to Hekler, Lawton Park presently derives its primary access directly from Rt. 32. The entrance is at the crest of the hill and a reverse curve with a result that visibility in either direction is severely impaired. Secondary access to the park is presently from South Washington Avenue. The intersection of South Washington Avenue and Rt. 32 has a far superior sight distance, he said.

Needs Improvement

Hekler said that Rt. 32 in this area is in need of improvement and is presently congested. While ideally all facilities should have adequate capacity to accommodate proposed development, "we think it would be unreasonable to prevent all future development because of the inadequacy of existing public facilities. The question, however, becomes one of degree," he concluded.

In a letter to Thomas Lyle, clerk of the City of Kingston, Hekler said "even though the sketch plan proposes 396 dwelling units on this property we think that any evaluation of the impact of development must be based upon the maximum permitted development which might take place if the property were rezoned to R-6, namely 900 dwelling units.

State Transportation Department data indicates a traffic volume on Rt. 32 of 6,500 vehicles per day based upon 1966 road counts. This according to the state, exceeds the design capacity of this road. "Our personal experience in seeing congestion confirms this conclusion," Hekler said.

"If we take a conservative estimate of four one-way trips per dwelling unit per day, traffic generation by 900 dwelling units would amount to an increase of 3,600 vehicles per day or more than half of the total present load on this congested highway. In our opinion, this is an excessive demand to place on this road at this time.

"The second issue is that of the prime access at Rt. 32. Existing vehicles at this point, we think, would cause an extreme hazardous condition. Though the developer indicated that traffic control and improvements such as deceleration lanes would be needed, there was no detailed information on how this would be accomplished. Without this information, no reasonable evaluation of the sight problems could be made."

BULLETIN

Nixon to Ask Benefits Hike

WASHINGTON (UPI)—President Nixon announced today he will propose a 10 per cent increase in social security benefits, effective next April 1.

He said he would send a special message to Congress next week outlining his request.

He made the statement while signing into law an amendment to the 1965 Older Americans Act.

Lawton Housing at Crossroads

Daily Freeman, September 17, 1969

The Lawton Park plan for high rise apartments has been temporarily grounded with the denial of a needed zoning change.

The Ulster County Planning Board rules this week that the rezoning request from RRR to R6 would allow development of 900 units, far more than the proposed 396 now envisioned on the 18.8 acre site off Route 32 (the Boulevard) near Washington Avenue.

Because of the huge dwelling potential and the probable resultant traffic problems, the board said it would deny the petition but would "not have any objections" to the proposal if the Common Council had assurance of the following:

The provisions:

- That the development take place at the 400 unit level, plus or minus five percent as the developer, Marvin B Davidson of Somerville, N.J. proposes. According to Herbert Heckler, County Planning Director, this would "increase the trip generation to roughly 1,600 vehicles per day, an increase we consider reasonable at this time."
- That the Common Council has assurance that the primary access to the site be derived from either Klingburg Avenue or Washington Avenue. The intersections of either of these roads with Route 32 have more reasonable site distance than the present prime entrance.
- That the Planning Board of the City of Kingston, through its review of the site plan for the development of Lawton Park, reserve space at the curve of route 32 to provide for the future

widening and improvement of Route 32. Heckler advises that this be discussed with the New York State Department of Transportation.

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"The second issue is that of the prime access at Route 32. Existing vehicles at this point, we think, would cause an extremely hazardous condition. Though the developer indicated that traffic control and improvements such as deceleration lanes would be needed, there was no detailed information on how this would be accomplished. Without this information, no reasonable evaluation of the sight problems could be made."

ATTACHED BELOW IS A SUMMARY OF ALL THE NEWSPAPER ARTICLES DATING BACK TO 1971 THAT ADDRESS THE DANGEROUS ROADWAY CONDITIONS AFFECTNG MARIUS AND GLEN ST IN THE CITY OF KINGSTON CASUED ENTIRELY BY THE INAQEUATE EGRESS AND INGRESS INTO AND FROM THE GOLDEN HILL COMPLEX.

MORE STUDIES ARE NOT NEEDED; THIS IS ALREADY A DANGEROUS SITUATION.

