

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: "Bluestone Commons" - SSLI Holdings, LLC (Applicant/Owner)		
Project Location (describe, and attach a general location map): 264 Lucas Avenue, Kingston, NY - SBL No. 56.88-4-7 - R-4 Two-Story Multiple Residence Zoning District (see Site Location Map in Project Narrative)		
Brief Description of Proposed Action (include purpose or need): Proposed Site Plan for a 4-building, 47-unit residential multifamily dwelling apartment community and related site and utility improvements for property located on the easterly side of Bluestone Court in the City of Kingston pursuant to City of Kingston Zoning §405-13A(4) - Dwellings for Four of More Families. The site includes street frontage on both Lucas Avenue and Bluestone Court. Driveway access is proposed via Bluestone Court, while utility service mains are proposed to be extended underground via Lucas Avenue. See also attached Project Narrative.		
Name of Applicant/Sponsor: SSLI Holdings, LLC	Telephone: 845.802.3845	E-Mail: lukeint@gmail.com
Address: PO Box 3861		
City/PO: Kingston	State: NY	Zip Code: 12402
Project Contact (if not same as sponsor; give name and title/role): Same	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: Site Plan	12/28/20
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Kingston DPW: Sewer connection, curb cut Kingston Water Dept: Water supply connection	Pending Site Plan Approval
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning: 239-LMN Referral	Planning Board referral 02/16/21
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Pending Site Plan Approval
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SWPPP	Pending Site Plan Approval
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? YesNo

- 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? See Project Narrative YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

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? YesNo

If Yes, identify the plan(s):

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?
R-4 Two-Story Multiple Residence District - See also Project Narrative

b. Is the use permitted or allowed by a special or conditional use permit? Use allowed subject to only Site Plan Approval 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, Mobile Life Support Services and the Ulster County Office of Emergency Management

d. What parks serve the project site?
Forsythe Park and Nature Center

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 multifamily dwelling apartments - See also Project Narrative

b. a. Total acreage of the site of the proposed action? 2.698 acres
b. Total acreage to be physically disturbed? 2.59 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.698 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)? % _____ 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: 12 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	_____	_____	_____	47
At completion of all phases	_____	_____	_____	47

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: On-site collection, storage and treatment of stormwater runoff
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: On-site collection, storage and treatment of stormwater runoff designed to infiltrate up to, and including, 100-year 24-hour design storm
 iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A
 iv. Approximate size of the proposed impoundment. Volume: _____ (*) million gallons; surface area: _____ (*) acres
 v. Dimensions of the proposed dam or impounding structure: _____ (*) height; _____ (*) length (*) See SWPPP and Site Plans
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Temporary sediment basin during construction; Post construction: rain garden, vegetated bioswale, catch basins and subsurface stormwater galleys

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: _____ 8,910 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 District
- 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? Existing public water main line crosses site along Lucas Avenue Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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: _____
Not applicable

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

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

i. Total anticipated liquid waste generation per day: _____ 8,910 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 only

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

- Name of wastewater treatment plant to be used: City of Kingston Wastewater Treatment Plant
- Name of district: City of Kingston
- 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? Existing public sewer main line crosses site along Lucas Avenue 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: _____

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):
 Not applicable _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 Not applicable _____

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:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 66,638 Square feet or 1.529 acres (impervious surface)
 117,525 Square feet or 2.698 acres (parcel size)
- ii. Describe types of new point sources. Stormwater runoff from impervious site surfaces (roof tops, parking lot, sidewalks) _____
- iii. 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 collection, storage and treatment of stormwater runoff designed to infiltrate up to, and including, 100-year 24-hour design storm
 Temporary sediment basin during construction; Post construction: rain garden, vegetated bioswale, catch basins and subsurface stormwater galleys
 - If to surface waters, identify receiving water bodies or wetlands: _____
 Not applicable _____
 - 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:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
- iii. 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:

- i. 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
- ii. 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 Hydroflouorocarbons (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? See Traffic Impact Study 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 0 Proposed 96 Net increase/decrease 96
 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:
New curb cut entrance driveway via Bluestone Court, an existing City public street, emergency access via Lucas Avenue
 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: _____
Approximately 290,000 kWh / year
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Existing electric public utility grid - Central Hudson Gas and Electric
 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 permitted by City • Saturday: _____ as permitted by City • Sunday: _____ as permitted by City • Holidays: _____ as permitted by City 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7/365</u> • Saturday: <u>24/7/365</u> • Sunday: <u>24/7/365</u> • Holidays: <u>24/7/365</u>
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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:
Temporary and short duration typical construction noise

