

IRISH CULTURAL CENTER SEQRA FEAF

City of Kingston, Ulster County, New York



IRISH CULTURAL CENTER HUDSON VALLEY



WEST STRAND / RONDOUT - 32 ABEEL STREET

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IRISH CULTURAL CENTER SEQRA FEAF

City of Kingston, Ulster County, New York

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Full Environmental Assessment Form

Part 1

Project and Setting

WEST STRAND / RONDOUT - 32 ABEEL STREET

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Irish Cultural Center of the Hudson Valley (ICCHV)		
Project Location (describe, and attach a general location map): West Strand / Rondout - 32 Abeel Street, Kingston, NY 12402 - *See Attachment A.1 - Site Location Map		
Brief Description of Proposed Action (include purpose or need): *See Attachment A.2 - Description of Proposed Action		
Name of Applicant/Sponsor: Irish Cultural Center Hudson Valley, Inc.		Telephone: 914.906.1165
		E-Mail: rcarey@careyconstruction.com
Address: P.O. Box 1235		
City/PO: Kingston	State: NY	Zip Code: 12402
Project Contact (if not same as sponsor; give name and title/role): Law Offices of Ronald S. Porody, Esq.		Telephone: 845.331.5400
		E-Mail: rporody@pordylaw.com
Address: 185 Fair Street		
City/PO: Kingston	State: NY	Zip Code: 12401
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 Council, 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	Site Plan Approval, Parking Waiver	March, 2016
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Set Back Area Variance	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic Landmarks HAC Coastal Consistency	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	UCPB - 239-LMN Referral UCDOH - Food Service	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. *See Attachment B.1i - Coastal Resources <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>iii.</i> 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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? *See Attachment C.2 - Adopted Land Use Plans 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):

NYS Heritage Area: Kingston; Hudson Riverport Implementation Plan/Brownfield Opportunity Area; Kingston LWRP Coastal Area

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):

Parks and Recreation Master Plan and City of Kingston Urban Cultural Park Master Plan

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?

Underlying Zoning District - (RT) Rondout District
Overlay District - (L) Rondout Landmark District

b. Is the use permitted or allowed by a special or conditional use permit? Subject to Planning Board 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?

City of Kingston PD; Mutual Aid with Ulster County Sheriff and New York State Police

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

Kingston Fire and Rescue

d. What parks serve the project site?

TR Gallow West Strand Park; Maurice D. Hinchey Promenade; West Strand Plaza; Block Park; Cornell Street 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)? Multi-Purpose Irish Cultural Center: *See Attachment D.1a - Program Description (see also Attachment A.2)

b. a. Total acreage of the site of the proposed action? _____ 0.43 acres
b. Total acreage to be physically disturbed? _____ 0.43 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.70 acres Also own 0.27 acre lot at 33 Abeel Street located across street to the northwest

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 proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 12-16 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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 31'-7" height; 83' width; and 68' length
 iii. Approximate extent of building space to be heated or cooled: (Gross Floor Area) 16,213 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? Site preparation, site utilities and building foundation excavation
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): Approximately 4,000 CY
 • Over what duration of time? During initial 3-4 months of site construction
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Topsoil and subsoil materials displaced by proposed building, site utilities, parking and site driveway - excess cut to be removed from site
 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? _____ 0.43 acres
 vi. What is the maximum area to be worked at any one time? _____ 0.43 acres
 vii. What would be the maximum depth of excavation or dredging? _____ (building foundation) 17-20 feet
 viii. Will the excavation require blasting? *See Attachment D.2(viii) - Excavation Yes No
 ix. Summarize site reclamation goals and plan: _____
Proposed site construction of multi-purpose Irish Cultural Center building, site utilities, paved parking and associated site improvements

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): The site does not include any wetlands, waterbodies or watercourses, nor do any abutting lots

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 proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will 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: _____ 2,222 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: City of Kingston
- 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? 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: _____

vi. If water supply will be from wells (public or private), 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: _____ 2,222 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: City of Kingston
- 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

Yes No
 Yes No

Do existing sewer lines serve the project site?
 Will line extension within an existing district be necessary to serve the project?
 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):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

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
 Lot area is 0.43 acres
 *See Attachment D.2e - Stormwater Management

If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____
- 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)?

 - If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does 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)
 None
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 Temporary use of diesel and gas fueled vehicles and equipment, of a type, scale and duration similar to other construction projects within the City
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 Minor in scope: Food service ventilation system; HVAC system electric heat pump; power provided by natural gas connection and solar panels

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 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 Attachment D.2j - Traffic Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ .
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
 iii. Parking spaces: Existing 0 Proposed 8 on-site; 47 off-site waiver *See Attachment D.2j(iii) - Parking Net increase/decrease 8
 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:
Ground floor building access via landscaped pedestrian foot path from the abutting West Strand; 1st floor building access via accessory parking lot accessed via on-site accessory parking lot at Abeel Street level serviced by two existing curb cuts

 vi. Are public/private transportation service(s) or facilities available within 1/2 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? *Not a commercial or industrial use but will generate new demand for energy offset by proposed solar panels Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: 491562 kBtu/a
ICC increased energy demand anticipated to be relatively minor during temporary construction activities and for operations
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Existing public utility electrical service (Central Hudson Gas and Electric); electrical heat pump; and proposed solar panels
 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: <u>8 AM - 4 PM (*)</u> • Saturday: <u>8 AM - 4 PM (*)</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8 AM - 9 PM (**)</u> • Saturday: <u>8 AM - 10 PM (**)</u> • Sunday: <u>8 AM - 9 PM (**)</u> • Holidays: <u>TBD</u>
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(*) Construction noise will be temporary in nature and of relatively short duration, which at times may exceed ambient noise levels. Construction noise is unavoidable but like all construction activities will be managed and limited to permissible work hours and days as regulated by the City of Kingston to minimize noise impacts to the greatest extent practicable.

(**) ICC hours of operation are similar to or less than other adjacent uses located within the immediate area and within the larger mixed use RT Rondout District, including many of the area restaurants (many of which also include outdoor dining facilities and bar service hours more frequently and later into the night than will be offered at the ICC); the Kingston City Marina located along the inner channel to Rondout Creek also operates 24 hours a day for mooring of boats.

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 construction related noise during hours of construction set forth above in response to D.21(i)

ii. Will 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:
Building and site parking lighting: dark sky compliant LED cut-off fixtures shielding neighbors
*See Project Site Plans for light fixture locations and detail, as well as a photometric plan showing 1.0 or less foot candles at property lines

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: Kitchen Exhaust Fan; located on roof approximately 30 feet from closest house.
The ICC restaurant will serve specialize food items and operate with less frequency than nearby commercial restaurants.
Cooking classes will be of limited capacity and duration.