REZONING THE FORMER ULSTER COUNTY JAIL TO ALLOW FOR 300+ UNITS OF HOUSING WILL MAKE AN ALREADY DANGEROUS SITUATION WORSE

EXITING LEFT FROM GOLDEN HILL DRIVE ONTO ROUTE 32 IS EXTREMELY DANGEROUS AS THERE IS NO TRAFFIC LIGHT AND POOR SLIGHT LINES. COMPLAINTS HAVE BEEN MADE BY THE NEW OWNERS OF THE GODLEN HILL NURSING HOME REGARDING THIS ISSUE – NOTHING HAS BEEN DONE TO DATE BY EITHER CITY OR COUNTY OFFICALS.

Article #	Date	Article Title
1	October 15, 1971	Glen Street Hearing A familiar Scene
2	October 05, 1971	Mills Opposes Glen St Proposal
3	March 16, 1972	Mayor Issues Traffic Order
4	April 05, 1973	Alderman Explains Entrance Closing
5	February 20, 1974	Glen Street Project Opposed
6	February 24, 1974	Glen Street Chain Removed
7	May 22, 1974	Smith Continues Chain Fight
8	August 20, 1974	Lawmakers Hear Glen Street Request
9	July 26, 2015	Kingston officials to investigate excessive traffic complaint into Golden Hill
10	January 27, 2016	Kingston alderman proposes gate to ease traffic complaints on Glen Street
11	February 26, 2016	Kingston aldermen seek to determine legality of nursing home access road
12	September 30, 2016	Kingston, Ulster County at odds over road jurisdiction
13	October 04, 2016	Kingston gets petition asking for one-way designation near golden hill
14	August 12, 2020	Listen to residents of the neighborhood
15	August 17, 2020	Affordable Housing at Old Ulster County jail Opposed by Neighbors

ARTICLE #1: Glen Street Hearing A familiar Scene

Newspapers by ancestry.com
https://www.newspapers.com/image/77220449

The Kingston Daily Freeman (Kingston, New York) · Fri, Oct 15, 1971 · Page 2

Downloaded on Sep 25, 2020



Glen Street Hearing — A Familiar Scene

ARTICLE 2: Mills Opposes Glen St Proposal



ARTICLE #3: Mayor Issues Traffic Order

Newspapers by ancestry.com

The Kingston Daily Freeman (Kingston, New York) · 16 Mar 1972, Thu · Page 8

Downloaded on Sep 25, 2020

Mayor Issues Traffic Order

KINGSTON — Mayor Francis R. Koenig, by proclamation (executive order) has banned commercial truck traffic on Glen Street from its intersection with the city line to Marius Street.

In effect since March 14, the proclamation states that "within recent months a vastly increased volume of commercial and truck traffic has operated along Glen Street . . . and that such traffic has presented an increased danger to persons and property."

All commercial truck traffic on Glen Street between its intersection with Marius Street and the city line, within the city of Kingston is prohibited "except for necessary delivery and pick-up from or to residential premises lying within such boundaries of Glen Street."

Violation of the mayoral proclamation will be treated like any other city traffic violation. The proclamation will be in effect until April 14, 1972.

ARTICLE #4: Alderman Explains Entrance Closing

Newspapers.com

The Kingston Daily Freeman (Kingston, New York) · Thu, Apr 5, 1973 · Page 8

Downloaded on Sep 2, 2016

Alderman Explains Entrance Closing

KINGSTON of Glen Street" considered a being laid along the street and Alderman Brian D. Smith (R- hazardous traffic situation. that the street is being torn up Third Ward) told The Freeman Smith said "there has been in the process."

today that county officials closed trouble with traffic on Glen Smith said he met with Mayor the Glen Street entrance to the Street since the infirmary Francis R. Koenig, Police Chief new infirmary on Golden Hill opened last fall," due in a large Julius M. Glassman, City En- two weeks ago because of what part, Smith added, to the fact gineer Thomas R. Wickman and Smith and "numerous residents that new storm sewer lines are the contractor, Donald Gregory about two months ago for a review of the situation. Glassman surveyed the traffic situation and set up radar surveilance for a time, Smith said.