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: Perimeter trees to be retained where feasible and new buffer and screen landscaping proposed

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 and building entrance lighting - light directed downward, majority of lights within central core of project, screened and buffered by proposed landscaping and site buildings

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: Perimeter trees to be retained where feasible and new buffer and screen landscaping proposed

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
Not Applicable - residential project

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): Vacant lightly wooded lot
 ii. If mix of uses, generally describe:
Adjacent uses include a mix of multifamily residences, single-family residences and institutional uses

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.529	+ 1.529
• Forested	0.405	0	- 0.405
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.293	0	- 2.293
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	N/A
• Wetlands (freshwater or tidal)	0	0	N/A
• Non-vegetated (bare rock, earth or fill)	0	0	N/A
• Other Describe: <u>Maintained landscaping, open space</u>	0	1.169	+ 1.169

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:
Chabad Lubavitch of Ulster County - abutting property
Harry L. Edson Elementary School - 1,000 feet away northeast of Lucas Avenue located on Merilina Avenue

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): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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? _____ 0 to 5 feet Subsurface rock was not encountered during site visit - see Project Narrative

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: Plainfield Rock Outcrop Complex (PrC) _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 0 to 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%: _____ 99 % of site
 10-15%: _____ 1 % of site
 15% or greater: _____ % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: white-tailed deer, woodchuck _____ American crow, morning dove _____ gray squirrel, eastern chipmunk _____ gray catbird, blue bird _____ skunk, possum _____ Carolina wren, white-breasted nuthatch _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ Northern Long-eared Bat - See Project Narrative	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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 SSLI Holdings, LLC Date 03/11/2021

Signature Luke Interrante Title Owner / Applicant



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.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]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
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]	No
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

PROJECT NARRATIVE



Ulster County Parcel Viewer – 2020

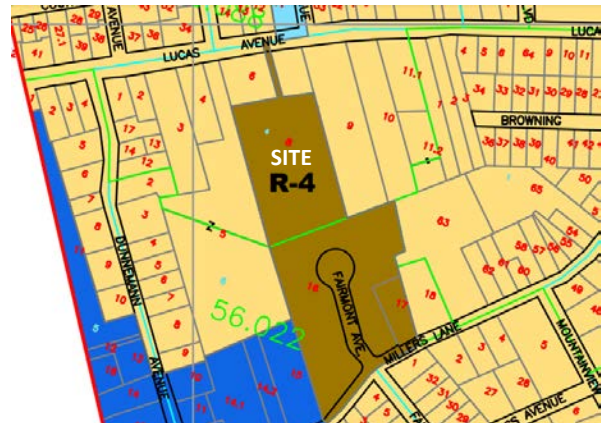
Bluestone Commons

264 Lucas Avenue, Kingston, New York

Owner SSLI Holdings, LLC
 Zoning R-4 Two-Story Multiple Residence
 Acreage 2.7 acres
 SBL 56.88-4-7

EXISTING CONDITIONS

The project site consists of approximately 2.7 acres located on the easterly side of Bluestone Court (south of Lucas Avenue) in the City of Kingston, Ulster County, New York. Street frontage exists along both Lucas Avenue and Bluestone Court. The generally wooded, vacant property is located within a City of Kingston R-4 Two-Story Multiple Residence Zoning District and abuts similarly zoned and constructed apartments. According to the NYS OPRHP data base and resource mapper, the subject property is not sensitive for archaeological sites/resources, nor is it within an Agriculture District. The property does not include any wetlands or watercourses resources.



A site investigation was conducted on September 29, 2020 by Matthew D. Rudikoff Associates, Inc., Environmental and Planning Consultant, Senior Biologist, Joseph T. Bridges, PhD. The purpose of the inspection was to determine if there were wetlands and/or watercourses (intermittent streams, perennial streams or drainage ditches) on the property and to conduct a brief survey of existing ecological communities and component plant and animal species. Prior to the field investigation, the following natural resource reference websites were reviewed:

- Ulster County Parcel Viewer – <https://ulstercountyny.gov/maps/parcel-viewer/>
- USDA Web Soil Survey - <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- NYSDEC Environmental Resources Mapper - <https://gisservices.dec.ny.gov/gis/erm/>
- NYSDEC Nature Explorer - City of Kingston - <https://www.dec.ny.gov/natureexplorer/app/location/town/results.3>
- NYSDEC Nature Explorer - Town of Kingston - <https://www.dec.ny.gov/natureexplorer/app/location/town/results.5>

WETLANDS AND WATERCOURSES – No wetlands or watercourses, including ditches, were found after a careful exploration of the property. Nor was there evidence of wetland (hydric) soils or a prevalence of wetland plant species (hydrophytic vegetation) found on the site. The nearest NYSDEC-regulated wetland is located approximately 0.65-miles southwest of the property, on the westerly side of the New York State Thruway. The nearest surface water body consisting of a mapped National Wetland Inventory wetland and perennial stream (a Class B stream) are located at Spring Lake, approximately 0.4 miles southwest of the property (*NYSDEC Environmental Resource Mapper, accessed October 8, 2020*).



SITE VEGETATION AND FLORA – Based upon review of aerial imagery of the property (*Ulster County Parcel Viewer, accessed October 8, 2020*) and the above noted September 29, 2020 site inspection, the subject property consists of a centrally located grassland surrounded by a fringe of largely deciduous woodland with a small conifer grove prominent at the south end of the parcel. The central grassland appears to be maintained as such by seasonal mowing. The only grasses that could be confidently identified at this season were Japanese stilt grass, orchard grass, deer tongue grass and foxtail grass. Several large trees (diameter-at-breast-height of 24-inches and greater) were found scattered around the woodland fringe of the property, but mostly near the north and south ends of the site. Species observed include silver maple, sugar maple, white oak, black walnut and white pine. The shrubs, honeysuckle, Japanese barberry, and multiflora rose, and the vines oriental bittersweet, Virginia creeper and grape were found on a number of trees throughout the woodland. Common herbaceous groundcover plants – mainly invasive species, included common periwinkle, common mugwort, garlic mustard, and white snakeroot. No State-listed rare, threatened or endangered plant species were found on the property. No significant natural communities were identified as occurring on the property by the NYSDEC Environmental Resource Mapper. Also, a list of rare plant species recorded on the NYSDEC Nature Explorer website (*accessed October 8, 2020*) for the City of Kingston listed only species closely associated with Hudson River and reported no rare plant species for the Town of Kingston.

The following is a list of representative plant species identified on the property:

264 LUCAS AVENUE, KINGSTON, ULSTER COUNTY, NEW YORK		
REPRESENTATIVE PLANT SPECIES		
Flora Type	Common Name	Scientific Name
TREES - Deciduous	Silver Maple	<i>Acer saccharinum</i>
	Sugar Maple	<i>Acer saccharum</i>
	Norway Maple	<i>Acer platanoides</i>
	Black Walnut	<i>Juglans nigra</i>
	Eastern Cottonwood	<i>Populus deltoides</i>
	Black Locusts	<i>Robinia pseudoacacia</i>
	White Oak	<i>Quercus alba</i>
	Black Cherry	<i>Prunus serotina</i>
	Catalpa	<i>Catalpa sp.</i>
TREES - Conifers	Eastern White Pine	<i>Pinus strobus</i>
VINES	Oriental bittersweet	<i>Celastrus orbiculatus</i>
	Virginia creeper	<i>Parthenocissus quinquefolia</i>
	Grape	<i>Vitis sp.</i>
SHRUBS	Honeysuckle	<i>Lonicera sp.</i>
	Japanese barberry	<i>Berberis thunbergii</i>
	Multiflora rose	<i>Rosa multiflora</i>
HERBS	Common periwinkle	<i>Vinca minor</i>
	Common mugwort	<i>Artemisia vulgaris</i>
	White snakeroot	<i>Ageratina altissima</i>
	Jumpseed	<i>Polygonum virginianum</i>
	Garlic mustard	<i>Alliaria petiolata</i>
	Common pilewort	<i>Erechtites hieraciifolius</i>
	Enchanter’s nightshade	<i>Circaea canadensis</i>
	Cinquefoil	<i>Potentilla sp.</i>
Wrinkled-leaf goldenrod	<i>Solidago rugosa</i>	
GRASSES and SEDGES	Japanese stilt grass	<i>Microstegium vimineum</i>
	Orchard grass	<i>Dactylis glomerata</i>
	Deer-tongue grass	<i>Dichanthelium clandestinum</i>
	Foxtail grass	<i>Setaria sp.</i>
	Yellow nutsedge	<i>Cyperus esculentus</i>
FERNS	New York fern	<i>Thelypteris noveboracensis</i>
	Sensitive fern	<i>Onoclea sensibilis</i>
	Christmas fern	<i>Polystichum acrostichoides</i>
	Fancy fern	<i>Dryopteris intermedia</i>
Based on site investigation conducted on September 29, 2020 by Matthew D. Rudikoff Associates, Inc., Environmental and Planning Consultant, Senior Biologist, Joseph T. Bridges, PhD.		