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 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)? *Not a commercial or industrial use but will generate solid wastes & recyclables Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: Minimal tons per _____ (unit of time)
- Operation : 0.64 tons per _____ month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: No demolition involved; new construction waste minimal; most (90%+) will be recycled
- Operation: Typical recycling of card board, paper, plastic, glass, metal cans, kitchen oil

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

- Construction: Mostly recycled (90%+) for reclamation with suppliers and subcontractors; any waste not recyclable such as foam, insulation, wood (small amount), garbage would go to UCCRA
- Operation: MSW disposal at UCCRA through licensed carters

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 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:
N/A - No hazards materials or wastes involved

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): Transportation; Parking Lot; Rondout West Strand Park; Marina; Open Space
 ii. If mix of uses, generally describe:
Residential and commercial uses in a mixed-use urban neighborhood setting, including approximately 50,000 square feet of commercial mixed use abutting the subject property on the West Strand and other commercial and industrial uses on Abeel Street within 400 feet of the subject property

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.00	0.40	+0.40
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.43	0.00	-0.43
• 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: <u>Landscaping and Gardens</u>	0.00	0.03	+0.03

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:
Rondout Neighborhood Center - Head Start, Kingston Catholic 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): 356052, C356037, C356036
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
356052: Former Kingston Laundry 38 Post St, remediation underway; C356037: Former Cornell Steamboat Co. 94-122 E. Strand St, Site Environmental Assessment (SEA) and Site Health Assessment (SHA) completed; C356036: Island Dock, 308-322 Abeel St, SEA completed, SHA submitted with BCP Application under review by NYDEC; PVE Sheffler, Phase 1 consultant states the 3 sites' distance and lower elevation make it no concern for subject site

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? N/A Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 4+ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 3 %

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

PrC - Plainfield-Rock Outcrop Complex	_____	80 %
NBF - Nassau-Bath-Rock Outcrop Complex	_____	15 %
CF - Cut and Fill Land	_____	5 %

*See Attachment E.2c - Site Soils

d. What is the average depth to the water table on the project site? Average: _____ 5 feet

e. Drainage status of project site soils: Well Drained: _____ 97 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 3 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 65 % of site
 *See Attachment E.2f - Site Topography 10-15%: _____ 23.5 % of site
 15% or greater: _____ 11.5 % 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 200 ft from Rondout Creek; 1.2 mi from Hudson River Classification Rondout: C; Hudson: A
- 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? *See Attachment E.2i - Flood Plain Yes No

j. Is the project site in the 100 year Floodplain? *See Attachment E.2i - Flood Plain Yes No

k. Is the project site in the 500 year Floodplain? *See Attachment E.2i - Flood Plain 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 (as identified in the NYSDEC database EAF Mapper Application)

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____ *See Attachment E.2m - Site Wildlife _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres</p>	
<p>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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No *See Attachment E.2m - Site Wildlife</p>	
<p>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 *See Attachment E.2m - Site Wildlife</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ Fishing at Rondout Creek 200 feet away - proposed action poses no impact</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>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: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____</p>	
<p>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>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ Hudson River Valley - Natural Heritage Area. _____</p>	
<p>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>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Yes No

If Yes:

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

ii. Name: Rondout-West Strand Historic District, Kingston-Port Ewen Suspension Bridge

iii. Brief description of attributes on which listing is based:
19th / 20th Century - Urban waterfront mixed use neighborhood, buildings and waterfront uses

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
**See Attachment E.3g - Archaeology (project site previously developed and disturbed)*

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: Hudson River but not visible from site

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Historic and scenic river resource, commerce corridor

iii. Distance between project and resource: about 1.2 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

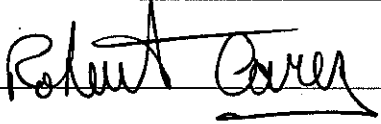
Attach any additional information which may be needed to clarify your project.

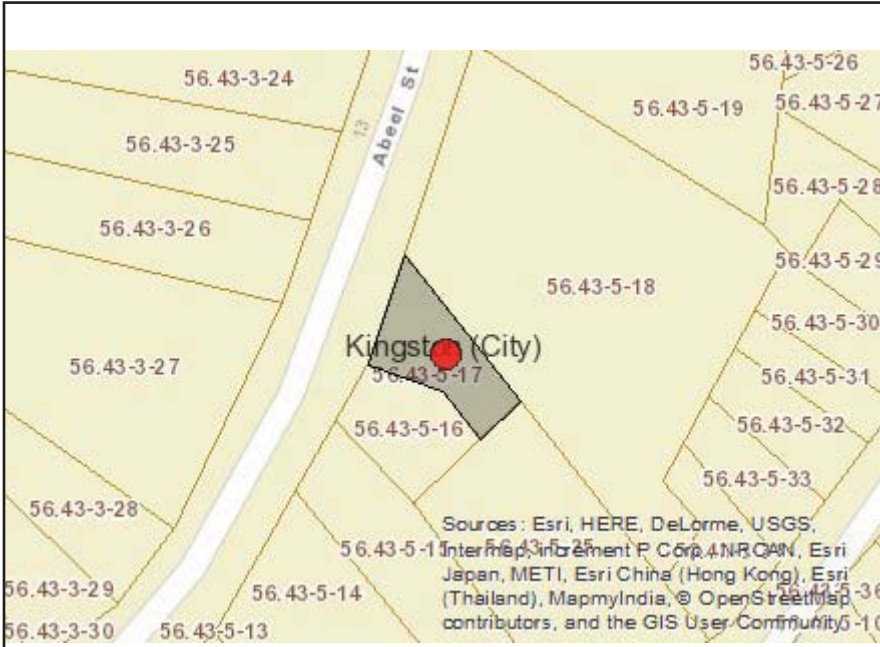
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Irish Cultural Center Hudson Valley, Inc. Date 08/31/16 - Revised 09/12/16; 11/07/16; 05/24/17

Signature  Title Exc. Dir.



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]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Kingston
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]	356052, C356037, C356036
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]	Yes
E.2.n.i [Natural Communities - Name]	Freshwater Tidal Marsh
E.2.n.i [Natural Communities - Acres]	30.0
E.2.o. [Endangered or Threatened Species]	Yes
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 Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Rondout-West Strand Historic District, Kingston-Port Ewen Suspension Bridge
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

IRISH CULTURAL CENTER SEQRA FEAF

City of Kingston, Ulster County, New York

Full Environmental Assessment Form

Part 1 *Attachments*

A.1	<i>Site Location Map</i>
A.2	<i>Description of Proposed Action</i>
B.1i	<i>Coastal Resources</i>
C.2	<i>Adopted Land Use Plans</i>
D.1a	<i>Program Description</i>
D.2a(viii)	<i>Excavation</i>
D.2e	<i>Stormwater Management</i>
D.2j	<i>Traffic</i>
D.2j(iii)	<i>Parking</i>
E.2c	<i>Site Soils</i>
E.2f	<i>Site Topography</i>
E.2i	<i>Floodplain</i>
E.2m	<i>Site Wildlife</i>
E.3g	<i>Archeology</i>

WEST STRAND / RONDOUT - 32 ABEEL STREET

SITE LOCATION MAP

The subject property consists of an approximately 0.43 acre lot fronting the West Strand to the southeast and Abeel Street to the northwest (32 Abeel Street – SBL: 56.43 - 5 – 35.100) in the City of Kingston, Ulster County, New York. The existing formerly developed but presently vacant open lawn lot includes two existing curb cuts on Abeel Street. The lot abuts the West Strand’s historic Company Hill Path overlooking the West Strand and Rondout Creek.



Site Zoning

The subject lot is located within the West Strand Subarea of the City of Kingston’s (RT) Rondout (L) Landmark District pursuant to the regulations and standards set forth in Chapter 405, Zoning. The lot is also within a designated Coastal Area (see FEAF Attachment B.1 – Coastal Resources), subject to coastal consistency pursuant to the policies and standards set forth in Chapter 398 of the Code of the City of Kingston. The site is also located within the Rondout–West Strand Historic District listed on the National Register of Historic Places in 1979, located on the shore of Rondout Creek along the southern City boundary. Formerly Rondout, New York, it is bounded by the creek, Broadway, Hone, Ravine and McEntee streets, covering an area of approximately 57 acres containing some 259 buildings, most dating to the 19th Century. US 9W and the John T. Loughran Bridge are immediately to the east; the Kingston-Port Ewen Suspension Bridge crosses the creek to the west.