Another meeting was set up on March 14 with Douglas V. Dye, chairman of the Ulster County Legislature's Social Services Committee, where it was agreed that the county would place a chain baricade across the Glen Street entrance to the Infirmary parking lot.

The chain will remain there until at least the sewage and street work is completed on Glen Street, probably some time this summer. In the meantime, Smith says he "hopes people get used to making the other route to the infirmary, up Route 32 and through the old infirmary road." The county has constructed an extension to that road from the old infirmary to the new one.

Glen Street will be open to emergency equipment servicing the infirmary, Smith said.

ARTICLE #5: Glen Street Project Opposed

Newspapers by Ancestry
https://www.newspapers.com/image/86153244

The Kingston Daily Freeman (Kingston, New York) · Wed, Feb 20, 1974 · Page 17

Downloaded on Sep 25, 2020



The Daily Freeman

CITY OF KINGSTON, N. Y., WEDNESDAY EVENING, FEBRUARY 20, 1974 SEVENTEEN

Glen Street Project Opposed

ARTICLE #6: Glen St Chain Removed

Newspapers.com

The Kingston Daily Freeman (Kingston, New York) · Sun, Feb 24, 1974 · Page 1

Downloaded on Sep 2, 2016

Woman's Pages ..... U 1-6

make him feel better." ...a car wash for a dime—if you



GLEN STREET CHAIN REMOVED—The on again, off again Glen Street chain at the entrance to the Ulster County Infirmary is off again. It was removed last week by workers following a Feb. 14 decision by the Social Services Committee of the County Legislature. Alderman Brian D. Smith (R-Third Ward) a leading opponent to thru traffic on Glen Street, says he intends to write to the State Attorney General for a ruling on the issue. Social Services Commissioner Bernhardt S. Kramer says he received a petition with more than 220 names seeking the opening of the street. Area residents are strongly opposed. (Freeman photo by Haines)

ARTICLE #7: Smith Continues Chain Fight

Newspapers.com

The Kingston Daily Freeman (Kingston, New York) · Wed, May 22, 1974 · Page 2

Downloaded on Sep 2, 2016

Smith Continues 'Chain Fight'

KINGSTON, Alderman Brian D. Smith (R-Third Ward) says he's still fighting "the battle of the chain" on Glen Street despite the fact he moved off the street last October.

Smith, the lone Republican in city government, had announced his plans to move before the chain blocking the infirmary parking lot became an issue. He has been living at 18 Hewitt Place since last October.

"This doesn't mean that I'm any less concerned with the problem," Smith declared.

The problem according to Smith is that "everyone agrees the chain should be up but yet it's down." The people Smith refers to include Mayor Francis R. Koenig, Peter J. Savage, chairman of the county Legislature and Albert Spada, county Republican chairman.

The Social Services Committee of the Legislature, however, doesn't see it that way, voting on May 15 to leave the chain up.

On the other side of the argument, employes at the county infirmary and visitors want Glen Street left open, contending the other route — down Washington Avenue to the Boulevard (Route 32) and on to the Golden Hill entrance just before Letterb's) — is inconvenient and time consuming. And they have presented petitions with several hundred names to drive home their point.

Smith contends traffic should be limited on Glen Street, noting that it is a residential area that has already been subjected to three years of heavy construction traffic while the new jail and infirmary were being built on Golden Hill.

Smith further notes that the county spent "upwards of $175,000" for a new road off the Route 32 entrance to Golden Hill for its new facilities and that "this super road isn't being used."

Smith, often a critic of the Koenig Administration, commends Koenig for his efforts on behalf of the residents of Glen Street and indeed it would appear that Koenig is their last resort.

Smith reports that Koenig tells him the county is "bargaining" with the city over access rights to Quarry Street and that Koenig says the traffic on Glen Street will be a factor in that bargaining.

HARDWARE — HOUSEWARES — PAINT
PLUMBING—BUILDING MATERIAL ALL UNDER ONE ROOF
HERZOG'S
in OPEN 'TIL 9

ARTICLE #8: Lawmakers Hear Glen St Request

Newspapers.com

The Kingston Daily Freeman (Kingston, New York) · Thu, Jun 20, 1974 · Page 4

Downloaded on Sep 2, 2016

Lawmakers Hear 'Glen Street Request'

KINGSTON — Kingston Alderman Brian Smith (R-3rd Ward), appeared before the 4 p.m. session of the Ulster County Legislature Wednesday to ask that Glen Street be closed to traffic for the new County Infirmary on Golden Hill.

