



City of Kingston Laws and Rules Committee
Meeting Agenda
Wednesday, August 19, 2020
5:00 PM
VIRTUAL:

This meeting will be live-streamed at: https://youtu.be/U_G0ogY83yQ

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

United States (Toll Free): 1 866 899 4679
- One-touch: tel:+18668994679,,927941061#

United States: +1 (312) 757-3119
- One-touch: tel:+13127573119,,927941061#

Access Code: 927-941-061

PUBLIC HEARING INFORMATION

Public Hearing
[20200729102936.pdf](#)

Public Hearing Report
[08.10.20 2-16 Montrepose_Public Hearing Report.pdf](#)

Laws and Rules Committee Agenda Item Report

Meeting Date: August 19, 2020

Submitted by: Elisa Tinti

Submitting Department: Common Council

Item Type: Informational Purposes

Agenda Section:

Subject:

Public Hearing

Suggested Action:

Attachments:

[20200729102936.pdf](#)

ZONING AMENDMENT APPLICATION

Check one that applies:

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

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

2-16 Montreposse Street, Kingston NY 12401

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

See Exhibit A for lot dimensions

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

Andrew Wright, Managing Member/Petitioner

233 Fair St, Kingston NY 12401

845-338-3383

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

Blue Stone Realty LLC

233 Fair St, Kingston NY 12401

845-338-3383

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

Current zoning = RRR / Proposed zoning = RT

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

N/A

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

See Zoning Petition documents attached.

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

See Zoning Petition Exhibits attached.

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

FOR OFFICE USE ONLY

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

617.20
Appendix B
Short Environmental Assessment Form

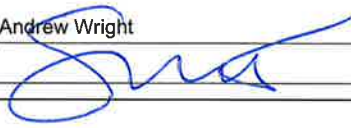
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Park Slope Kingston							
Project Location (describe, and attach a location map): 2-16 Montrepose Street in the city of Kingston. Corner of Montrepose Street and Pierpoint Street. See maps in attached Exhibits.							
Brief Description of Proposed Action: Development of raw land in the City of Kingston consisting of 14-market rate apartment units, community center, community pedestrian park and 23 parking spaces including 2 EV charging stations. To extend and conform the adjacent Rondout District to all of the .81 of an Acre. This parcel is immediately adjacent to the Rondout District designation; changing the designation of this parcel will conform with the immediate surrounding properties to the South and East which belong to the RT district.							
Name of Applicant or Sponsor: Andrew Wright		Telephone: 845-338-3383 E-Mail: wrightarchitects@gmail.com					
Address: 233 Fair St							
City/PO: Kingston		State: NY	Zip Code: 12401				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Kingston Building Department and any other agencies deemed necessary by the lead agency.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action? .81 acres b. Total acreage to be physically disturbed? .81 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: 20% better than current energy standards required by AHJ	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☐	YES ☒	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES Storm water will be directed to existing storm water drains.			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Andrew Wright</u>		Date: <u>6-10-2020</u>
Signature: 		

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

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

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

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

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

PRINT

ZONING PETITION

June 10, 2020

OWNER OF RECORD:

BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

PETITIONER:

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

REPRESENTATIVE:

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

TO:

The Honorable Common Council of the City of Kingston

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

233 FAIR STREET
KINGSTON NY 12401

845 - 338 - 3383

wrightarchitectspllc.com

ZONING PETITION FOR

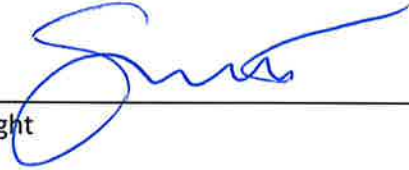
Location:	2-16 Montrepose Street, City of Kingston NY 12401,
SBL:	56.42-4-7
Current Zoning Designation:	RRR (One-Family Residence)
Proposed Zoning Designation:	RT (Rondout District)
Size of lot:	.81 of an Acre
Proposed Land Use:	Improved lands located immediately adjacent to the Rondout District and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