DESCRIPTION OF PROPOSED ACTION

The Irish Cultural Center of Hudson Valley (ICCHV), a 501(c)3 not-for-profit organization, is proposing the construction of a 16,213 square foot Irish Cultural Center (ICC) consisting of a three-level building to be built into the existing hillside minimizing its scale and ensuring its congruity with the other existing multistory buildings of the West Strand. The architectural design and character of the proposed building has been substantively revised with a traditional red brick façade and painted panels and rooftop railing. As previously identified, the width of the proposed building has been narrowed by three (3) feet for the purposes of making the scale of the building more fitting and additionally increasing the views of the Rondout Creek. Also, the previously proposed banquet facilities have been eliminated from the project plans, decreasing the potential impact of the community center on the neighborhood. On the Abeel Street side, the ICC building will reveal only upper two-stories. See the Illustrative Renderings below.

The new ICC will help fulfill the ICCHV's mission through the promotion and preservation of Irish and Irish-American culture through a range of programs, events and facilities, expanding current offerings. Programs include sports, literature, music, storytelling, cooking, poetry, art classes, drama, film, crafts, gardening, and historical study to convey a sense of community, place, and culture to successive generations. Facilities will include a 166 seat theater, film and music program space, art studio and exhibition gallery, dance studio, recording studio, multi-purpose social area, a flex performance space including an 80 seat restaurant with teaching kitchen, as well as green roof gardening and learning opportunity area. A small retail space (gift shop) is also proposed on the ground floor accessory to the ICC facility which is not conventional retail space. It is proposed to be located internal to the building (does not have an external entrance to the outside), adjacent to the main lobby for the theater.

The proposed facility complies with all applicable lot bulk requirements; no zoning variances are needed.

The ICC is a proposed multi-integral facility with integrated components that is permitted within the established West Strand Zoning Subarea, subject to Site Plan Approval consistent with Zoning §405-19.B(1)(a) and (b). For example, although facilities may be used for individual functions and events at times independently, higher volume events will utilize multiple program space to serve the same event and patrons (i.e., flex performance space / restaurant will serve theater goers pre-show and during intermissions; or could serve as a social and cultural gathering event space; similarly a theater event could include a pre-show gala or post celebration event in the restaurant or gallery space within the cultural center).

ICCHV's development plan also includes an important enhancement to the public access way known as Company Hill Path, and which serves as a continuation of sidewalk and pedestrian right-of-way forming a part of West Strand Street leading to the southeast edge of the subject property and the proposed main entrance to the ICC fronting the West Strand. The existing stone retaining wall, which is located on the ICCHV property, is failing (buckling and leaning forward) and in need of substantial repair. The proposed action includes the careful dismantling and stockpiling of the existing wall stones for later reconstruction of a stronger and plumb retaining wall following installation of engineer certified code compliant designed stormwater management facilities and back-of-wall drainage controls, while leaving an opening for the proposed West Strand access to the new ICC.

Parking and upper level access to the ICC will be provided via Abeel Street to a proposed on-site eight (8) space accessory paved parking lot with one-way circulation around a new center garden island and sidewalk connection from Abeel Street to the new ICC building. In addition to Site Plan approval from the Planning Board as noted above, the project also involves a permissible parking waiver from the Planning Board pursuant to Zoning §405-34H to accommodate additional off-street parking requirements.

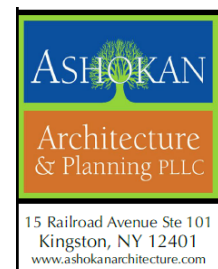
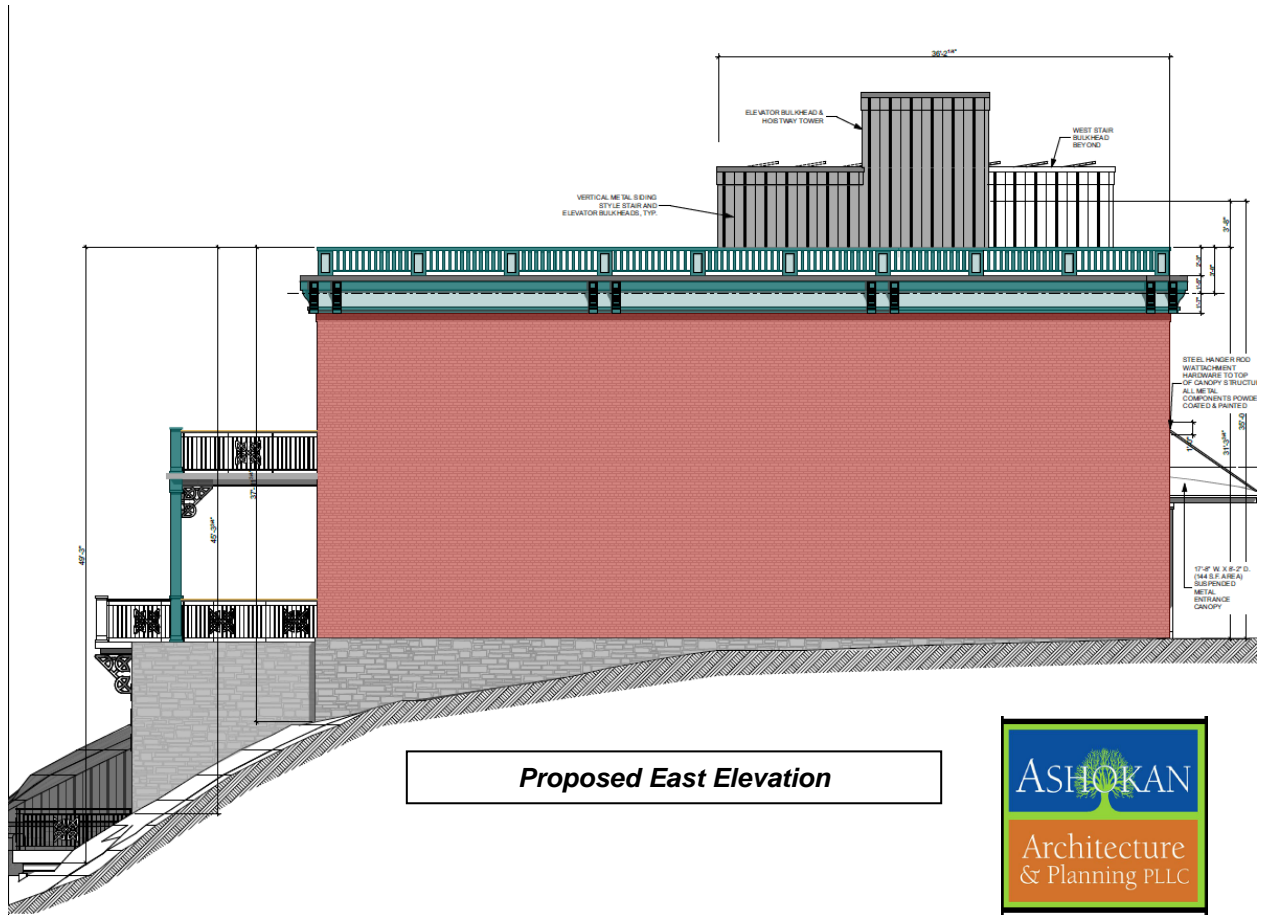
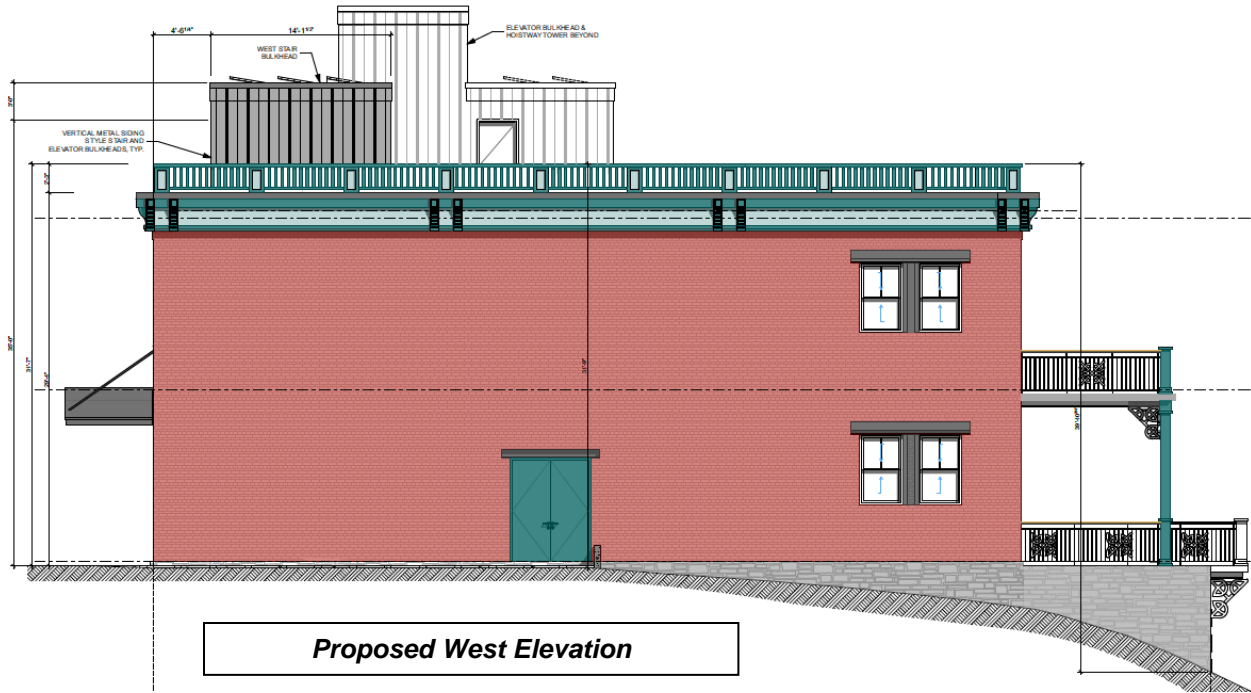
Other proposed site improvements include landscaping and utility connections to existing public mains providing natural gas, electric, telephone, internet/cable, water supply, and sewer. Sustainable site utilities will include electric heat pump and solar panels.