Smith noted that the legislature's Social Services Committee had met with Third Ward residents before construction began on the infirmary and a decision was reached to close Glen Street to Infirmary traffic and to build a concrete structure to keep vehicles out.

"Unfortunately, this never came about," Smith said. "For what reason, I don't know."

Smith said that a later meeting with Mayor Francis R. Koenig and the Social Services Committee a decision was made to open the street and a chain stretched across it was removed.

"This decision didn't meet with my approval, the residents of the Glen Street area, or with most of the elected officials of the city, including city legislators," Smith said.

He asked why county legislators had built an entrance to the Infirmary off Route 32 at an estimated $175,000 which wasn't being fully utilized. He said that Glen Street is narrow in many spots, is in constant need of repair, has numerous blind spots, and runs through a residential area "overpopulated with young children."

Smith chided legislators, particularly the Social Services Committee, for "refusing the taxpayers in the Glen Street area the hearing or meeting I requested for them. I was truly embarrased when I had to tell these people they couldn't voice themselves. What were you afraid of?"

Smith invited legislators to visit the area on a Sunday afternoon to see "what the people in this area have to put up with" and called on them to help ease the situation by closing the street.



ARTICLE #9: Kingston officials to investigate excessive traffic complaint into Golden Hill

Kingston officials to investigate excessive traffic complaint into Golden Hill



Golden Hill Health Care Center Tony Adamis photo

By Ariél Zangla, Daily Freeman

POSTED: 07/26/15, 11:57 AM EDT UPDATED: ON 07/26/2015 13 COMMENTS

KINGSTON >> City aldermen have agreed to continue investigating a complaint of excessive traffic using Glen Street to access the Golden Hill Health Care Center.

ARTICLE #10: Kingston alderman proposes gate to ease traffic complaints on Glen Street

Kingston alderman proposes gate to ease traffic complaints on Glen Street

By Ariél Zangla, Daily Freeman

POSTED: 01/27/16, 9:32 PM EST UPDATED: ON 01/27/201659 COMMENTS

KINGSTON >> The city's fire chief and other officials have been asked to consider measures to address an ongoing complaint of excessive traffic using Glen Street to access the Golden Hill Health Care Center.

ARTICLE #11: Kingston aldermen seek to determine legality of nursing home access road

Kingston aldermen seek to determine legality of nursing home access road

Kingston City Hall (Photo by Tony Adamis)

By Ariél Zangla, azangla@freemanonline.com ArielAtFreeman on Twitter

POSTED: 02/25/16, 6:12 PM EST UPDATED: ON 02/25/20160 COMMENTS

KINGSTON >> Aldermen want the city Planning Board to review the site plan for the Golden Hill Health Care Center to determine whether it includes an access road for traffic from Glen Street.

As he had at previous meetings, Glen Street resident Matthew Colangelo told the Common Council's General Government and Public Safety Committee Wednesday night that it's illegal for motorists to use his street to access the privately-owned Golden Hill property. He said the traffic going to Golden Hill does so via an access road over county-owned property. Colangelo said the state Department of Transportation never authorized that access road to be connected to Glen Street and that, at one point, the access road was blocked to traffic. No one knows why or how it was reopened, he said.

The city needs to close that access and correct motorists' habits, Colangelo said.

"I really do believe this is behavioral," he added.

It was the second consecutive month aldermen had discussed the traffic issue on Glen Street, though Colangelo had also brought the issue to the committee last year. At last month's meeting, aldermen agreed to allow Fire Chief Mark Brown to discuss the issue with city Public Works Superintendent Michael Schupp and Police Chief Egidio Tinti. There had also been a proposal by Alderman Brad Will, D-Ward 3, to install an automatic,

ARTICLE #12: Kingston, Ulster County at odds over road jurisdiction

Kingston, Ulster County at odds over road jurisdiction

By Ariél Zangla azangla@freemanonline.com ArielAtFreeman on Twitter Sep 30, 2016

KINGSTON >> City lawmakers want to make "Glen Street Extension" a one-way road to reduce traffic going to and from the Golden Hill Health Care Center, but a county official says they do not have the jurisdiction to do so.