SUMMARY

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

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

Yours Truly,



Andrew Wright
Petitioner

6/10/20



Sonia Lemus-Wright
Representative

6/10/20

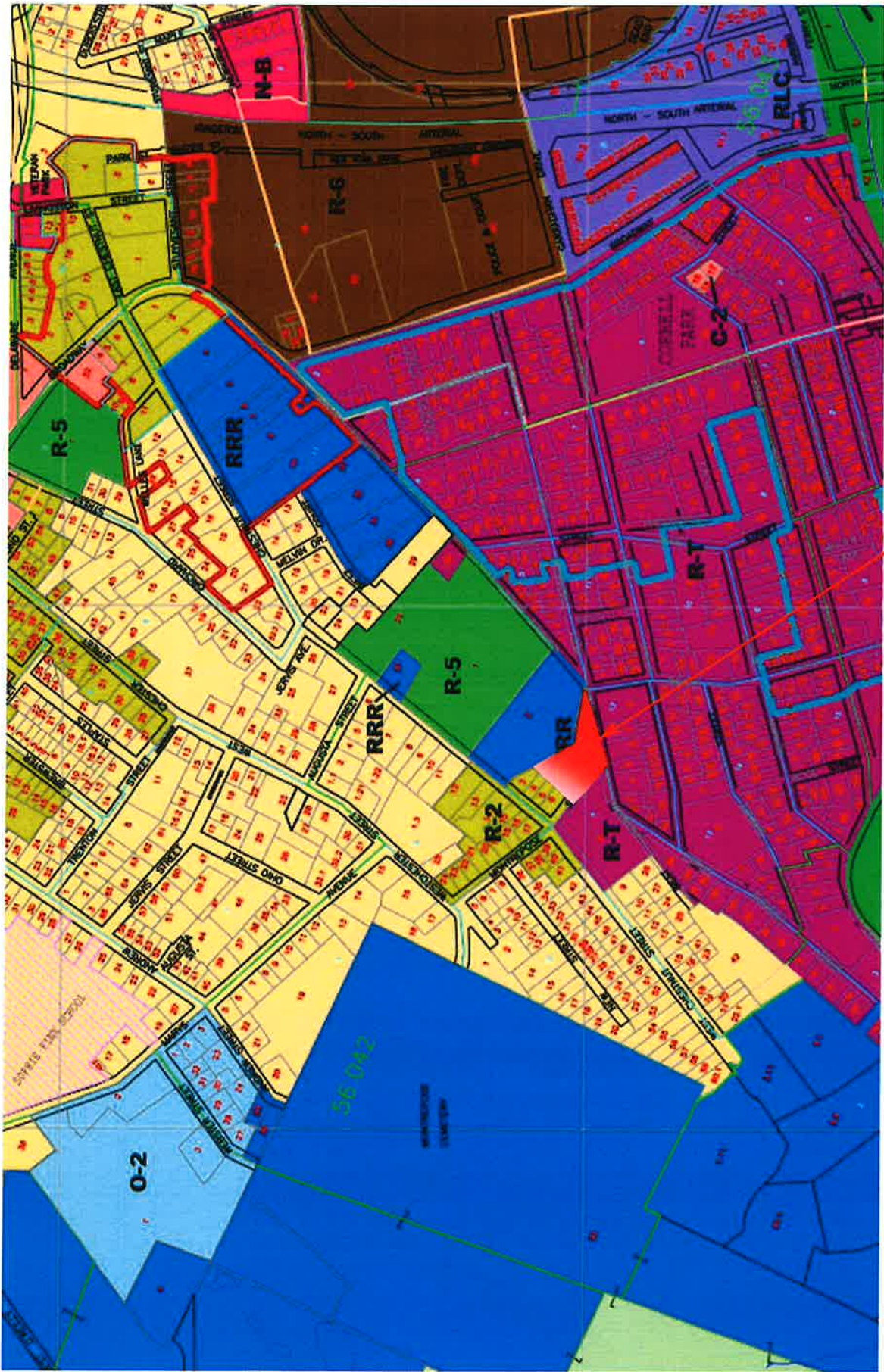
SCHEDULE A

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

Beginning at a point in the Northerly line of Montrepose Street, said point being the most Southerly corner of lands now or formerly Safer (Liber 1494, p 733); thence along the Southeasterly line of said lands now or formerly Safer (Liber 1494, cp 733) and the Southeasterly lines of lands now or formerly Cristoforo (Liber 2045, cp 083), lands now or formerly Ballou (Liber 2140, cp 038) and lands now or formerly Berthiaume (Liber 2419, cp 025) North $30^{\circ}14'34''$ 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 $34^{\circ}42'00''$ East 74.49 feet to an iron rod found, South $56^{\circ}24'00''$ East 76.60 feet to a point, South $66^{\circ}52'00''$ East 78.30 feet to an iron rod found and