Proposed View from the West Strand

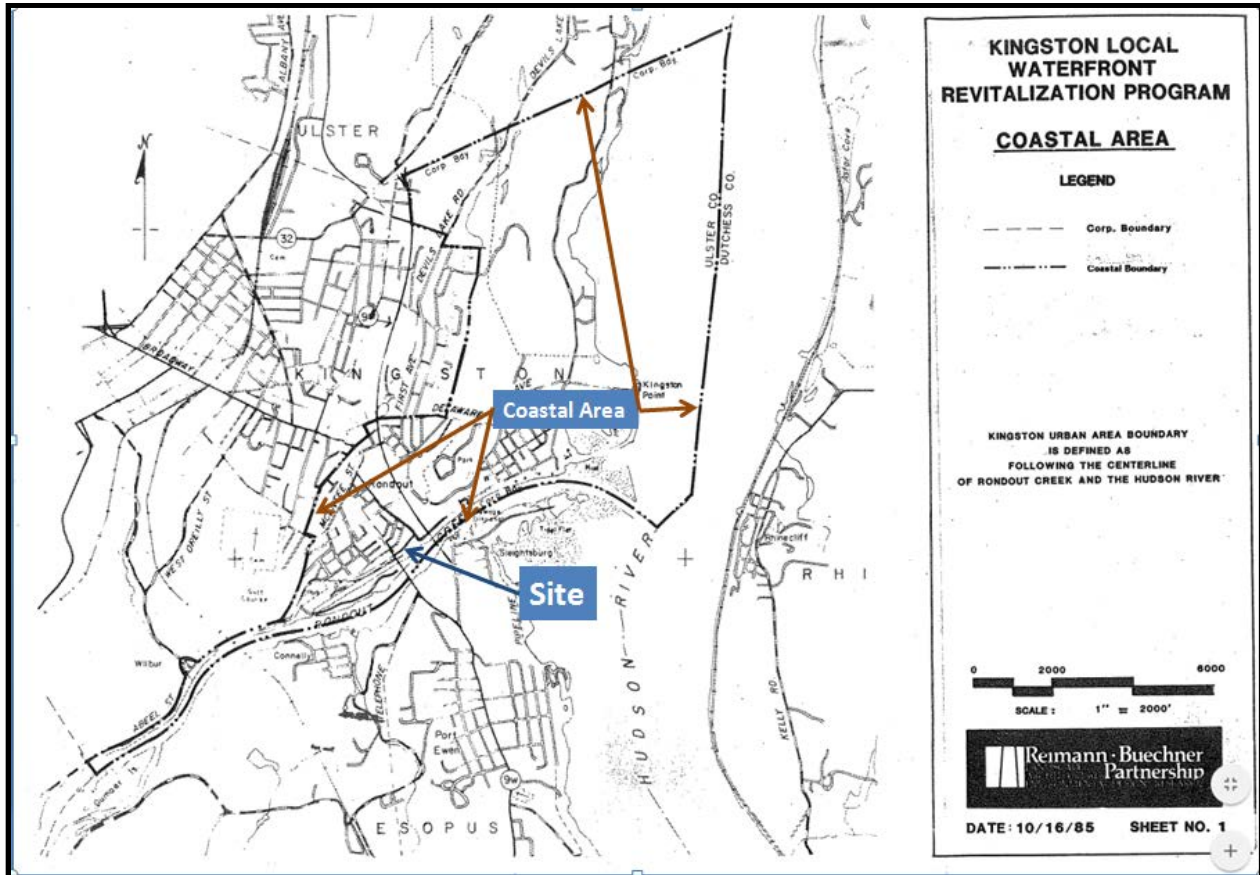


Proposed View from Abeel Street



COASTAL AREA MAP – CITY OF KINGSTON LWRP

The subject lot is located in the Rondout area within a designated Coastal Area (see map of the Coastal Area) as defined in the City of Kingston Local Waterfront Revitalization Plan (LWRP). The site was formerly developed with structures. Over the past few decades since the demolition of the former site buildings, the property has laid vacant and reverted to urban woodland vegetation, blocking the current views provided by the site’s now open maintained lawn overlooking the Rondout Creek and West Strand area below.