ADVERTISING

Discussion about the volume of traffic on Glen Street in the city has come to the Common Council's General Government and Public Safety Committee on several occasions over the past few years. On Wednesday, the committee voted to make "Glen Street Extension" a one-way road, which would allow traffic to exit the Golden Hill complex and travel down that stretch of road to Glen Street itself. The change would prevent motorists from taking Glen Street to enter the complex.

ARTICLE #13:Kingston gets petition asking for one-way designation near Golden Hill

Kingston gets petition asking for one-way designation near Golden Hill

By WILLIAM J. KEMBLE news@freemanonline.com Oct 4, 2016

KINGSTON, N.Y. >> The Common Council has received a petition with 34 signatures asking that a roadway between Glen Street and Golden Hill Drive be designated as one-way for use only by vehicles leaving nearby Ulster County facilities and the Golden Hill Nursing and Rehabilitation Center.

But control over the issue may not be in the hands of city lawmakers.

The request was made during a caucus Monday, with several residents saying such a change would alleviate traffic problems that come from use of Glen Street as a thoroughfare between the facilities and Washington Avenue.

"The road is 15 feet wide, there are blind spots," resident Matt Colangelo said. "There have been accidents."

A resolution to declare the section of road — known to residents as Glen Street Extension — as a one-way street was referred back to committee after City Corporation Counsel Kevin Bryant said the section of road is actually part of an easement that was granted to the county.

"Glen Street Extension ... does not exist," he said. "This is actually part of Golden Hill Drive. This would be considered an easement with implied access to Glen Street."

Byrant said any changes in traffic rules would have to be approved by the county.

ARTICLE #14: Listen to residents of the neighborhood

Forty-five stakeholders and residents of the streets near the former county jail on Golden Hill, insisting that our traffic safety issues be resolved and infrastructure improvements be made before the former Ulster County Jail site on Golden Hill moves forward for housing development, presented a petition prior to the public hearing.

The petition stated:

"We, the undersigned, do hereby state that we are opposed to the sale and/or transfer of the former Ulster County Jail and lands owned by Ulster County, located at Golden Hill, to a local development corporation for affordable mixed-income housing development for the following reasons:

"The residents of the Boulevard, Glen Street, Greenkill Avenue, Marius Street and other contiguous streets near the Golden Hill property have been plagued with traffic safety issues attributed to the Golden Hill Nursing and Rehabilitation Center and other county office buildings since 2013. In fact, the excessive traffic volume dates back to the 1970s, when the county operated the Golden Hill Health Care Center, and it has never been resolved. A traffic study that was completed in April 2016 identified an annual average daily traffic (AADT) of 655 vehicles for Glen Street alone.

"We believe serious consideration should be given to infrastructure improvements before the former Ulster County Jail site on Golden Hill is approved for housing development. We, the stakeholders and residents of the streets near the former County Jail on Golden Hill, insist that our traffic safety issues be resolved before this project moves forward."

Ellen DiFalco

Kingston, N.Y.

ARTICLE #15: Affordable Housing at Old Ulster County jail Opposed by Neighbors

Affordable housing at old Ulster County Jail opposed by neighbors

by Terence P. Ward / August 17, 2020 / Comments closed



The former Ulster County Jail, mostly unused for the last 13 years. (Photo by Will Dendis)

An August 11 virtual public hearing on the possibility of Ulster County transferring the old jail and its adjacent property to a developer to be used for affordable housing drew comments from neighbors who opposed the plan, citing concerns over traffic and a disproportionate amount of affordable housing already in Kingston.

Recv'd 11-4-20 by
Kingston Planning Office
SC

Planning Board City of Kingston
October 29, 2020

I am writing this letter to express my strong opposition to the rezoning of the Lawton Park properties in the City of KIngston.

