

December 2024 Community Development & Housing

Monday, January 6, 2025

AGENDA

NEW BUSINESS

1. 206 & 208 Flatbush Ave-Planning
2. 2. Eminent Domain Action B. Starodaj

OLD BUSINESS

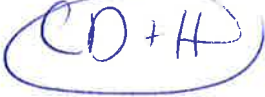
1. Change to the Code of the City of Kingston 405.19

1



Kwame WiafeAkenten Jr.

From: Tinti, Elisa
Sent: Thursday, November 21, 2024 1:07 PM
To: Kwame WiafeAkenten Jr.
Subject: FW: 206 & 208 Flatbush Avenue - SEQR Circulation
Attachments: Penn Ct. ' Design Package (Draft).pdf; PRELIMINARY SITE PLAN-10-30-24.pdf; EAF PART 1.pdf; Res Seek LA - 206 & 208 Flatbush.pdf; Involved_Interested Agencies.pdf; Lead Agency Cover Letter - 206 & 208 Flatbush.pdf; leadagencyresponseform - 206 & 208 Flatbush.docx



Please print all of this for Andrea's mailbox. Thank you

From: DeDea, Kyla <kdedea@kingston-ny.gov>
Sent: Thursday, November 21, 2024 1:05 PM
To: Knox, Stephan <sknox@kingston-ny.gov>; Kitchen, Eric <ekitchen@kingston-ny.gov>; Schultheis, John <jschultheis@kingston-ny.gov>; Norman, Edward <enorman@kingston-ny.gov>; Dysard, Matthew <mdysard@kingston-ny.gov>; Rea, Chris <crea@kingston-ny.gov>; Flynn, Emily <eflynn@kingston-ny.gov>; Knepper, Brent <bknepper@kingston-ny.gov>; Andrews, Drew <Ward7@kingston-ny.gov>; Dennison, Bob <Ward6@kingston-ny.gov>; Edwards, Jeanne <Ward4@kingston-ny.gov>; Hirsch, Michele <Ward9@kingston-ny.gov>; Mickens, Teryl <Ward5@kingston-ny.gov>; Pasti, Sara <Ward1@kingston-ny.gov>; Schabot, Steven <Ward8@kingston-ny.gov>; Scott-Childress, Reynolds <Ward3@kingston-ny.gov>; Shaut, Andrea <ashaut@kingston-ny.gov>; Tierney, Michael <Ward2@kingston-ny.gov>; Tinti, Elisa <emtinti@kingston-ny.gov>
Subject: 206 & 208 Flatbush Avenue - SEQR Circulation

The City of Kingston Planning Board received an application to demolish 32 existing studio units on the 206 Flatbush Avenue property and construct a new 4 story building with 82 one-bedroom units. The existing office, community and heating plant building will also be renovated to provide ADA accessibility for residents. Site work and a lot line revision will take place on both 206 & 208 Flatbush Properties and the project would result in 180 residential units on these sites, an increase of 50 units of senior housing above what is currently there. The proposal has been identified as an Unlisted Action under SEQR however the coordinated review is being initiated due to the number of Involved and Interested Agencies. As part of this review, you and/or a department or a commission you represent has been identified as an Involved/Interested Agency. The Kingston Planning Board adopted a resolution at the November 18, 2024 Planning Board Meeting indicating their intent to seek lead agency in the review. Please responds with whether you concur or objects to this designation within 30 days. Failure to respond within the 30 day period will indicate concurrence with the intent.

Attached please find the following:

- Cover letter – intent to seek lead agency
- Full EAF Part I prepared by the applicants
- Preliminary Site Plans and Design Package
- Adopted Resolution of the Kingston Planning Board to seek Lead Agency
- Involved and Interested Agency List
- SEQR Response form

If you have any question, please contact the Planning Office 845-334-3955.

Kyla DeDea, Assistant Planner
City of Kingston
420 Broadway

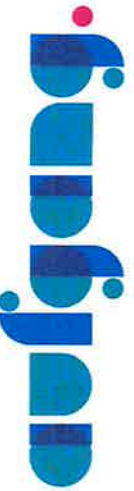
KINGSTON PENN COURT NEW BUILDING

PROJECT NUMBER: 11-11-11

DATE: 01/20/18

Architect:
AUFGANG.
74 Lafayette Avenue Suite
301 Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer:
OWNER/DEVELOPER:
Address Line 1
Address Line 2
New York, NY 10018 Phone



SCHEMATIC FRONT ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: EACH SEGMENT OF THIS ELEVATION IS SHOWN AT 90° TO THE FACADE