Coastal Consistency

The Applicant submitted an application for Heritage Area Commission Review of the proposed project and a Coastal Assessment Form for a coastal consistency assessment. A copy of the submitted application is included below:

KINGSTON HERITAGE AREA COMMISSION
City Hall
420 Broadway
Kingston, New York 12401
845-334-3955
APPLICATION FOR REVIEW



To be completed by applicant

Project location (street address) West Strand A.K.A. 32 Abeel Street, Kingston, NY 12401

Property Tax map ID# (SBL): 56.43-5-35.100

Name of Applicant: Irish Cultural Center Hudson Valley, Inc. (ICCHV)

Applicant Phone #: (845) 331-5400 Fax #: (845) 331-5411 E-Mail: rporidy@poridy.com

Applicant Website www.icchv.org

PROJECT USE /DESCRIPTION: Construction of an Irish Cultural Center to promote and preserve Irish-American culture, including literature, music, dance, story-telling, poetry, arts, drama, crafts, and history, in order to convey the culture to successive generations.

As owners of property, I hereby grant permission to the City and the Heritage Area Commission members to enter property in question for purposes of inspection for planning review.

Note: If more than one property owner is involved, all must acknowledge application by original signature

Name of current property owner (please print): Irish Cultural Center Hudson Valley, Inc.

Phone #: (914) 906-1165

Fax #:

E-mail: rcarey@careyconstruction.com

Signature of Owner:

Robert Carey

OFFICE USE

1. Date received: _____
2. Zoning district: _____
3. Date of hearing notice publication: _____
4. Date of public hearing: _____
5. HAC Actions and Date — (Attached Decision Document)

DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of City agency action (check appropriate response):
 - a. Directly undertaken (e.& capital construction, planning activity, agency regulation, land transaction) _____
 - b. Financial assistance (e.g. grant, loan, subsidy) _____
 - c. Permit, approval, license, certification X
 - d. Agency undertaking action: City of Kingston Planning Board
2. Describe nature and extent of action: Site Plan Approval for proposed development of a 16,889 square foot community cultural center to be located on the West Strand, Historic Rondout District.
3. Location of action: West Strand A.K.A. 32 Abeel Street
Street or Site Description
4. Size of site: 18,762 square feet
5. Present land use: Vacant Unimproved
6. Present zoning classification: RT Rondout District
7. Describe any unique or unusual land forms on the project site (Le. bluffs, dunes, swales, ground depressions, other geological formations): Unimproved, landscaped vacant lot on which the SE edge of the property from the ICCHV Main Entrance slopes down to the West Strand via a public access way abutting West Strand Street
8. Percentage of site which contains slopes of 15% or greater: 11.5%
9. Streams, lakes, ponds or wetlands existing within contiguous to the project area?
Name: 200 feet from Rondout Creek (Class C), 1.2 miles from Hudson River (Class A)
Size (in acres): _____
10. If an application for the proposed action has been filed with the (city, town, village) agency, the following information shall be provided:
Name, of applicant: Irish Cultural Center Hudson Valley, Inc
Mailing address: PO Box 1235, Kingston, NY 12402
Telephone number: Area Code (845) 331-5400
Application number, if any: _____
11. Will the action be directly undertaken, require funding, or approval by a state or federal agency?
Yes _____ No X If yes, which state or federal agency? _____

C.

COASTAL ASSESSMENT

(Check either "Yes" or "No" for each of the following questions)

1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map:..... Yes ___ No
- a. Significant fish or wildlife habitats?..... Yes ___ No
- b. Scenic resources of local or statewide significance?..... Yes No ___
- c. Important agricultural lands?..... Yes ___ No
- d. Natural protective features in an erosion hazard area?.. Yes ___ No

If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

2. Will the proposed action have a significant effect upon:
- a. Commercial or recreation use of fish and wildlife resources? Yes ___ No
- b. Scenic quality of the coastal environment?..... Yes No ___
- c. Development of future, or existing water dependent uses?.... Yes ___ No
- d. Operation of the State's major ports?..... Yes ___ No
- e. Land or water uses within a small harbor area?..... Yes No ___
- f. Stability of the shoreline?..... Yes ___ No
- g. Surface or groundwater quality?..... Yes ___ No
- h. Existing or potential public recreation opportunities?..... Yes No ___
- i. Structure, sites or districts of historic, archeological or cultural significance to the (city, town, village), State or nation?..... Yes No ___

3. Will the proposed action involve or result in any of the following:
- a. Physical alteration of land along the shoreline, land under water or coastal waters?..... Yes ___ No
- b. Physical alteration of two (2) acres or more of land located elsewhere in the coastal area?..... Yes ___ No
- c. Expansion of existing public services or infrastructure in undeveloped or low density area of coastal area?..... Yes ___ No
- d. Energy facility not subject to Article VII or VIII of the Public Service Law?..... Yes ___ No
- e. Mining, excavation, filling or dredging in coastal waters?..... Yes ___ No
- f. Reduction of existing or potential public access to or along the shore?..... Yes ___ No
- g. Sale or change in use of publicly - owned lands located on the shoreline or under water?..... Yes ___ No
- h. Development within a designated flood or erosion hazard area?..... Yes ___ No
- i. Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion..... Yes ___ No
- j. Construction or reconstruction of erosion protective structures?..... Yes ___ No
- k. Diminished surface or groundwater quality?..... Yes ___ No
- l. Removal of ground cover from the site?..... Yes ___ No

4. Project

a. If project is to be located adjacent to shore:

1. Will water-related recreation be provided?..... Yes No
2. Will public access to the foreshore be provided?..... Yes No
3. Does the project require a waterfront site?..... Yes No
4. Will it supplant a recreational or maritime use?..... Yes No
5. Do essential public services and facilities presently exist at or near the site?..... Yes No
6. Is it located in a flood prone area?..... Yes No
7. Is it located in an area of high erosion?..... Yes No

b. If the project site is publicly owned:

1. Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?..... Yes No
2. If located in the foreshore, will access to those and adjacent lands be provided?..... Yes No
3. Will it involve the siting and construction of major energy facilities?..... Yes No
4. Will it involve the discharge of effluents from major stream, or electric generating industrial facilities into coastal facilities?..... Yes No

c. Is the project site presently used by the community neighborhood as an open space or recreation area?..... Yes No

d. Does the present site offer or include scenic views or vista known to be important to the community?..... Yes No

e. Is the project site presently used for commercial fishing or fish processing?..... Yes No

f. Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?..... Yes No

g. Does any mature forest (over 100 years old) or other locally important vegetation exist on this site which will be removed by the project?..... Yes No

h. Will the project involve any waste discharges into coastal waters?..... Yes No

i. Does the project involve surface or subsurface liquid waste disposal?..... Yes No

j. Does the project involve transport, storage, treatment or disposal of solid waste or hazardous materials?..... Yes No

k. Does the project involve shipment or storage of petroleum products?..... Yes No

l. Does the project involve discharge of toxic materials, hazardous substances or other pollutants into coastal waters?..... Yes No

m. Does the project involve or change existing ice management practices?..... Yes No

n. Will the project affect any area designated as a tidal or freshwater wetland?..... Yes No

o. Will the project alter drainage flow, patterns or surface water run off on or from the site?..... Yes No

p. Will best management practices be utilized to control storm water runoff into coastal waters?..... Yes No

q. Will the project cause emissions which exceed federal or state air quality standards or generate significant amounts of nitrates or sulfates?..... Yes No

REMARKS OR ADDITIONAL INFORMATION

(Add any additional sheets necessary to complete this form)

C.1.b. – The project site is located 200 feet from the Rondout Creek (Class C) and 1.2 miles from the Hudson River (Class A).