SITE FAUNA – Animals seen, heard or otherwise detected on or near the property during the above noted September 29, 2020 site investigation included: white-tailed deer, gray squirrel, eastern chipmunk, woodchuck, gray catbird, Carolina wren, white-breasted nuthatch, blue jay, American crow, and mourning dove. A list of rare animal species recorded on the NYSDEC Nature Explorer website (***accessed October 8, 2020***) for the City of Kingston listed only species closely associated with Hudson River and reported no rare animal species for the Town of Kingston.

A review of the data available from the NYSDEC Environmental Resource Mapper indicates the property is located within a large area (several square miles) where bats listed as endangered or threatened have been recorded. The species referred to are likely Indiana bat (*Myotis sodalis*; endangered) and Northern long-eared bat (*Myotis septentrionalis*; threatened). These bats use large deciduous trees (usually 10-inches in diameter or larger) with flaky or partly detached bark and/or cavities as summer roosting and nursery areas for their young. Roosting trees are usually within a few hundred feet of a surface water source. Bats are documented to use numerous tree species for roosts, though large individuals of Shagbark Hickory, Black Locust and Sugar Maple are reported to be the most frequently used, as they have flaky and/or deeply furrowed bark and cavities that provide shelter for summer roosting and pup rearing. Shagbark Hickory, arguably the most frequently documented tree species used by these two rare bat species for summer roosting/pup rearing, was not observed on the property. Black Locust trees of the site appear too small (less than 10 inches dbh), while the site's Sugar Maples lack flaky or furrowed bark or trunk cavities that would attract bats during the summer. Only a few large Silver Maples on the property exhibit characteristics that might possibly attract bats for roosting purposes. However, the lack of a water source on or near the property greatly reduces the likelihood that bats would utilize trees on the lot for roosting. It is more likely that bats would utilize suitable trees closer to a water source such as in the area of Spring Lake located 0.4 mile southwest of the property. As such, impact to bats appears to be small to negligible.

SOILS AND TOPOGRAPHY – Soil samples cored to a depth of 16-inches with a Dutch soil auger disclosed an unmottled dark brown to yellow brown sandy loam consistent with soil features of Plainfield Rock Outcrop Complex soils (PrC) that have been mapped for the property and surrounding community (***USDA Web Soil Survey, accessed October 8, 2020***). Bedrock outcrops, reported to comprise 15% of the mapped soils unit, were not found. Bedrock in PrC soils is reported to occur at depths ranging from 0 – 60-inches. However, subsurface rock was not encountered during limited soil sampling. Generally, the site appears to be well drained and sloped gradually (primarily with a grade of less than 10 percent) to the easterly and northerly boundaries of the property.

PROPOSED ACTION

The proposed action consists of the new construction of a four (4) building, 47-unit residential multifamily dwelling apartment community and related site and utility improvements for property located on the easterly side of Bluestone Court in the City of Kingston pursuant to City of Kingston Zoning §405-13A(4) - Dwellings for Four of More Families. The site includes street frontage on both Lucas Avenue and Bluestone Court. Driveway access is proposed via Bluestone Court, while utility service mains are proposed to be extended underground via Lucas Avenue.

USE – The underlying City of Kingston R-4 Zoning District permits multiple dwellings subject to issuance of Planning Board Site Plan Approval. The site has been zoned R-4 since 1991, some 30 years ago. Property to the south is also zoned R-4 (existing Fairmount Estates Apartments multifamily development). The underlying R-4 Zoning classification predates the development of Bluestone Court and the residences fronting thereon.