DATE: 01/20/18	PROJECT: 11-11-11
SCALE: 1/16" = 1'-0"	DATE: 01/20/18
SCHEMATIC FRONT ELEVATION OPTION 1-PART B	A-201



FRONT

KINGSTON PENN COURT NEW BUILDING

8.06.23 11.15.23

Architect:
AUFGANG.
74 Lafayette Avenue Suite
301 Suffern, NY 10901
845.368.0004
info@aufgang.com

Owner/Developer:
OWNER/DEVELOPER:
Address Line 1
Address Line 2
New York, NY 10018 Phone



SCHEMATIC FRONT ELEVATION
SCALE: 1/32" = 1'-0"

DATE	11/15/23	BY	11/15/23
PROJECT	KINGSTON PENN COURT NEW BUILDING		
DESCRIPTION	SCHEMATIC FRONT ELEVATION OPTION 1		
SHEET NO.	A-202	TOTAL SHEETS	202



FRONT

SITE PLAN PREPARED FOR PENN COURT/ COLONIAL GARDEN REDEVELOPMENT CITY OF KINGSTON ULSTER COUNTY, NEW YORK

OWNER
KINGSTON HOUSING AUTHORITY
132 RONDOUT DRIVE
KINGSTON, NY 12401
CONTACT: MR. FAWSH LANGSAM
845-331-1955
WWW.CITYOFKINGSTONHOUSING.ORG

APPLICANT
KINGSTON HOUSING AUTHORITY AND MOUNTED CONSTRUCTION
AND DEVELOPMENT CORP. C/O KINGSTON HOUSING AUTHORITY
132 RONDOUT DRIVE
KINGSTON, NY 12401
CONTACT: MR. FAWSH LANGSAM
845-331-1955
WWW.CITYOFKINGSTONHOUSING.ORG

ATTORNEY
CATANIA, MAHON & RIDER, PLLC
641 BROADWAY,
NEWBURGH, NY 12550
CONTACT: JOHN W. FURST, ESQ.—ATTORNEY
845-569-1377
JFURST@CMAA.COM

ENGINEER
BROOKER ENGINEERING,
A DIVISION OF WESTON & SAMPPSON
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NY 10901
CONTACT: BRIAN BROOKER, PE
845-357-4411
BROOKERENGINEERING.COM

SURVEYOR
FRONZIER SURVEYING AND MAPPING, LLC
802 N 5TH STREET, UNIT 212
NEWARK, NJ 07107

ARCHITECT
AUFGANG ARCHITECTS
74 LAFAYETTE AVENUE, SUITE 301
SUFFERN, NY 10901



VICINITY MAP
SCALE: N.T.S.



ZONING MAP
SCALE: N.T.S.



AERIAL PHOTO MAP
SCALE: N.T.S.

DRAWING LIST:

- | | |
|--|---------------------|
| 1. TITLE SHEET | (PRELIMINARY) |
| 2. LAYOUT PLAN | (PRELIMINARY) |
| 3. GRADING AND UTILITY PLAN | (PRELIMINARY) |
| 4. PLANTING AND LIGHTING PLAN | (PRELIMINARY) |
| 5. EXISTING CONDITIONS PLAN | (PRELIMINARY) |
| 6. STEEP SLOPE PLAN | (PRELIMINARY) |
| 7. EROSION AND SEDIMENT CONTROL PLAN | (FUTURE SUBMISSION) |
| 8. ROAD AND STORM DRAINAGE PROFILES | (FUTURE SUBMISSION) |
| 9. CONSTRUCTION DETAILS | (FUTURE SUBMISSION) |
| WM-1 WATER MAIN PLAN AND PROFILE | (FUTURE SUBMISSION) |
| WM-2 WATER MAIN CONSTRUCTION DETAILS | (FUTURE SUBMISSION) |
| SS-1 SANITARY SEWER PLAN AND PROFILE | (FUTURE SUBMISSION) |
| SS-2 SANITARY SEWER CONSTRUCTION DETAILS | (FUTURE SUBMISSION) |

GENERAL NOTES:

1. THESE ARE THE LOTS TO A PL. BLOCK 2, SECTION 46.74 AS SHOWN ON THE CITY OF KINGSTON MAP.
2. AREA OF PARCELS: 1.340 ACRES (3481.10 SQ FT) FOR LOT 11, 1.830 ACRES (4111.00 SQ FT) FOR LOT 12.
3. EASE WIDTH: 30'-0"
4. PROPOSED USE: MULTI-FAMILY RESIDENTIAL.
5. RECORD OWNER: KINGSTON HOUSING AUTHORITY, 132 RONDOUT DRIVE, KINGSTON, NY 12401.
6. APPLICANT: KINGSTON HOUSING AUTHORITY AND MOUNTED CONSTRUCTION AND DEVELOPMENT CORP., C/O KINGSTON HOUSING AUTHORITY, 132 RONDOUT DRIVE, KINGSTON, NY 12401.
7. ENGINEER: CATANIA, MAHON & RIDER, PLLC, 641 BROADWAY, NEWBURGH, NY 12550, JOHN W. FURST, ESQ., ATTORNEY.
8. THE SURVEY: KINGSTON, NY 12401.
9. RECORD SURVEY: KINGSTON, NY 12401.
10. RECORD OWNER: KINGSTON HOUSING AUTHORITY, 132 RONDOUT DRIVE, KINGSTON, NY 12401.
11. RECORD SURVEY: KINGSTON, NY 12401.
12. DATE: 10/20/2024.
13. PROPERTY LINE, CORNER AND CENTER CORNER MARK FROM A SURVEY PROVIDED BY FRONZIER SURVEYING AND MAPPING LLC, DATED 8/30/23.
14. THIS PLAN IS SUBJECT TO COMPLIANCE WITH ALL LAWS, REGULATIONS AND SPECIFICATIONS OF THE CITY OF KINGSTON.

REV	DESCRIPTION	BY	DATE

DISCLAIMER: I HAVE PREPARED THIS PLAN AS AN ENGINEER OR ARCHITECT IN THE STATE OF NEW YORK. I AM NOT PROVIDING ANY OTHER PROFESSIONAL SERVICES UNLESS SPECIFICALLY STATED OTHERWISE.

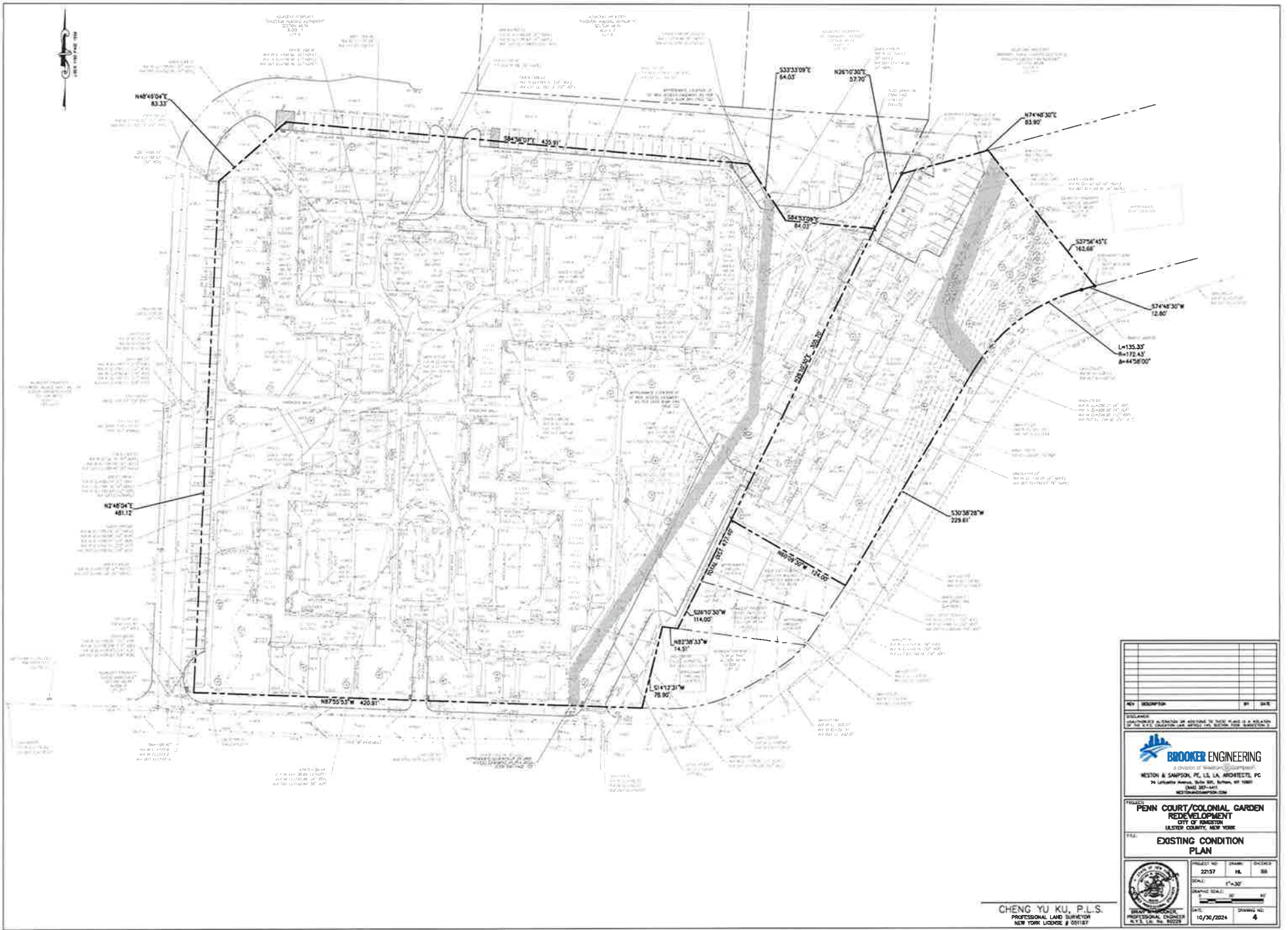
BROOKER ENGINEERING
A DIVISION OF WESTON & SAMPPSON
WESTON & SAMPPSON, P.C. U.S. L.A. ARCHITECTS, P.C.
74 Lafayette Avenue, Suite 501, Suffern, NY 10901
(845) 357-4411
WWW.BROOKERENGINEERING.COM

