



RECOMMENDATION

Suzanne Cahill, City Planner
City of Kingston
420 Broadway
Kingston, N.Y. 12401

REFERRAL NO: 2021-045

DATE REVIEWED: 3/3/2021

Re: Bluestone Commons – Site Plan Review

Summary

This is a proposal to construct a 47-unit multifamily unit apartment complex in the R-4 zoning district located off Lucas Turnpike with access from Bluestone Court. The project is located greater than 500' from the GML requirements and only subject to advisory comments per the Ulster County Administrative code.

The following materials were received for review:

- Referral Form
- Site Plan Set 2/10/21 and 12/28/20.
- Application
- Cover letter 12/28/20
- Project Narrative
- Short EAF
- Response to Planning Board Comments 2/12/21
- Response to Bluestone Neighbors 1/19/21
- Draft SWPPP

Recommendations

The project is appropriately designed to conform to the density specifications of the zoning statute and is in an area that has long-had similar garden-style apartments near this location. The County's recently released Housing Action Plan, which includes a 2020 Housing Snapshot for the City of Kingston, clearly indicates the demand for this type of housing and notes that it will be subject to the affordable housing regulations recently adopted by the City, which calls for all developments of five or more units to have a 10% set aside. While the project will not achieve a net-zero emissions, it will utilize heat pumps, solar power, and will provide multiple EV charging stations. The UCPB supports these efforts.

Pedestrian Connection – Advisory Comment

Sidewalks appear to be located throughout the complex, but do not directly connect to Bluestone or the proposed path/emergency access point that connects to Lucas Avenue. At a minimum, a crosswalk connection would be appropriate.

Landscaping – Advisory Comment

The application and landscaping notes indicate that it will be maintaining existing trees, to preserve screening, and the existing vegetation as best as possible. We recommend that the trees be marked in the field, as well as on the site plan, to confirm that they will not be removed as part of the pre-development site work process.

2021-045 *Bluestone Commons*
Site Plan Review

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Gio Gagliardi, UCPB