ACCESS – The project site includes approximately 180 linear feet of street frontage along Bluestone Court, an improved public City street. Consistent with the direction of the City, project driveway access is proposed via Bluestone Court, which street is supported by an established stop sign-controlled intersection at Bluestone Court and Lucas Avenue. Access via Bluestone Court is a better and safer location for controlling traffic flow to and from Lucas Avenue than the project site's narrow strip of land extending to Lucas Avenue. The property frontage along Lucas Avenue is limited and presents sight line restrictions and conflicts. The existing Bluestone Court street intersection with Lucas Avenue is located only 150 feet to the west, noting there also is an existing private residence driveway in between. The strip area will serve as a maintained secondary emergency access, if needed, which is designed to support emergency vehicles including fire apparatus. This area will also serve as a pedestrian pathway to Lucas Avenue. Removable bollards, spilt railing fencing and low lighting have been incorporated to address Planning Board comments. The applicant has also committed to constructing a sidewalk along Bluestone Court upon the City's installation of sidewalks on Lucas Avenue leading to Bluestone Court.

The internal site driveway has been designed as a loop road in accordance with applicable requirements of the New York State Fire Code. The internal site driveway and parking areas meet zoning and engineering standards to permit full circulation within the site by tenants, maintenance, service, delivery, refuse collection and emergency vehicles.

PROJECT TRAFFIC – Projected traffic generation per the Institute of Traffic Engineering (ITE) data 10th Edition Trip Generation Model for low-rise apartment projects (ITE #221), using the most conservative ITE Trip Generating data (including total trips in and out during peak hours, as well as including incidental visitor and service vehicles), projects 0.46 trips per dwelling unit (or approximately 22 vehicle trips) in the PM Peak Hour and 0.36 trips per dwelling unit (or approximately 17 vehicle trips) in the AM Peak Hour. For the remainder of the day and night, the number of trips will be far less. *See separate project Traffic Impact Assessment for further details.*

BUILDINGS – The proposed 47 multifamily dwelling units will be housed in four (4) principal buildings. Each building will include 12 or fewer units each. The 2-story buildings will be sufficiently set back consistent with applicable zoning setback standards. The building design has been designed to be complimentary of the surrounding neighborhood, noting that the project architect also designed several of the homes on Bluestone Court. Four (4) units will be designated as “affordable units” and interspersed within the complex consistent with the recent City of Kingston Mayor’s recent Executive Order regarding affordable housing. Four (4) units will be constructed to ADA Accessibility standards. Exterior building lighting will be provided in the form of entryway sconce fixtures at each exterior doorway. An exterior video surveillance system will also be utilized. The property will be managed by the owner through one of its existing property management firms, which has extensive history and experience managing large rental properties throughout Ulster County with a high concentration of units in the City of Kingston.

PARKING – Sufficient and zoning compliant off-street parking (*see below under Zoning Compliance of §405-34 Off-Street Parking for additional details*), also including fully compliant handicap accessible and visitor spaces, will be provided in the central core of the development property.

UTILITIES – The project will connect to existing City of Kingston public water supply and wastewater (sewer) utility infrastructure on Lucas Avenue. Electricity and communications services will be tapped from existing aboveground infrastructure on Lucas Avenue and then run underground onsite. If natural gas service is required, the applicant will work with Central Hudson Gas & Electric to determine which main on Lucas Avenue or Bluestone Court to tap. The project also will provide several onsite electric vehicle (EV) charging stations for resident use.

DRAINAGE – Comprehensive erosion and sedimentation control measures, as well as temporary drainage control measures will be installed and maintained during all construction activities. Post construction stormwater management controls will also be provided. During construction, a swale and temporary sediment trap will be located on the eastern (downgradient) side of the property. These structures will receive and infiltrate stormwater during construction. Permanent structures to be installed include a rain garden, vegetated swales, and underground infiltration structures. A key component of the stormwater management plan is a central rain garden within the parking lot. The rain garden will also serve as landscape feature in the parking lot, as well as an area of separation breaking up the extent of impervious surface within the site. The proposed stormwater management devices will cover approximately 0.64 acres and are sized to infiltrate stormwater up to, and including, the 100-year, 24-hour design storm. *See separate project Stormwater Pollution Prevention Plan (SWPPP) and Site Plans for further details.*

LAND CONDITIONS – The project site does not include any land types constrained or posing a hinderance for development. Qualified expert assessments of the property have been made and detailed above. As noted, the project site does not exhibit features affecting the land use or development of the property as proposed:

- No wetlands or watercourses
- No evidence of wetland (hydric) soils or prevalence of hydrophytic wetland plant species