**PENN COURT/ COLONIAL GARDEN
REDEVELOPMENT
CITY OF KINGSTON
ULSTER COUNTY, NEW YORK**

TITLE SHEET

	PROJECT NO.	22187	DATE	10/20/2024
	SCALE	AS SHOWN	BY	BB
PROJECT TITLE PENN COURT/ COLONIAL GARDEN REDEVELOPMENT		DRAWN BY BB	CHECKED BY BB	
PROJECT LOCATION PENN COURT/ COLONIAL GARDEN REDEVELOPMENT CITY OF KINGSTON, ULSTER COUNTY, NEW YORK		SHEET NO. T		

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REV	DESCRIPTION	BY	DATE

BROOKER ENGINEERING
 a division of HOKUS Engineering
 HOKUS & SHAPIRO, P.C. U.S. LA. ARCHITECTS, P.C.
 34 Lakeside Avenue, Suite 300, Buffalo, NY 14203
 (716) 835-1000
 www.brooker-engineering.com

PROJECT: **PENN COURT/ COLONIAL GARDEN REDEVELOPMENT**
 CITY OF ROCHESTER
 MADISON COUNTY, NEW YORK

TITLE: **EXISTING CONDITION PLAN**

	PROJECT NO.	22157	DRAWN	HL	CHECKED	HL
	SHEET	1	DATE			
GRAPHIC SCALE:		1" = 20'		DATE		
DATE:		10/30/2024	DRAWING NO.		4	

CHENG YU KU, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NEW YORK LICENSE # 001187

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Penn Court/Colonial Garden Redevelopment		
Project Location (describe, and attach a general location map): Penn Court in Kingston NY, adjacent to Colonial Gardens		
Brief Description of Proposed Action (include purpose or need): The Kingston Housing Authority (KHA) proposes to redevelop two (2) of its existing complexes known as Colonial Gardens and the Colonia Gardens Addition at Penn Court. Both complexes are currently located on separate tax lots and the KHA proposes to merge the two (2) tax lots. Work at Colonial Gardens consist of the rehabilitation and upgrade of the existing ninety-eight (98) apartment units and the existing community center/office. The proposed work at the Colonial Gardens Addition at Penn Court consists of tearing down the two (2) existing buildings (which total 18,366 sq. ft.) and currently house thirty-two (32) senior studio apartments; and replacing them with one four (4) story building totaling about 76,740 sq. ft. The new building will contain eighty-two (82) one-bedroom senior apartments. The addition of approximately fifty (50) housing units with this Project will help address the City's (and State's) critical housing shortage. The project also proposes 62 off-street parking spaces along a newly configured and designed Penn Court that will now connect to Colonia Drive.		
Name of Applicant/Sponsor: Kingston Housing Authority and Mountco Construction and Development Corp		Telephone: 845-331-1955
		E-Mail: hwilcox@kingstonhousing.org
Address: 132 Rondout Drive		
City/PO: Kingston	State: NY	Zip Code: 12401
Project Contact (if not same as sponsor; give name and title/role): John W. Furst, Esq.- Attorney		Telephone: 845-569-4377
		E-Mail: jfurst@cmrlaw.com
Address: 641 Broadway, Newburgh, New York 12550		
City/PO: Newburgh	State: NY	Zip Code: 12550
Property Owner (if not same as sponsor): Kingston Housing Authority		Telephone: 845-331-1955
		E-Mail: hwilcox@kingstonhousing.org
Address: 132 Rondout Drive		
City/PO: Kingston	State: NY	Zip Code: 12401

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	P.I.L.O.T	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan Approval	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Variance If Needed	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SEE NOTICE LIST ATTACHMENT "A"	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SEE NOTICE LIST ATTACHMENT "A"	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SEE NOTICE LIST ATTACHMENT "A"	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