South $86^{\circ}42'00''$ 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 $69^{\circ}55'00''$ 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 $61^{\circ}13'26''$ West 138.71 feet to the point or place of beginning. Containing 0.81 of an Acre of land, more or less.

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





Site

June 10, 2020

OWNER OF RECORD:

BLUE STONE REALTY LLC
233 Fair Street
Kingston, NY 12401

MANAGING MEMBER:

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

REPRESENTATIVE:

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

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

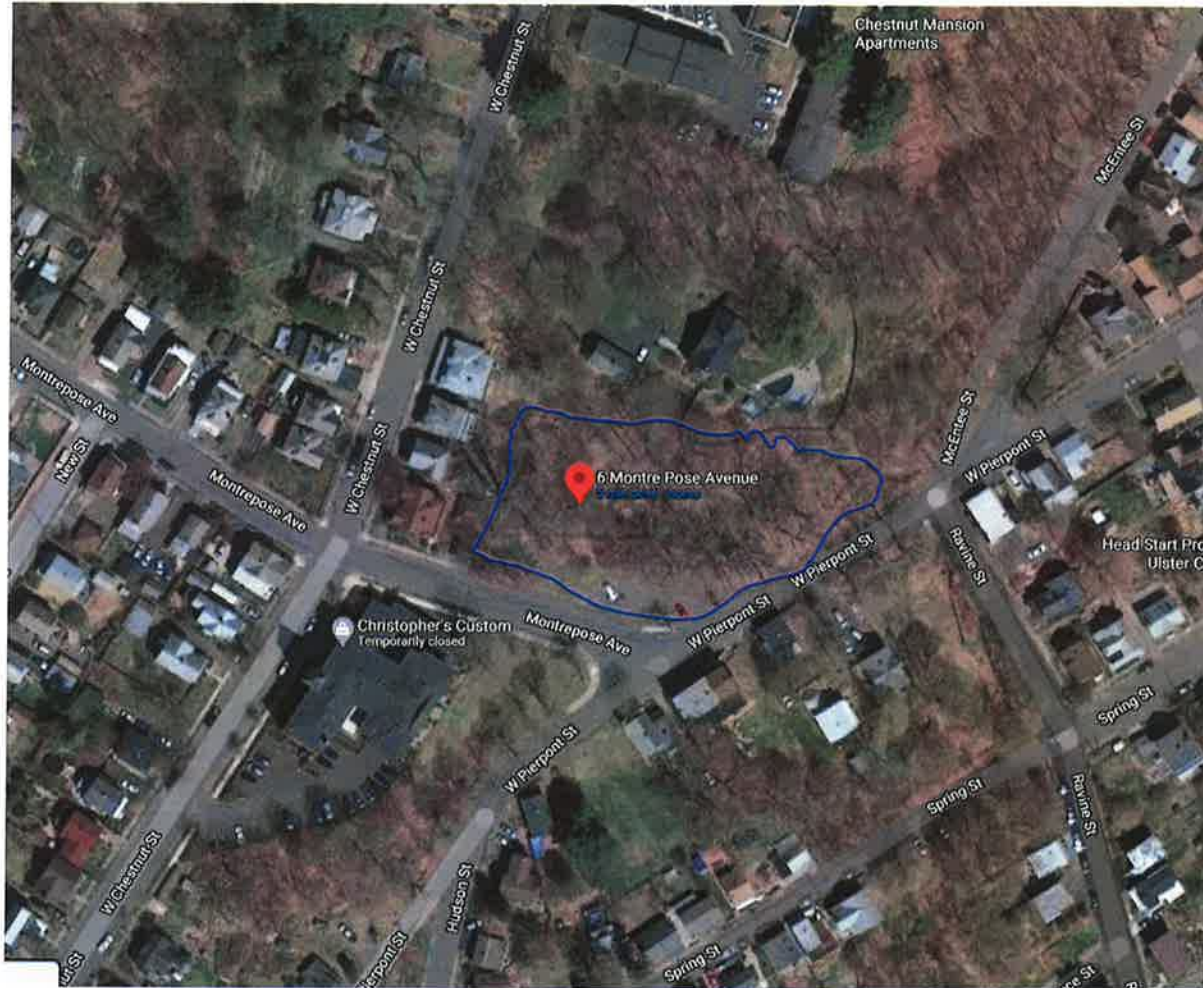
<u>Lot Regulations:</u>	<u>Requirements</u>	<u>Proposed</u>	<u>Approved</u>
Area RRR	12,000 sf	35,284 sf	
Area RT	14 sf		
Width RRR	100'	439.4'	
Width RT	40'		
Depth RRR	125	168.49'	
Depth RT	--		
Area/Dwelling Unit RRR	--	--	
Area/Dwelling Unit RT	2,000 sf	2,520	
Minimum Yard Requirements			
Front Yard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