- No floodplain
- No agricultural lands
- No State-listed rare, threatened or endangered plant species
- No significant natural communities
- Few trees suitable for threatened or endangered bat summer roosting habitat

NORTHERN LONG-EARED BAT and TREE REMOVAL – The EAF preparation from the NYSDEC website’s EAF Mapper service self-populated a reference to “Northern Long-eared Bat” – note, this is from the NYSDEC Natural Heritage Program database records. This is a typical reference throughout much of the Hudson Valley. The Hudson Valley area is also similarly typically referenced for Indiana Bat. The subject site is not known to be within 0.25 miles of a hibernation site of either bat. There are no known records that the site is within 150 feet of a recorded roosting tree (i.e., where a northern long-eared bat or Indiana bat was specifically observed and identified) but the site is certainly within 150 feet of trees with exfoliating bark suitable for roosting (most every property with shade trees with exfoliating bark in the Hudson Valley are suitable – like those on neighboring lots). The site is not unique in this way and in fact has only a few such trees **as noted above under Site Fauna**. It is also of note however, just because one sees a bat flying in the area, does not mean it is a northern-long eared bat or Indiana bat – it is far more likely to be a big brown bat (*Eptesicus fuscus*) or a little brown bat (*Myotis lucifugus*), which were formerly common in the area before the advent of white-nose syndrome that eliminated about 90% of all regional cave-wintering bat species. However, the possibility that northern long-eared bat or Indiana bat may occur in the area cannot be fully dismissed. Hence, the precaution of only cutting trees during the November 1 – March 31 period (when the bats are hibernating well away from the area) provides protection, avoids an incidental taking, and is consistent with NYSDEC and USF&WS guidance. Since tree removal is the primary impact to bats, the applicant proposes to conduct site tree clearing during the recommended guidance period noted above to avoid potential bat summer roosting.

LANDSCAPING – Existing large trees will be retained to extent possible and protected during construction. Site landscaping will provide screening and buffering, as well as visual and contextual enhancement to the site buildings and off-street parking improvements. Plantings are used in a central rain garden to soften the parking lot and aide in water absorption and stormwater quality treatment. An evergreen tree screen is proposed along Bluestone Court to buffer the residences to the west. Proposed plantings include more than eighty (80%) percent native species (no invasive species). One hundred (100%) percent of the rain garden plants are native species typically found in one or more of the spectrum of wetland types occurring in the Hudson Valley. All proposed plants are horticulturally hardy and typical to the site environment. The rain garden plant species were particularly selected for their hardiness and adaptability to a rain garden environment. Most of the proposed plant species throughout the site are flowering plants, which are wind and/or insect pollinated. Most of the proposed plants also produce multiple small flowers that provide a wide array of pollen sources to a diverse variety of insect species, notable bees and wasps. The selected plantings do not require regular application of fertilizers, pesticides or herbicide treatments. If used, will be applied only as necessary in response to clear evidence of substantial fungal or insect damage. Any necessary application will be with EPA approved products applied in the minimum quantity necessary by qualified applicator personnel.

LIGHTING – Exterior lighting will be minimized and include dark-sky compliant light fixtures. The design and character of exterior lighting will be of a residential-scale appropriate to the architectural features of the subject property. Several central pole lights will provide illumination of off-street parking and sidewalks, while each unit will include a wall mounted sconce light fixture at each building doorway. Pathway lighting will also be provided.

SIGNAGE – A free-stranding (monument style) community identification sign is provided near the site entrance driveway on Bluestone Court. The sign structure will be constructed of bluestone material consistent with the heritage of Kingston.

MAILBOXES – Resident mailboxes will be provided in two (2) central locations within the sidewalk system.

REFUSE / RECYCLING – Two (2) sets of centrally located resident dumpsters are positioned at the southern end of the off-street parking improvements for ease of access and hauler collection. The dumpsters will be maintained in an enclosure to address aesthetics. Regular collection will be provided by a private hauler.

ZONING COMPLIANCE – USE SPECIFIC ZONING STANDARDS

- *Zoning §405-13A(4)*

(4) Dwellings for four or more families, including townhouses.

The project proposes four (4) principal buildings consisting of a total of 47-apartment dwelling units. The underlying R-4 Zoning District permits multiple dwellings subject to a minimum lot area of 2,500 square feet per dwelling unit. The subject lot consisting of 2.7 acres (117,612 square feet) therefore permits a total of 47 dwelling units (2,500 sf x 47 = 117,500 sf). Both the proposed site use and project dwelling density are thus in compliance.