First, as a lifelong resident and property owner of both 60 South Washington Avenue and 64 South Washington Avenue it came as a total surprise to my neighbors and I that the rezoning of the Lawton Park property had been proposed by our 5th Ward alderman Donald Tallerman. The zoning change being proposed is in direct conflict with the desires of the constituents of the 5th Ward.

My primary concern with this proposal is that it seems to bring forth far more questions than answers. How do you represent the will of your constituents when you have failed to seek their input? Why is there such a rush and lack of transparency on Mr Tallerman's part? What exactly did alderman Patrick O'Reilly mean by the term "Backdoor Zoning" in regard to this proposal? Why are we considering a zoning change to these properties prior to having a developer buying the land or is there a developer we don't know about? If there is a developer why are their interests being paid more attention to than the families of Ward 5?

In an attempt to gain clarity and understanding of the city's plan to rezone the properties I contacted Alderman Tallerman. I was curious how Alderman Tallerman could proceed with this proposal with out first speaking to the current residents of the neighboring properties. I was astonished to be told that Alderman Tallerman "doesn't have time to knock on doors" and speak to the people he has been elected to represent.

My final question to the Common Council is shouldn't all these issues been fully vetted before making it a proposal? This proposal seems in direct conflict with the City of Kingston's mission of enhancing the quality of life for present residents and leadership that reflects the needs of those who live in the 5th Ward.

Thank you
Vincent Perry Sr

Vincent Perry Sr

Enclosed: Find signatures of residents of 5th Ward

PETITION TO: CITY OF KINGSTON for Public Hearing October 13, 2020

DATE	PRINTED NAME/SIGNATURE	ADDRESS	PHONE AND/OR EMAIL
10/19/20	Sean Perry	60 S. Washington Ave	(845)-338-9326
10/19/20	Vincent Perry	60 S. Washington Ave	"
10-19-20	Joseph Chick	18 Pettit Ave	845-338-5725
10/19/20	Laurence Burke	27 Clinton Beyond Ave	845-331-9648
10/19/20	Tara Casadonte	35 Klingberg Ave	845-853-8669
10/19/20	Marie Quigley	25 S Wash Ave	845-338-8427
10/19/20	RAMONA THURBER	11 SOUTH WASHINGTON AVE	845-331-8936
10/20/20	Marilyn Markle	45 Pettit Ave, Kgn.	845-331-8679
10/20/20	M. Joseph Markle	45 PETTIT Ave	845-331-8679
10/20/20	Elaine Stibicki	27 Pettit Ave	914-388-7031
10/21/20	William Ellsworth	40 PETTIT AVE	845 706 6719
10/21/20	James Hahn	48 Pettit AVE	845-399-0700

PETITION TO: CITY OF KINGSTON for Public Hearing October 13, 2020

DATE	PRINTED NAME/SIGNATURE	ADDRESS	PHONE AND/OR EMAIL
Oct 19, 2020	Patricia DeGraff	111 Kingsburg Ave Kingston NY 12401	845-338-5707
Oct 19, 2020	Ted DeGraff	111 Kingsburg Ave Kingston NY 12401	845-338-5707
Oct 19, 2020	Anthony Namics	54 Kingsburg ave Kingston NY	(845) 417 8803
oct 19, 2020	Leanne Namics	54 Kingsburg ave Kingston NY	(845) [illegible] 706-9922
Oct 19, 2020	James Castle	47 Boulevard Kingston	845 339 4321
Oct 19-2020	Donnamarie Castle	47 Boulevard Kingston	845 339-4321
10/19/20	[signature]	80 Blvd Kingston	845 336-5752
10/19/20	[signature]	80 Blvd Kingston	845 336-5752
10/19/20	naomi brine	58 Blvd Kingston	917-302-0887
10/19/20	Margaret H. Reiff	56 Blvd. Kingston	917-701-7078
10/19/20	William Glyons	17 Kingsburg Kingston NY	845-481-4376
10/19/20	Michelle Lyons	17 Kingsburg Kingston NY	845-481-4376
10/19/20	Manolis Skartados	16 S. Washington Ave.	845-750-2671
10/19/20	Michelle Faro	165 Washington Ave.	845-514-6167
10/19/20	[signature]	44 Boulevard	845 [illegible] 9186
10/19/2020	John Dorney	52 Boulevard	914-456-4678
10/19/2020	Cheryl Dorney	52 Boulevard	914-456-4690