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

Park Slope

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

Site location



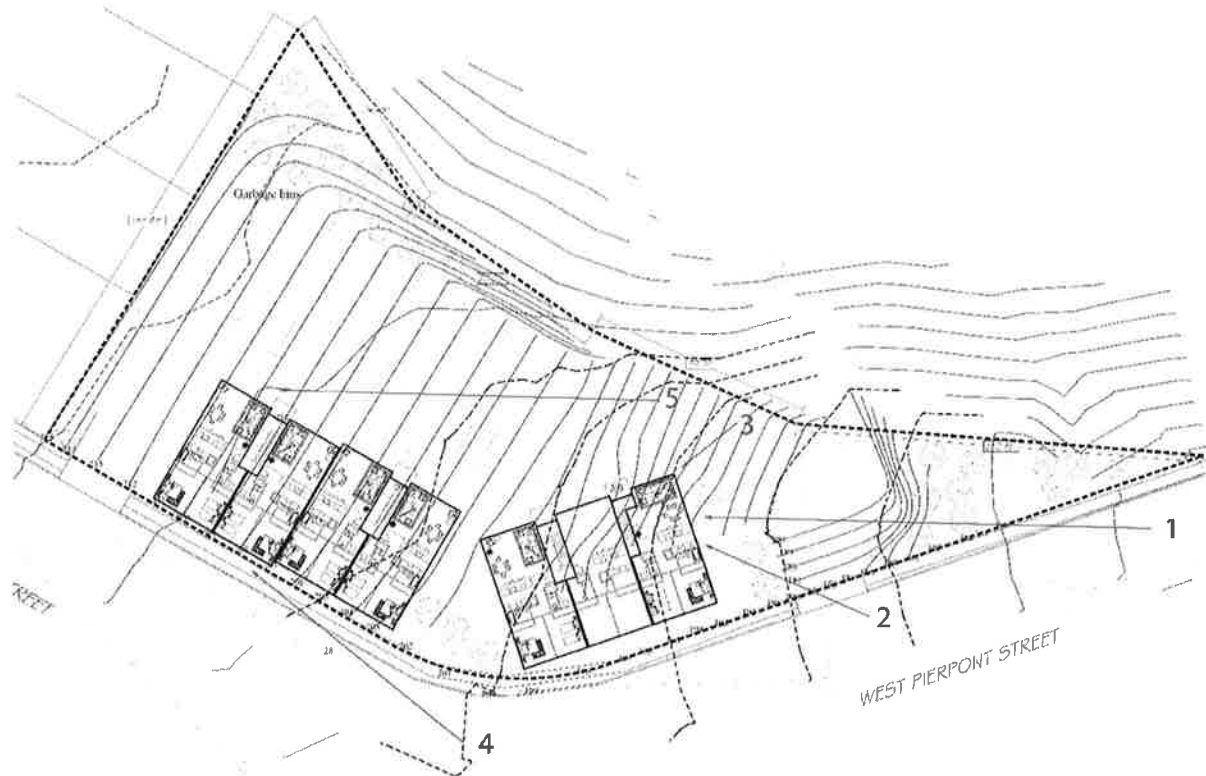
From Uphill



From Downhill



SITE PLAN KEY FOR 3D PRELIMINARY DESIGN VIEWS



View 1 – Down from W Pierpont St



View 2 – From W Pierpont St



View 3 – From Parking with Ulster Academy Lofts in background



View 4 – From downhill Montrepose



View 5 – From downhill parking



Laws and Rules Committee Agenda Item Report

Meeting Date: August 19, 2020

Submitted by: Elisa Tinti

Submitting Department: Common Council

Item Type: Informational Purposes

Agenda Section:

Subject:

Public Hearing Report

Suggested Action:

Attachments:

[08.10.20 2-16 Montrepose_Public Hearing Report.pdf](#)

2-16 Montrepose
Public Hearing Applicant Report

August 10th, 2020

Honorable Common Council of the City of Kingston
Laws and Rules Committee
City of Kingston, NY

**Re: 2-16 Montrepose
Public Hearing Zoning Change**

Due to all the questions and concerns expressed to us by the public during the Ward 9 meeting held on 8/1/2020 at Hasbrouck Park and via Zoom, our office has prepared the following statements.

Why developing the site now?

The owner has been in possession of this lot for about 20 years. Due to his firm's busy schedule and trying to keep up with demand of his services, he worked on this project sporadically. This project has been unofficially presented in years prior to city officials; however, it wasn't until this year during the PAUSE given by the Pandemic, that he was able to devote his time to solidify the development and move forward with the initial approvals. There is an evident need for housing. Currently, supply does not seem to be keeping up with demand which makes some landlords increase rents to much higher rates.