NOTICE LIST ATTACHMENT "A"

a) City Counsel, Town Board or Village Board of Trustees

- P.I.L.O.T

b) City, Town or Village Planning Board or Commission

- Site Plan Approval

c) City, Town or Village Zoning Board of Appeals

- Variances If Needed

d) Other Local Agencies

- City Sewer, City Water, Fire Department APPROVALS NEEDED

e) County Agencies

- Ulster Department of Health SEWER + WATER EXTENSION PERMITS
239 Golden Hill Lane, Kingston, NY 12401
HealthEd@co.ulster.ny.us

f) State Agencies

- HCR Funding PROJECT FUNDING
New York State Housing Finance Agency
641 Lexington Avenue, New York, NY 10065
- NYDEC Stormwater CONSTRUCTION PERMIT
625 Broad ay Albany, NY Contact@dec.ny.gov
- NYS DOT HIGHWAY WORK PERMIT IF NEEDED
50 Wolf Road Albany, NY 12232
PublicTransportation@dot.ny.gov

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
SD-MF

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Kingston City School District

b. What police or other public protection forces serve the project site?
Kingston Police Department

c. Which fire protection and emergency medical services serve the project site?
Kingston Fire Department

d. What parks serve the project site?
Loughran Park
Hutton Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 7.57 acres
b. Total acreage to be physically disturbed? 2.12 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.57 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 38.5 Units: housing units

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	130 currently existing
At completion of all phases	_____	_____	_____	180 post construction

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 50 bedrooms * 110 gpd = 5500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: Kingston Water Department
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Water line extension and relocation to connect site to existing system
- Source(s) of supply for the district: Cooper Lake

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 5500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Kingston Waste Water Treatment Division
- Name of district: Kingston Waste Water District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

 5500 Gallons per day additional wastewater flow _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 NONE

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.68 acres (impervious surface)
 _____ Square feet or 7.57 acres (parcel size)
- Describe types of new point sources. Gutter runoff
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
On-site stormwater management measures
 - If to surface waters, identify receiving water bodies or wetlands: _____
 N/A
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ as Kingston Regulates _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24 hrs _____ • Saturday: _____ 24 hrs _____ • Sunday: _____ 24 hrs _____ • Holidays: _____ 24 hrs _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Construction equipment as permitted by Kingston ordinances. _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Parking Lot, Walkway Lights 15' Height, 25' from nearby structures _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.28	3.68	+ .4
• Forested	0.13	0.13	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.05	2.75	- .4
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Day care, school

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): C356057
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Site: Albany & Wrentham LLC
Brownfield Cleanup Program
Classification: A, Active site, source of PCE contamination

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

PIB	_____	31.6 %
PrC	_____	31.4 %
RvA	_____	37.0 %

d. What is the average depth to the water table on the project site? Average: _____ > 6.5 feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 92.3 % of site
 10-25%: _____ 4.9 % of site
 25% or greater: _____ 2.8 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name None Classification _____
- Lakes or Ponds: Name None Classification _____
- Wetlands: Name None Approximate Size _____
- Wetland No. (if regulated by DEC) None

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

Rabbits	Mice	_____
Squirrels	Various Birds	_____
Deer		_____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Kingston City Almshouse

iii. Brief description of attributes on which listing is based:
NYSDEC LIST - SHPO - Existing Building Is In Use Today

f. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

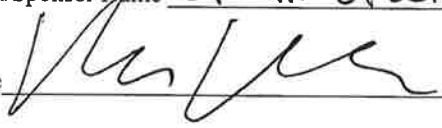
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