PETITION TO: CITY OF KINGSTON for Public Hearing October 13, 2020

DATE	PRINTED NAME/SIGNATURE	ADDRESS	PHONE AND/OR EMAIL
10/19/20	Brent J. Hamm	63 Boulevard Kgn	339-0781
10/19/20	Carole S. Hamm	63 Boulevard Kgn	339-0783
10/19/20	Darlene Schurmaka	57 Boulevard KGN	339-0375
10/19/20	Robert Schurmaka	57 Boulevard	339-0375
10/19/20	Kelly Moon	62 Boulevard	430-6514
10/19/20	Eric Moon	62 Boulevard	514-6510
10/19/20	Johnny Moore	64 Boulevard	845-594-8406
10/19/20	William Kidd	9 Klingburg Ave	845-594-8156
10/21/20	Dorothy Ouellan	37 Klingburg Ave	845-633-2028
10/20/20	Joanne Dendtall	46 Boulevard	845-417-4351
10/21/20	George Campbell	41 Derrenbacher St	845-417-5872
10/21/20	L. Campbell	" "	845-532-2090
10/21/20	Fletcher Landsman	244 Clinton Ave	845-389-3605
10/21/20	Martha K Fronteras	156 St James	414-324-8445
10/21/20	Daniel Oberkirch	420 Boulevard	332-3336

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #17: RECOMMENDATION to the Common Council to remove any and all current regulations of livestock and poultry in the City of Kingston Code from Chapter 405 (Zoning) Article IV (District Regulations)(Section 405-9(A)(5)(b)) and relocating said regulations to City of Kingston Code Chapter 151 (Animals), Article IV (Other Animals).

Suggested Action:

Attachments:
PB Zoning Amendment Referral - Livestock Amendment.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

Kingston Planning Board
420 Broadway
Kingston, New York 12401

October 27, 2020

Dear Planning Board Members,

Enclosed please find a proposed resolution of the Common Council of the City of Kingston, New York, for a change in the City Code in regard to livestock.

Thank you for your time and consideration in this matter.

Respectfully,

Elisa Tinti
City Clerk
City of Kingston

A resolution to remove any and all current regulations of livestock and poultry in the City of Kingston Code from Chapter 405 (Zoning), Article IV (District Regulations) (Section 405-9(A)(5)(b)) and relocating said regulations to City of Kingston Code Chapter 151 (Animals), Article IV (Other Animals).

Agenda Item No:

Planning Board Agenda Item Report

Meeting Date: November 16, 2020
Submitted by: Kyla Haber
Submitting Department: Planning
Item Type: Proposed Resolution
Agenda Section:

Subject:
Item #18: RECOMMENDATION to the Common Council with regard to adding proposed Section 405-55.1(C) to the City of Kingston Zoning Code to permit the issuance of a “Temporary Use Variance” during Federal, State, or Local state of emergencies.

Suggested Action:

Attachments:
PB Zoning Amendment Referral - Temp Use Var..pdf

Miller Comment - PBM 11-16-20 Item #18.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 27, 2020

Dear Planning Board Members,

Enclosed please find a proposed resolution of the Common Council of the City of Kingston, New York, for a Temporary Use Variance.

Thank you for your time and consideration in this matter.

Respectfully,

Elisa Tinti
City Clerk
City of Kingston

Add 405-55.1 (C)

Temporary Use Variance

(1) The Zoning Board of Appeals, during a declared Federal, State or Local state of emergency, in addition to those powers granted to the Executive Branch pursuant to applicable law, upon appeal from the decision or determination of the enforcement officer, shall have the power to grant temporary use variances, authorizing a use of land which otherwise would not be allowed or would be prohibited by the terms of this chapter.

(2) Such variances shall be for an initial period of one year and can be renewed on application to the ZBA for additional one year periods as long as the state of emergency remains in effect.

(3) No such variance shall be granted by the Zoning Board of Appeals without a public hearing and without a showing by the applicant by competent documentary evidence that:

(a) The applicable zoning restrictions have caused unnecessary hardship and that the cause of the hardship is causally connected to the declared state of emergency.