Why Park Slope?

Historically, the City of Kingston has had a strong connection with NYC. From the times when Jervis McEntee, famous painter of the Hudson River School, used to walk the streets of West Chestnut during the Summer and then spent his winters in NYC, to the present time when we have many NYC residents move to the area permanently or seasonally. The area surrounding this property has a lot of history. In that history, we find renowned architects like Calvert Vaux who was one of the designers of Prospect Park next to Park Slope in Brooklyn. Vaux was also good friend and brother in law of Jervis McEntee and the architect who designed the house on the adjacent lot at 194 West Chestnut Street and who is now buried in the Montrepose Cemetery.

Regarding runoff

There are several strategies to control runoff from a new development; to name a few, driveways and parking can be made of permeable pavement, rain can be harvested and stored for later use, rain gardens can be implemented.

The map included in our zoning change application, see page 4, reflects a curvilinear marking on the site which many have been interpreted to be a stream; however, the historic maps and initial SEQR generated by DEC EAF Mapper Application, tells us a different story. The historic map from **1870** depicts a set of three springs but does not clearly state their exact location. The historic map from **1875** specifies the coordinates of the area catered to protect those springs; we have superimposed the historic and current zoning maps, digitally and using coordinates, and our findings infer that the protected area specified on this historic map is the same occupied by two of the properties adjacent to this lot on the West Chestnut Street side.