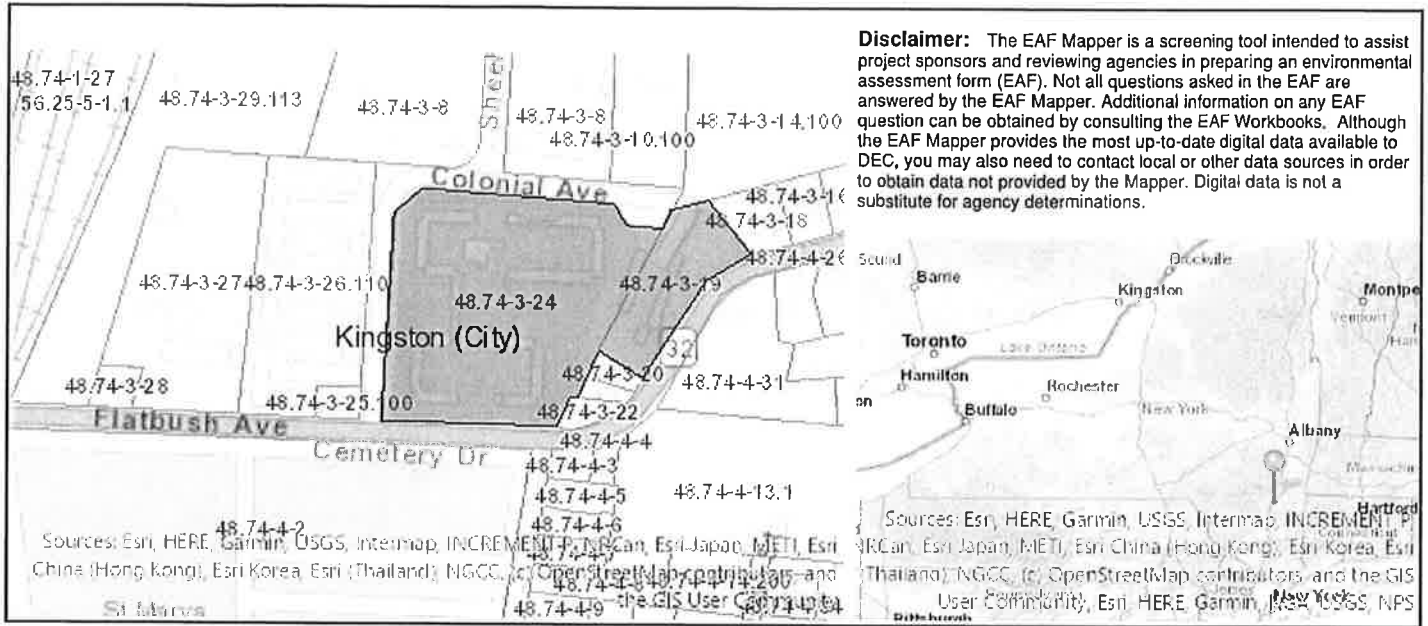
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name BRIAN BROOKER, PE Date 10/30/24

Signature  Title ENGINEER

PRINT FORM



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C356057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Kingston City Almshouse
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Resolution of the City of Kingston Planning Board
to Seek Designation of Lead Agency for
#206 & 208 Flatbush Avenue (SBL 48.74-3-24 & 48.74-3-19)
in the SEQR Process Under 6 NYCRR Part 617

RECEIVED:

11/19/24
9:50am

MOTION: Wayne Platte
SECOND: Charles Polacco
WHEREAS, Kingston Housing Authority (the Applicant) has submitted and completed Part I of the Full Environmental Assessment Form, to the City of Kingston Planning Board, to rehabilitate 98 existing Colonial Gardens residential units, demolish 32 existing studio units on the annex site and construct of a new 4 story building with 82 one-bedroom units under a site plan review; and revise a property line under a subdivision process (the Action); and

WHEREAS, the project is located at #206 & 208 Flatbush Avenue, Kingston, New York (SBL 48.74-3-24 & 48.74-3-19); and

WHEREAS, although the application is considered Unlisted Action under 6 NYCRR Part 617 (NYS DEC SEQR), the applicants and the City of Kingston agree that a coordinated review is in the best interest of the comprehensive project review due to the number of involved and interested agencies; and

WHEREAS, the designation of a "lead agency" and a determination of the significance of the Action on the environment must be made in order to comply with the New York State Environmental Conservation Law (SEQR Act") and the regulations promulgated thereunder by the NYSDEC, and;

WHEREAS, the City of Kingston Planning Department in coordination with the Applicant have identified a list of involved and interested agencies, based upon the information submitted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF KINGSTON PLANNING BOARD, AS FOLLOWS:

- Section 1: That the Action is determined to be an Unlisted Action and have opted to initiate a coordinated review under SEQR Part 617.5.
- Section 2: That the City of Kingston Planning Board desires to establish itself as Lead Agency in the environmental review process.
- Section 3: That the Planning Department is directed to circulate a request to all involved and interested agencies, seeking concurrence with the designation of the Kingston Planning Board as the lead agency for the SEQR review of the Action.
- Section 4: That this resolution shall take effect immediately.

