



**City of Kingston Common Council  
State Environmental Quality Review**

**NOTICE OF COMPLETION OF  
DRAFT GENERIC ENVIRONMENT IMPACT STATEMENT**

and

**NOTICE OF SEQR PUBLIC HEARING**

**Date:** October 8, 2015

**Lead Agency:** City of Kingston Common Council

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Generic Environmental Impact Statement has been completed and accepted by the City of Kingston Common Council for the proposed action described below. Comments are requested and will be accepted by the contact person until November 23, 2015. A public hearing on the Draft EIS will be held on November 12, 2015 at 7:00 pm in the Common Council Chambers at City Hall, 420 Broadway, Kingston, New York.

**Name of Action:** Adoption and Implementation of the Kingston Waterfront  
Brownfield Opportunity Area Plan

**Description of Action:**

The Action involves the intended adoption and implementation of the Kingston Waterfront Brownfield Opportunity Area Plan (BOA Plan). In 2010, the City of Kingston (the City) completed a BOA Step 2 – Nomination Study and subsequently has been awarded a grant from the New York State Department of State (NYSDOS), C303892, for a BOA Step 3 - Implementation Strategy. The BOA Plan (inclusive of the Step 2 Nomination Study and Step 3 Implementation Strategy) was prepared in accordance with the guidelines established by the NYSDOS for the BOA grant program. The BOA includes the waterfront area between Dock St/Abeel St and the confluence of Rondout Creek and the Hudson River at Kingston Point.

The BOA Plan will guide redevelopment of the approximately 192-acre BOA, including possible remediation of several strategic brownfield sites adjacent to parkland, commercial and residential areas, and the Hudson River and Rondout Creek. The BOA Plan recommends possible development scenarios for vacant and underutilized brownfields, the implementation of which would likely result in new commercial, retail, entertainment, residential and/or public open space land uses. The purpose of the BOA Plan will be to build upon the Local Waterfront Revitalization

Program (LWRP) and LWRP Implementation Plan to create redevelopment opportunities on former industrial brownfields.

**Location:**

Generally bounded by waterfront along Rondout Creek from Island Dock to its confluence with the Hudson River at Kingston Point, and generally south of Abeel Street and East Strand Street. The entire project lies within the City of Kingston, Ulster County, New York.

**Potential Environmental Impacts:**

Implementation of the BOA Plan may result in potential environmental impacts related to:

**Land Use:** Implementation of the BOA Plan would result in physical alteration of the landscape. The BOA Plan recommends land use patterns that differ from the existing conditions, however, the proposed land uses are generally consistent with those allowed under the existing zoning. The design strategy avoids wetlands or minimizes impacts to the extent practicable.

**Natural Resources:** The redevelopment of the Strategic Sites would result in an overall enhancement to natural resources at each of the Strategic Sites, where most have been utilized as industrial sites and some are currently vacant or abandoned.

**Flooding:** Implementation of the BOA Plan may result in re-development within the 100 year or 500 year floodplains, and alter flood water flows that could contribute to flooding. Due to the relatively large watershed area and conveyance capacity of the Hudson River, development in the BOA will not have a significant effect on the water surface level or flooding in the River. Redevelopment properties located in the regulatory Special Flood Hazard Area (SFHA) may be subject to flooding and will have to be developed in accordance with Local, State and Federal laws and regulations to ensure that waterfront development is managed according to required standards and minimizes risk from flood.

**Historic and Archeological Resources:** Implementation of the BOA Plan may impact historic or archaeological resources because the BOA is located 1) within, or substantially contiguous to buildings or districts which are listed or eligible of listing on the State or National Register of Historic Places; and 2) within an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.

**Visual and Aesthetic Resource:** Implementation of the BOA Plan may result in significant changes in the visual landscape that are different from the current conditions and surrounding land uses. The design strategy addresses view corridors, building heights, and distances between the buildings to minimize changes to water views from residential neighborhoods.

**Open Space and Recreation:** Implementation of the BOA Plan may impact publicly-owned parkland or open space with improved public access via boardwalks and paths, improved facilities and amenities, and wetlands/habitat restoration at Kingston Point Park. The BOA Plan proposes that the existing Block Park (approximately 7 acres) and the Island Dock/Block Plant (approximately 24 acres) be traded between the City and the private landowner resulting in a net increase of approximately 17 acres of parkland available to the public and improved recreation facilities.

**Transportation:** Implementation of the BOA Plan may result in a change to existing traffic patterns involving increased trip generation and alteration of circulation patterns of vehicles and pedestrians. As proposals are made for the redevelopment of the Strategic Sites, project-specific assessments of their potential impact to the transportation systems will need to be completed.

**Utility Infrastructure:** Based on the projected domestic water demand, the BOA plan will not have a significant adverse impact on the Kingston public water system or public sanitary sewer system.

**Contamination:** Due to the location of future projects on former brownfields, implementation of the BOA Plan may result in the exposure of existing sources of contaminants. With the exception of Block Park, each of the Strategic Sites includes some level of known environmental concern. Additional environmental study or remediation planning may be required to determine the nature and extent of clean up necessary to allow the preferred redevelopment scenarios.

**Temporary and Short-term Impacts:** Implementation of the BOA Plan will result in possible temporary and short-term impacts stemming from construction activities related to project-specific activities at the Strategic Sites. These may include temporary impacts at the sites from stormwater runoff, noise, dust and odor during remediation of contamination and site construction.

**Adverse Impacts that Can Not be Avoided:** The majority of the potential impacts that may result from the implementation of the BOA Plan will be sufficiently minimized through the design strategy, or mitigated where necessary. Therefore, it is not anticipated that implementation of the BOA Plan will result in significantly adverse impacts that cannot be mitigated.

All development actions taking place after the adoption of this BOA Plan will be subject to the SEQRA process on a project-specific basis.

The Draft BOA Step 3 Implementation Plan and Draft Generic Environmental Impact Statement can be downloaded from links at <http://kingston-ny.gov/Hudson-Riverport>

**For Further Information, contact:**

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**In accordance with 6NYCRR 617.12(b) a copy of this notice is be sent to:**

NYS Department of Environmental Conservation  
NYS Department of State  
Chief Executive Officer (Mayor Shayne R. Gallo)  
Any person requesting a copy  
All Involved Agencies  
Environmental Notice Bulletin (ENB)