At the bottom of the runoff, the City had already made the effort to divert the water into a manhole (top red circle on image in page 4) and then into a storm drain (bottom red circle on image in page 4). If this project or a version thereof is built, the objective will be to redirect the runoff to the same area and possibly design a rain garden around it.



Garbage issues

Near the lot lines between the row of four houses at West Chestnut and this lot, we found old tires, plastic buckets and pvc pipes. We also found the old “NO TRESPASSING” signs that we had previously placed on the site.



There is regular garbage that has been disposed throughout the site. The wooded area is no longer able to protect the run off since we found plastic along its way down to the storm drain.





Quality of Water

Even if “No Trespassing” signs are posted around the property, people are still walking into the site. We would like the public to be aware that the water from that runoff is **NOT** safe to drink. See below photo of the existing manhole.



Cleanliness of the Street

We have found that there is a lot of garbage that accumulates on the street next to the sidewalk on the side of Montrepose next to this empty lot. It has been proven that this undeveloped area is more prone to be neglected by the public in comparison with the sidewalk on the Ulster Academy side which rarely collects garbage.





View of Ulster Academy Lofts from Montrepose Ave

Safety issues

There have been numerous trespassers walking the site. This site is **NOT** safe to be walked on; there are several trees that have fallen within the property and others that are dead and need to be cut. We are taking measures to cut the trees that could potentially create unsafe conditions to neighbors.

Traffic issues

The owner of the property is familiar with the traffic issues around this lot. Driving through these streets for many years while on his way to work or to drop off his children at Kingston Catholic School and his step son at his mother in law's, it has been evident how the speedy traffic from Hudson St into Montrepose and W Pierpont has already created unsafe conditions. If a development for this lot is presented in front of the Authorities Having Jurisdiction, one of the main immediate actions will be to help make these streets safer for pedestrians.

Walkability

This site only has a sidewalk on the Montrepose side but it does not have one on the Pierpont side. If the proposed development or a version thereof is built, a sidewalk and seating areas will be added on Pierpont making it more attractive and accessible to pedestrians. Bike racks will also be installed promoting other means of transportation.

Market

If the proposed project or a version thereof is built, the two-bedroom units are intended to promote the new “working from home” trend as well as giving an option to people with the desire of selling a big house and live in an accessible place with amenities and free of maintenance. Owner also understands the need for affordable housing so 10% will be allocated for this purpose.

Density

If the zoning change is granted and this project moves forward as proposed or a version thereof, the FAR/density will be a fraction of what it is allowed. Due to the characteristics of the neighborhood, we believe the area only supports low rise/low density.

Comprehensive Plan for the City – “Kingston 2025”

In reviewing the City of Kingston 2025 Comprehensive Plan, we found that if our proposed plan was to be reviewed by the Authorities Having Jurisdiction, we would be in line with the following objectives:

- Objectives 1.1.1, 1.1.2 & 1.1.3
- Objectives 1.2, 1.2.1
- Objectives 1.4
- Objectives 2.4, 2.4.1
- Objective 2.5
- Objective 3.3.3
- Objectives 4.1, 4.2.2
- Objective 5.3.6
- Objectives 7.1.3, 7.1.4

City of Kingston – Open Space Plan

In reviewing the City of Kingston – Open Space Plan, we find that this site is **not** listed in the natural resource inventory as a Biologically Important Terrestrial Areas **nor** as a Riparian Buffer Area.

RRR vs RT for this particular lot

RRR zones are typically composed of bigger size lots. Given the size of this lot and its location, which currently represents spot zoning, the use to the owner is very limited.

RT districts are subject to more scrutiny and anything proposed has to be reviewed not only by the Planning Board but also by the Historic Landmarks Preservation Commission and the Heritage Area Commission.

cc: Kingston City Clerk
City of Kingston Planning Board
Historic Landmarks Preservation Commission
Heritage Area Commission
Ulster County Planning Board
Alderman Ninth Ward

Report prepared by: Sonia Lemus-Wright