MEMBERS	Absent/Present	SIGNATURE	YES	NO	RECUSE
WAYNE PLATTE	1 ✓	<i>Wayne D. Platte Jr.</i>	✓		
CHARLES POLACCO	1 ✓	<i>Charles Polacco</i>	✓		
ROBERT JACOBSON ^{sen}	1 ✓	<i>Robert Jacobson</i>	✓		
MATT GILLIS	✓ 1				
VICENTE ARCHER	1 ✓	<i>Vicente Archer</i>	✓		
SAGE NEWKIRK	1 ✓	<i>Sage Newkirk</i>	✓		
ANDREW HARRIS	1 ✓	<i>Andrew Harris</i>			
KAIRA GRUNDIG	1 ✓	<i>Kaira Grundig</i>			

Wayne D. Platte Jr.
Wayne D. Platte Jr., Planning Board Chairman

11-18-24
Date

**City of Kingston Planning Board
Involved/Interested Agencies
206 & 208 Flatbush Avenue – SBL 48.74-3-24 & 48.74-3-19
Circulation – City of Kingston Planning Board Resolution to
Designate Lead Agency**

INVOLVED & INTERESTED AGENCIES

City of Kingston Common Council
Emailed

Building Safety Division
Emailed

Zoning Board of Appeals
Emailed

City of Kingston Engineering Department
Emailed

Department of Public Works
Emailed

Kingston Water Dept.
Emailed

Kingston Fire Department
Emailed

Kingston City School District
Emailed

Ulster County Planning Board
Emailed

Ulster County Health Department
239 Golden Hill Drive
Kingston, NY 12401
Hard Copy - Mailed

NYSDOT
50 Wolfe Rd.
Albany, NY 12232
Hard Copy Mailed

NYS Department of Environmental Conservation – Region 3
21 S. Putt Corners Rd.
New Paltz, NY 12561
Hard Copy – Mailed

HCR Funding

New York State Housing Finance Agency
641 Lexington Avenue, New York, NY 10065
Hard Copy – Mailed

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

Suzanne Cahill, Planning Director



Steven T. Noble, Mayor

November 21, 2024

TO: The INDIVIDUALS LISTED ON THE ATTACHED SCHEDULE A

RE: DESIGNATION OF CITY OF KINGSTON PLANNING BOARD AS LEAD AGENCY

To Whom It May Concern:

We have reviewed preliminary plans along with the Full Environmental Assessment Form Part I, prepared to rehabilitate 98 existing Colonial Gardens residential units, demolish 32 existing studio units on the annex site and construct of a new 4 story building with 82 one-bedroom units. The property owned by Kingston Housing Authority is also known as Ulster County tax map parcel SBL #48.74-3-24 & 48.74-3-19 (206 & 208 Flatbush Avenue), in the City of Kingston, (the Action).

The Action has been classified as an Unlisted Action under SEQR, however the applicants and the City of Kingston Planning Board have agreed to initiate a coordinated review under SEQR based on the number of Involved and Interested Agencies.

Upon consideration of the various criteria set forth in Section 617.6 of the SEQR Act, the Kingston Planning Board believes that it should be designated lead agency. Please indicate your concurrence with such designation within thirty (30) days. To the extent that you have any questions with respect to the Act or designation of this agency as lead agency, Ms. Suzanne Cahill is available and may be contacted by calling (845) 334-3955, or by writing to City Planner's Office, 420 Broadway, Kingston, New York 12401.

Following the designation as lead agency, a determination of significance shall be made in accordance with the Regulations. You will be notified of said determination immediately thereafter in accordance with Section 617.12 of the Regulations. Your agency cannot take any action or render any decision on the project until after the lead agency makes a determination and the SEQR process is concluded in accordance with 6NYCRR Part 617.

Sincerely,

Suzanne Cahill

Suzanne Cahill
Planning Director

**City of Kingston Planning Board
Response to Request for Determination of Lead Agency**

Re: Kingston Housing Authority & Mountco
#206 & 208 Flatbush Avenue (SBL 48.74-3-24 & 48.74-3-19)

Kingston Planning Board Designation as Lead Agency

On behalf of:

Agency Name: _____

Agency mailing address: _____

Agency telephone: _____

I acknowledge the receipt of the notice, dated _____, requesting our consent to the City of Kingston Planning Board acting as Lead Agency in the SEQR Coordinated Review of the above matter.

The above named agency hereby:

() CONSENTS that the City of Kingston Planning Board be declared Lead Agency for the purpose of the environmental review of the above referenced project.

() DOES NOT CONSENT to the City of Kingston Planning Board being designated as Lead Agency in this application and wishes that _____ serve as Lead Agency.

DATED: _____ AGENCY NAME: _____

BY: _____
(Please Print)

SIGNATURE: _____

Please Return By December 21, 2024 To:

City of Kingston Planning Office
Suzanne Cahill, Planning Director
City Hall – 420 Broadway
Kingston, New York 12401
Planning@kingston-ny.gov



CD+H

Kwame WiafeAkonten Jr.

From: Tinti, Elisa
Sent: Friday, November 22, 2024 11:29 AM
To: Kwame WiafeAkonten Jr.
Subject: Fw: Communication to Council: Eminent Domain Action
Attachments: Communication to Council December 2024 EDPL Findings & SEQR.pdf

Please print this for Andrea's mailbox. Thank you!