C.2.b. – The project will fill a gap in the West Strand/ Rondout District streetscape. The proposed project includes a landscaped “green roof” that will be designed to depict the historic path of the Delaware and Hudson Canal, originating in Honesdale, PA and ending in Kingston, NY at its connection with the Hudson River. This “walkable” canal path will provide a unique teaching opportunity for community youth to learn NYS local history and the importance of the D&H canal that enabled the transport of coal to New York city in the 19th century. In addition, there will be two balconies that will provide visitors with unique elevated views of the historic Rondout Creek and Wurts Avenue Bridge.

C.2.e. – Currach Building and Racing – A currach is an ancient wood-ribbed boat covered with skins. The ICCHV currently owns one currach and plans to build more for use in racing on the Rondout Creek. The Maritime Museum and Center has offered space for building and storing currachs and has expressed interest in co-sponsoring currach race competitions.

C.2.i. – The proposed action includes the construction of 16,889 square foot building designed pursuant to historic district design guidelines, wholly within the Rondout Historic District.

C.4.a.1. – See explanation for “C.2.e.” provided above.

C.4.d. – See explanations for “C.1.b.” and “C.2.b.” provided above.

C.4.o. – The project will utilize storm water management facilities designed to comply with all applicable regulations and design practices to be determined by the City of Kingston Planning Board.

Please see “Attachment A” for the LWRP policies to which the ICCHV project is consistent with and supportive of.

If assistance or further information is needed to complete this form, please contact the City Planner at (845) 334-3955.

Preparer's Name: Ronald S. Porody, Esq.

Telephone Number: (845) 331-5400

Title: Project Attorney

Agency: Law Offices of Ronald S. Porody

Date: March 23, 2016

ICCHV -- CCA
Dated 3/23/2016
ATTACHMENT "A" -- Applicable LWRP Policies

The ICCHV project is fully consistent with and supports LWRP policies:

Policy 1	Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial and industrial, cultural, recreational, and other compatible uses.
Policy 1D	Restore and revitalize the mixed residential and small-scale commercial character of the Historic Rondout neighborhood.
Policy 2A	Develop new water-dependent uses along the Rondout Creek and Hudson River waterfronts.
Policy 2B	Preserve existing water-dependent and water-enhanced uses.
Policy 5A	Encourage development and adaptive re-use in the West Strand, Rondout Creek, and Urban Renewal areas where the infrastructure is adequate and underused.
Policy 5B	Upgrade certain deficient infrastructure elements in the Rondout, West Strand and Ponckhockie neighborhoods and along the Hudson River.
Policy 19	Protect, maintain, and increase the levels and types of access to public water related recreation resources and facilities so that these resources and facilities may be fully utilized by all the public in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources. In providing such access, priority shall be given to public beaches, boating facilities, fishing areas, and waterfront parks.
Policies 19A	Protect, maintain, and increase levels and types of access to Kingston Point Park and West Strand Plaza.
Policy 20A	Provide opportunities for continuous public access along the Rondout Creek Waterfront from West Strand to Kingston Point and to the Hudson River from Kingston Point to the City Line.
Policy 22	Development, when located adjacent to the shore, shall provide for water-related recreation as a multiple use whenever such recreational use is appropriate in light of reasonably anticipated demand for such activities and the primary purpose of the development.
Policy 23A	The character of the Rondout and Chestnut Street Historic Districts shall be preserved while accommodating economic growth and individual historic structures outside these districts shall be preserved in like manner.
Policy 25B	Protect, preserve, and enhance the general visual quality of the Hudson River and Rondout Creek waterfronts.

ADOPTED LAND USE PLANS

As detailed in the City of Kingston Comprehensive Plan, the project site is situated within the historic Rondout section of the City, which has been intensely targeted for redevelopment planning, projects, infrastructure studies, regulation and zoning considerations, etc. - ever since the earliest Kingston Urban Renewal Projects and the start of the CDBG Program in the 1970's and 1980's up through and continuing to the present day. The project site falls within the West Strand Zoning Subarea, relevant to the planning areas for the LWRP, recent Brownfield Opportunity Area (BOA) Implementation Plan, West Strand Historic District, the Hudson Riverport Implementation Plan (HRPIP) and other planning projects discussed below.

It is evident that the City has determined that intensive redevelopment of this general portion of Kingston is its objective. The decades of planning and the early and ongoing successes at Kingston waterfront revitalization came together with the December, 2015 HRPIP adoption, the timing of a strengthening in Kingston's market and through extensive opportunities for public, stakeholder, neighborhood organizations and residents to express their views on the proposed redevelopment activities. The work which relied on existing City Zoning, LWRP policies and other guidelines resulted in the adoption of corresponding redevelopment objectives, design strategies, standards and intended implementation measures which future Plan-designated preferred types of projects could rely on in considering their specific permitting paths and likely time lines and procedures. The City's adopted Plan also lists and provides details of completed and future pending and potential public and private redevelopment activities.

Projects identified as suitable development include a variety or combination of commercial mixed-use projects, housing, community organization projects, arts, cultural and recreation programs, public infrastructure investments and a wide ranging slate of implementation measures as well as administrative and zoning measures. This has included the current and ongoing work by the City to implement the Phase 1 recommended zoning and regulatory review to consider obstacles to BOA redevelopment. Most recently is the City's current consideration of a zoning text amendment to allow off-street parking as a principal use with the intention of encouraging redevelopment projects, while maintaining the provisions that suitable site specific reviews for redevelopment activities be undertaken.

The vetting and adoption process of City waterfront redevelopment objectives included a full Generic Environmental Impact Statement detailing the redevelopment activities included in the HRPIP and environmental impact material. An additional SEQR Public Hearing was held on November 12, 2015 and SEQR Findings were subsequently adopted. Projects and plans for this development have been the subject of numerous public input opportunities, Public Hearings, local agency and advisory boards, committees and stakeholder input review and Generic and other SEQR reviews providing opportunities for public comment as well on the appropriateness of this level of development.

Below are listed excerpts from the various City of Kingston Planning documents which articulate the City's Rondout development objectives, projects, obstacles and implementation steps to advance the City's intentions to encourage and support extensive redevelopment of the area.

In these projections the City has outlined a Waterfront / Rondout program (detailed below) totaling over one million six hundred thousand square feet of development, which includes the proposed action's ICC. Correspondingly, also slated for development is over 1,000 new parking spaces, including the ICC's proposed off-street parking.

The following are from the various Kingston Plans currently in effect:

1. Projected total development in the implementation area is proposed as:

City of Kingston Hudson Riverport Implementation Plan (HRPIP) PROJECTED RONDOUT DEVELOPMENT	
PHASE	PROJECTED DEVELOPMENT (SF)
Phase 1 (2-5 Years) – Center and Invest.	40,500*
Phase 2 (5-10 Years) – Connect	240,000
Phase 3 (10-20 Years) – Grow the Rondout	757,000
Phase 4 (20+ Years) - Long-Term Development	618,250
Total Proposed Development	1,656,250
Total Proposed Parking	1,051 Parking Spaces
* Including the ICCHV	

2. The ICCHV is clearly envisioned as an appropriate use by the City:

- As indicated in the HRPIP, 01-Executive Summary, in connection with Design Strategies that the intention is to leverage ‘currently planned projects.’ In the list of such projects by Phase the ICCHV is included in Phase 1. In the HRPIP Volume II in 06 Design Strategy the overall waterfront vision is analyzed and the activity area of arts, culture and heritage is listed first.
- In the Brownfield Opportunity Area Step 3, Final Implementation Plan, Phase 1 (2-5 Years) Center and Invest indicates a projection of 40,500 square feet of development including ICCHV. Figure 06.15 on Page 28 is an image of the proposed ICC. The Plan states that development will be focused on ready sites including the ICCHV project.
- The land use map included in the BOA as Figure 06.31 indicates that the subject site is slated for commercial and mixed use development.
- Page 110 of the HRPIP lists key ongoing projects and includes “Irish Culture Center of Hudson Valley - New Center a new 15,000 square foot facility is being planned at Abeel Street in Kingston’s Rondout District. The Irish Cultural Center Hudson Valley purchased the land in 2013 and are currently fundraising and designing. Planned completion is 2017. Image 04.76 is an artist rendering of the ICC.