In addition to the provisions of the Lot and Bulk Schedule and §405-30, such uses shall be subject to the following restrictions:

(a) Length of building. No building shall exceed a length of 160 feet.

The length of each proposed principal building is approximately 156 feet, which is less than the maximum length allowed.

(b) Distance between buildings. The following minimum distances between buildings shall be observed:

[1] Between a principal building, other than a one-family dwelling, and a one-story accessory building, 20 feet.

No accessory buildings are proposed.

[2] Between any two other buildings, a distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.

The distance between the principal buildings is approximately 30 feet, which is more than the average height (28 feet) of the buildings.

- Zoning §405-13D*

Lot and bulk requirements. All lot and bulk requirements for all districts are to be found in the schedule at the end of this chapter. The only distinctions between R-4 and R-5 Districts are permitted density and height.

As detailed on the project Site Plan, the proposed facilities will comply with all applicable zoning lot and bulk requirements (see Zoning “Data Table” on Sheet T-1 of the Site Plan set).

- Zoning §405-34 Off-Street Parking*

Proposed off-street parking will be provided within the central portion of the project site, screened from neighboring streets and adjacent parcels by the proposed multifamily apartment buildings and site landscaping. Parking spaces will be appropriately set back, sized and separated with internal site landscaping. The Table below details the project’s off-street parking compliance with the standards per Zoning §405-34.

BLUESTONE COMMONS – OFF-STREET PARKING COMPLIANCE TABLE			
USE	STANDARD	UNIT	REQUIRED
Multifamily Dwellings			
1 Bedroom Unit	1.5 spaces per unit	14 units	21 spaces
2 Bedroom Unit	2.0 spaces per unit	32 units	64 spaces
3 Bedroom Unit	2.0 spaces per unit	1 unit	2 spaces
<i>Subtotal of Required Parking Spaces</i>			87 spaces
Visitors	10 % of total		9 spaces
Total Required Parking Spaces			96 spaces
Proposed Parking Spaces			96 spaces
Off-Street Parking Standards: City of Kingston Zoning §405-34.			

SEQR ENVIRONMENTAL REVIEW – UNLISTED ACTION

The proposed action is an Unlisted Action pursuant to SEQR 6 NYCRR Part 617. As such, a Short EAF is appropriate and coordinated environmental review with other involved agencies is not required. The Short EAF, Parts 1 and 2 detail how the proposed action will not result in any “significant” adverse environmental impacts, of particular note:

- The proposed action is consistent with and compliant with applicable Zoning lot, bulk, off-street parking and use specific standards.
- The proposed action does not propose any new roads or road extensions.
- The proposed action does not result in any impacts to wetlands, watercourses, floodplain resources, or any designated Critical Environmental Areas.
- The proposed action will connect to public water and sewer facilities, as well as other area utilities, which utility connections will be installed underground.
- Construction associated impacts affecting ambient noise, odor and air quality conditions are anticipated to be temporary and of short duration. No blasting is anticipated. Construction activities will be limited to permissible work hours as enforced by the Building Department.
- Erosion and sedimentation controls will be utilized to prevent stormwater erosion and silt from reaching non-disturbed areas or existing drainage facilities and resources.
- Permanent vegetation will be restored as soon as practicable to stabilize disturbed areas of the site and to further control and minimize soil and sedimentation dispersal and related adverse environmental impacts. Native plant species will be used.
- Potential impacts to endangered and threatened bats will be avoided since site tree clearing will be limited to the recommended guidance period of November 1st to March 31st to avoid potential bat summer roosting.
- Stormwater management and erosion controls will be maintained and checked regularly to contain all planned construction activities.
- The proposed action will not result in any significant adverse environmental impacts on aesthetics, open space and community character conditions.
- The proposed action will not result in any significant adverse environmental impacts on agricultural land resources, public health, energy resources, historic and archeological resources, municipal and community services, or recreation uses.
- The proposed action will not result in any significant adverse environmental impacts on the growth and character of the community or surrounding neighborhood.
- The proposed action will not encourage or attract a large number of people to the area, will not create a material demand for other actions, will not create a hazard to human health, and will not cause a major change in the use of either the quantity or type of energy resources.