From: Starodaj, Bartek <bstarodaj@kingston-ny.gov>
Sent: Friday, November 22, 2024 11:07 AM
To: Shaut, Andrea <ashaut@kingston-ny.gov>
Cc: Tinti, Elisa <emtinti@kingston-ny.gov>; Graves-Poller, Barbara <BGraves@kingston-ny.gov>; Noble, Steve <SNoble@kingston-ny.gov>
Subject: Communication to Council: Eminent Domain Action

Dear President Shaut,

Please see the attached communication to the Common Council related to the ongoing Eminent Domain action.

Thank you,
Bartek
[Communication to Council December 2024 EDPL Findings & SEQR.pdf](#)

Bartek Starodaj

Director of Housing Initiatives
City of Kingston
420 Broadway
Kingston, NY 12401

Office: 845-334-3928
Mobile: 860-670-8535
bstarodaj@kingston-ny.gov
Exempt304236

kingston-ny.gov/housing

CITY OF KINGSTON
Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

November 22, 2024

Ald. At Large Andrea Shaut, President
City of Kingston Common Council
City Hall - 420 Broadway
Kingston, NY 12401

Dear President Shaut:

As you know, the City of Kingston Common Council is currently undertaking a project consisting of the proposed acquisition and redevelopment of 42 parcels along Garraghan Drive/Broadway. This action requires review under the State Environmental Quality Act. In addition, under the Eminent Domain Procedure Law, the City of Kingston Common Council has 90 days from the duly noticed public hearing on October 29, 2024, to approve a Determination and Findings statement concerning the proposed project.

I request that this communication be assigned to the Community Development & Housing Committee for review of the following:

- A resolution on the potential adverse impact on the environment of the proposed project under SEQRA, including a review of Parts 2 and 3 of the Full Environmental Assessment Form
- A resolution on the Determination and Findings statement for the Eminent Domain action

I will forward copies of the respective resolutions for both items prior to the Committee meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Bartek Starodaj".

Bartek Starodaj
Director, Housing Initiatives

Cc: Steve T. Noble, Mayor
E. Tinti, City Clerk
B. Graves-Poller, Corporation Counsel

OLD BUSINESS

RESOLUTION # _____ of 2024

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK,
AMENDING SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM
BASED CODE TO BETTER DEFINE AFFORDABLE AND WORKFORCE HOUSING.

Sponsored by: Community Development & Housing Committee

WHEREAS, As adopted in 2023, the City of Kingston Form Based Code defines 'Affordable' Housing as the monthly rent including utilities shall not exceed 30% of the figure that represents 80% Area Median Income (AMI), and 'Workforce Housing' as the monthly rent including utilities shall not exceed 30% of the figure that represents 120% Area Median Income; and

WHEREAS, Area Median Income is determined by the United States Department of Housing and Urban Development using Census Data for entire counties, leaving municipalities to use county level data; and

WHEREAS, The Area Median Income in Ulster County in 2024 is \$117,200, under the current definitions of 'Affordable' and 'Workforce' in the Form Based Code, AMIs of \$58,600-\$93,760 are considered affordable for the purposes of housing and AMIs of up to \$140,640 are considered workforce for the purposes of housing; and

WHEREAS, the American Community Survey issued by the United States Census Bureau lists the median income for the City of Kingston at \$62,071, far lower than that of Ulster County as a whole, including 18.4% living below the federal poverty line and 23.4% of children living in poverty; and

WHEREAS, The American Community Survey shows that 57% of renter households are cost-burdened, paying more than a third of their income on housing costs; and

WHEREAS, The Ulster County AMI has increased 40% between 2020 and 2024, outpacing both inflation and wage increases for the local workforce; and

WHEREAS, The United States Department of Housing and Urban Development (HUD) increased Fair Market Rents (FMR) by 17% between 2023 and 2024 to keep pace for Section 8 voucher holders to afford rents at 60% AMI; and

WHEREAS, the current definitions of 'affordable' and 'workforce' are currently above both FMRs and Market Rate Rents and will not satisfy the urgent need for housing for middle, low income and very low income residents of the City of Kingston, and may accelerate gentrification in our community; and

RESOLVED, The term 'affordable' in the SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM BASED CODE shall mean the monthly rent including utilities

shall not exceed 30% of the figure that represents 50% Area Median Income or Fair Market Rent as annually defined by HUD, whichever is lower, and

RESOLVED, The term 'workforce' in the SECTION 405.19 AFFORDABLE HOUSING STANDARDS OF THE FORM BASED CODE shall mean the monthly rent including utilities shall not exceed 30% of the figure that represents 80% Area Median Income or Fair Market Rent as annually defined by HUD, whichever is lower.