3. Much attention is paid to design guidelines and the maintenance, improvement and creation of public open spaces as a component of Rondout and Waterfront redevelopment objectives strategies and projects. In that regard the ICCHV has designed the proposed ICC consistent with the standards of the City’s zoning regulations, in keeping with neighborhood scale, materials, building design and land use guidelines. Important views of the Strand, Rondout Creek and beyond are maintained and public viewing and gathering opportunities are being provided and enhanced by the proposed project. Views to and from historic and natural resources are enhanced by the narrowing and lowering of the proposed building. Abeel Street views have been opened with the clearing of the former site woodlands and by maintaining views in the project to the Creek from the ICC facilities and through side yards. Additionally, the ICC has been designed to enhance the West Strand’s open spaces and provide public viewing opportunities at the Company Hill Path ground floor building entrance/pavilion, open terraces on the 1st and 2nd floors open to the West Strand and Rondout Creek, and from the green-roofed garden, terrace and education area.

4. Both the BOA and Kingston 2025 discuss the implementation of Rondout and economic development projects from an administrative and review procedural perspective indicating the need for a streamlined approach when projects comply with zoning, adhere to design standards and have been recognized as positive contributors to City redevelopment objectives. The Regulatory Analysis proposed in 07 Implementation Strategies is underway.
5. HRPIP Volume III includes the Generic SEQR review conducted by the City. After declaring the planning project as a Type 1 action and a coordinated lead agency designation process, the City declared itself as SEQR lead agency and adopted a Positive Declaration on February 10, 2015 determining that an Environmental Impact Statement be prepared.. On February 24, 2015, the City held public scoping sessions and a SEQR public hearing was held in accordance with NYCRR §617.9(a)(4) on November 12, 2015 as part of the community engagement activities for the BOA Plan. Included in the description of the action under environmental impact review is a list of the future Rondout Area development projects, which list includes the ICCHV project. In “Thresholds for Future SEQR Review” on Page 64 of HRPIP Vol. III, the need for a Traffic Impact Analysis is only needed if a project produces over 100 cars in the peak hour.
6. The BOA Study indicated that it relied and built on the many planning documents and projects undertaken or being worked on by the City of Kingston, including:
 - Kingston 2025: Comprehensive Plan – adopted April, 2016
 - Revitalizing Hudson Riverfronts – 2010 • Kingston Urban Cultural Park Final Report (Heritage Area Plan) – June, 1987
 - Rondout Local Waterfront Revitalization Program – October 1993 • Rondout Waterfront Development Implementation Plan – 2002
 - Tidal Rondout Creek Watershed Management Plan – October 2015 Draft • Planning for Rising Waters – September, 2013
 - Rondout Parking Feasibility Study – September 2013

PURPOSE AND PROGRAM DESCRIPTION

ICCHV's mission is to promote and preserve the cultural and artistic heritage of the Irish with a focus on the historical impact on the Hudson Valley. The ICCHV has several programs already in place. The new ICC facility will provide a physical space able to greatly expand the educational and cultural programs of the ICCHV with added appeal to a wider audience of community members. The new ICC facility will become a vibrant destination of Arts, community and history open to the general public and for shared uses with local and regional artists, performers and prominent cultural figures.

Current Programs and Their Future Space

Radio Show – “The Irish Hour” has been airing Sunday mornings on WKNY for the past 30 plus years working out of the radio station's office in Kingston. The show will be broadcast from the ICC once completed from the proposed recording studio.

Bag Pipe Lessons – Beginners and advance lessons are currently on-going, as part of a long time offering in the area. Many participants, some below 10 years of age, have gone on to become members of the Ulster County AOH Pipe & Drum band.

Gaelic Language Teaching – Language classes are a popular feature, presently utilizing classroom space in several local Kingston buildings (Kingston Area Library, Art Society of Kingston, the Knights of Columbus and the White Eagle Benevolent Hall).

Theater Film Presentations – The ICC has sponsored viewing of films produced and directed by Irish screenplay writers. These have been hosted at the Arts Society of Kingston, a Rondout neighbor.

Restaurant / Gallery Area / Performance Stage – Poetry Readings, performed by Irish authors. These events have been held at supporters' homes in the Rondout neighborhood and at the Arts Society of Kingston.

In addition to the educational and cultural programming, the ICCHV organizes and coordinates several popular running events including: (1) the Shamrock Run – a two-mile race with approximately 4,000 participants preceding the Annual St. Patrick's Parade (a 29 year history); (2) the Kingston Cross-Country Summer Series which involves five (5) consecutive races (for adults and kids) during the summer with each run at a different local venue; and (3) the Hooley-on-the-Hoof, a 5K run along the Rondout waterfront, in conjunction with the annual (since 2001) Labor Day weekend celebration of the Hooley-on-the-Hudson.

Community Service Initiatives – The ICCHV adopted the adjoining City of Kingston Company Hill Path portion of the West Strand and has been committed to its improvement. The ICCHV has removed debris, cleared underbrush, and selectively pruned trees, reestablishing the view of the Rondout Creek area from the bluestone platform of the former foundation of the Delaware and Hudson Canal Paymaster Office Building. The garden beds have been reestablished and the existing lighting has been repaired, making the Company Hill park a welcome place to visit.

Services / Programs to be Offered when the Construction of ICC Facilities Have Been Completed

The Center will have a 168 seat theater for plays, readings and concerts, along with movie screenings. The Center will additionally provide an Exhibition and Gallery Space, which will be available to local artists to display paintings, sculptures, photography and other art installations, and a flex performance space in which poetry readings and Irish Step Dancing and other traditional Irish Dance will practice/perform at spaces throughout the building. The floors in these areas will be specially constructed wood floors for dancing. These spaces will also serve as a meeting place for the AOH and their Pipe Band, and Ladies AOH, and will be available to the community for meeting space as well.

In the Theater Lobby, there will be a small concession/gift shop for ICC visitors.

The kitchen on the First Floor will be used as a “Teaching Kitchen” for cooking classes. The ICC hopes to partner with the Culinary Institute of America (Hyde Park, NY) and other entities in this endeavor. Cooking classes will include, but not limited to, Irish fare but will also offer Italian, French, German, Greek and other ethnic cooking classes. The kitchen will also be used to provide a limited menu of comfort foods and beverages with seasonal variations, best utilizing the local Hudson Valley produce and farm selections for ICC attendees.