(b) The applicant has made reasonable efforts to use and/or lease the property in accordance with the permitted uses set forth in this Code.

(c) Such attempts to use and/or lease the property for a permitted use have been unsuccessful due to conditions caused by the declared state of emergency.

(d) The requested temporary use variance, if granted, will not alter the essential character of the neighborhood.

(e) The alleged hardship has not been self-created.

(4) Neither the granting of any temporary variance under this section, nor any expenses associated with the temporary use, can be used as a basis to apply for or secure a use variance pursuant to section (a) above at the conclusion of the stated period of time nor can any expenses associated with the conversion for the temporary use be used to support a request for a such variance.

(5) In the event of a conflict between the decisions of the ZBA regarding temporary variances, and the exercise of the emergency powers of the Executive as set forth in applicable law, the determinations of the Executive shall supersede any discretionary decisions rendered pursuant to this section.

Public Comment - Zoning - PB Agenda - #18

Cahill, Suzanne

From: Bridgetm8 <bridgetm8@aol.com>
Sent: Thursday, November 05, 2020 10:56 AM
To: Cahill, Suzanne
Subject: [EXTERNAL EMAIL] 288 Fair Street
Attachments: 288 Fair Street.docx

To Whom it May Concern:

It has come to my attention the attached correspondence is circulating.

I would like to go on the record and advise of important information Kerry Henderson has omitted regrading my departure from the rental space and alleged financial suffering.

1. As my landlord, he dragged me through two (2) eviction proceedings to have me removed from the space. For the record, both evictions ruled in my favor.

2. As my landlord, He refused to give more than one (1) potential buyer a lease in order for me to sell my business.

3. As my landlord, He made it impossible for me to be his tenant from the minute he became owner of 288 Fair Street.

Sincerely,

Bridget Miller

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear KUBA Board members.

Thank you for allowing me to have some time on the agenda for this meeting. I appreciate your support for local mom and pop businesses like my own.

I would like to invite KUBA to support Doug Koop's proposal to the Common Council which will help my local mom and pop business which has been operating in the Uptown community for over seven years

As way of background, after founding the Phoenicia Festival of the Voice, I decided to expand my arts and cultural interests in Kingston and rented a space at 296 Wall Street where I operated the Uptown Gallery and started the Kingston Festival of the Arts. I fell in love with the charm of the Uptown area and cultural community and contributed to Kingston as a destination for the arts. I decided to invest in Uptown and .I purchased my building at 288 Fair Street approximately 5 years ago.

288 Fair Street had an existing lease with Ecce Terra restaurant which had four years remaining on their lease. After approximately one year of my ownership, Ecce Terra without warning went bankrupt leaving a vacated space without income since May 2019.

I took this opportunity to resume my opera and performance business. My first event at 288 Fair Street was in October 2019 with regular monthly opera salons and art shows in this new venture called Fair John ArtSpace and Music Salon.

Covid restrictions on assembly forced me to shutter my business in March 2020. Since Fair John ArtSpace was only in operation for a few months my business was ineligible for Federal coronavirus relief funding.

My operation is differentiated from other real estate operations in Uptown since I had an existing business on the ground level of my building when Covid struck and my business is unable to operate during the pandemic.

I have attempted to find a renter since March, 2019, the beginning of the pandemic. I have had several soft inquiries but ultimately each potential renter decided not to go ahead due to the difficulty of starting a new business in an enclosed space during Covid-19.

My mom and pop rental business has always supported the Uptown community in many ways. My business is very different from a professional institutional real estate developer who may not have had ongoing businesses on the ground level of their buildings and may not meet the high bar of financial hardship required to qualify for a zoning use variance during emergencies like Covid.

KUBA will likely be contacted by the City of Kingston Common Council to weigh in on supporting the proposal that Doug Koop and the Deputy General Council , Dan Gartenstein formulated to enable a zoning variance in emergency situations which would support my business as well as any other businesses which meet the high bar for emergency zoning relief.

Thank you for your support.

Kerry Henderson
288 Fair Street, LLC