The building will include a green roof and solar panels. There will be raised beds to grow herbs and vegetables to support the teaching kitchen and restaurant. The path of the Delaware & Hudson Canal, originating in Honesdale, PA and ending in Kingston, NY at its connection with the Hudson River, will be clearly delineated on the roof’s green space. This “walkable” canal path will provide a unique teaching opportunity for community youth to learn NYS local history and the importance of the Delaware & Hudson Canal to enable the transport of coal to New York City in the 19th Century. This feature is anticipated to also be visited by many elementary school-aged children and their teachers when visiting the ICC rooftop

EXCAVATION

The excavation plan is to utilize a large track excavator with a rock hammer. This plan is based on analysis of soil borings and a comparable rock excavation which was performed directly across the Creek, accomplished using a large track excavator with a rock hammer. However, the possibility of needing to utilize blasting for the rock excavation cannot be ruled out in the event such need is determined during the excavation process. If blasting is necessary, all standards, procedures and administrative permits will be obtained and followed according to the Codes of the City of Kingston.

STORMWATER MANAGEMENT

The present generally undeveloped project site conditions do not include any developed stormwater management practices or controls. Existing site related stormwater runoff is currently absorbed by existing vegetation coverage or runs off the site uncontrolled and untreated. The proposed action involves the alteration of the site and development of new impervious surface coverage (proposed building and parking pavement) which will generate increased stormwater runoff over that of existing site conditions.

Before commencing construction activities, an owner or operator of a construction project which will involve soil disturbance of one (1) or more acres must obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). The proposed action involves disturbance of the entire 0.43 acre project site area, which area is less than half the above noted one (1) acre SPDES General Permit threshold otherwise requiring coverage. As such, the proposed action does not require coverage under the SPDES General Permit and does not require the development or implementation of a Stormwater Pollution Prevention Plan (SWPPP). Similarly, the proposed action is also not subject to the City of Kingston's stormwater management regulations due to the small size of the project site disturbance.

Construction activities will be scheduled in an appropriate order to minimize the total amount of exposed soil at any given time. At the beginning of the project, stabilized construction entrances consisting of crushed stone or gravel shall be installed to minimize the amount of sediment leaving the area as mud and sediment attached to vehicles. This practice will also act as a soil stabilizer and will help minimize the amount of soil erosion on the site during construction. The area in which the building footprint excavation will take place will require the removal of soil down to bedrock, therefore eliminating a large portion of the erodible area from the site. The remainder of the property will have silt fence installed according to the plans and details. The primary purpose of the silt fence is to reduce runoff velocity and trap sediment. When the velocity is reduced, the water is impounded behind the silt fence measure, and the sediment will fall out suspension, and keep the water leaving the site clean. The perimeter of any areas used for stockpiling of soil material shall also be protected with silt fence. The silt fence will be inspected regularly and sediment removed as necessary according to the plans and notes.

Site stormwater runoff during and post construction will be managed and contained consistent with otherwise applicable best management stormwater controls and treatment practices. Stormwater management provisions are proposed to ensure that site runoff is appropriately controlled, collected and treated prior to discharge back into the ground or into the City's existing stormwater system. The proposed stormwater management controls will also improve the existing uncontrolled site drainage conditions. The proposed drainage system for the ICC development has been designed to collect surface stormwater flows from the site, including the parking lot, roof areas, and terrace. The flows from these areas will be routed into a stormwater detention system located under the parking lot, which will reduce the proposed flow rates off the site to pre-development conditions. The stormwater flows will leave the site and tie into the City's stormwater system at the manhole located at the intersection of Company Hill Path and West Strand.

In addition, during site construction, best management practices for erosion and sedimentation control, as identified in the NYS Standards and Specifications for Erosion and Sediment Control (latest Edition), will be employed to control and minimize site grading and drainage conditions. Should temporary dewatering of excavated areas be required during construction, such activity will be temporary and of relatively short duration, as well as controlled onsite.

Based on the above, the proposed action will not result in negative changes to current drainage patterns.

TRAFFIC

The proposed Irish Cultural Center (ICC) is not expected to generate a substantial increase in existing vehicular traffic above existing Rondout Area land uses, public events and activities, existing facilities and in light of the City's well documented Rondout Area development objectives, plans and ongoing public infrastructure investments. Proposed ICC traffic and parking will be accommodated using a network of existing city streets with new parking at the proposed ICC eight (8) space off-street parking lot, existing recently expanded public off-street parking facilities, and as additionally supported by a reduction in the scale of the project by narrowing the building and reducing the capacity of certain spaces such as a reduction in the theater capacity, the elimination of the banquet facility and by the various alternative transportation measures, including a remote parking shuttle as discussed in FEAF Attachment D.2j(iii).

The following outlines a three-step planning process which discusses:

- Existing Transportation Conditions and System in the Rondout Area
- Trip Generation
- Peak Hours

This submission is not intended to be a full Traffic Impact Analysis (TIA) which is not deemed to be required based on project specifics described below, as well as because the Hudson Riverport Implementation Plan, BOA Volume III includes in the Generic SEQR findings (p.64) "Thresholds for Future SEQR Review" that the need for a site specific Traffic Impact Analysis is only needed if a project produces over 100 cars in the peak hour. During hours of normal operation, the proposed project will produce substantially less than 100 cars in any peak hour. On any occasions during which there is a possibility of more intense use, the proposed utilization of a shuttle bus service between the subject property and designated municipal parking lots, as outlined in more detail herein, during such periods of use shall eliminate the possibility of producing an excess of 100 cars in any peak hour.

The submitted traffic generation material discusses relevant accepted impact assessment factors, ratios, assumptions and conclusions for traffic generating facilities of this type and is intended to provide a SEQR Lead Agency with a strong reasonable basis for concluding that traffic impacts will not be significant in light of the proposed use and current conditions, and that no further traffic impact evaluation would be required. This conclusion, as detailed further below, is based upon the proposed ICC being a reasonably scaled community facility, adjacent to and strengthening the core of the Rondout, with a compatible mix of community uses. Which mixed uses are offered in the context of the Rondout being a developed neighborhood and growing destination, as well as amongst an event oriented environment which has clearly and successfully demonstrated the ability to regularly handle large and very large events with its growing infrastructure, good planning, alternative measures and with community and attendee flexibility for the City and Region.

The first step in this traffic impact discussion identifies a reasonable range of ICC type facility projected peak hour trip generation rates and developed required adjustments to the ITE (Institute for Traffic Engineers) Trip Manual - Use Classification Code - generation rates more accurate for ICC uses and programming. Secondly, likely "Peak Hours" and likely significant peak hour usage patterns are discussed using the ITE Manual and through a review of existing and proposed ICC programming and scheduling (see FEAF Attachment D.1a, Purpose and Program Description). Thirdly, existing Rondout traffic conditions and parking infrastructure and how they handle regular, peak hour and major event traffic are discussed.

The character of the Rondout itself derives from the mix of existing uses. These uses include restaurants, bars, retail, service and other businesses, schools, organized and individual recreational activities, including waterfront access, facilities and activities, as well as single and multifamily residences. There is also access to natural resources, especially along the nearby waterfront. Additionally, there are museums, churches and other not-for-profit institutions and clubs, artist studios, municipal buildings, public parking lots, parks and boat docks, as well as other organizations and operations and their many regularly scheduled public and private events, festivals and other gatherings.

Existing Transportation Conditions and System in the Rondout Area

The Rondout area is located along the Rondout Creek near where it meets the Hudson River. Once a key shipping port, particularly with the opening of the Delaware and Hudson Canal in 1828, the Rondout area is an established mixed-use area including many public and institutional uses, commercial retail and service businesses and private single-family and multifamily residences. The area provides walkable access to a waterfront park, Kingston Marina offering access to several Hudson River tour boats and private boat docking, restaurants, stores and shops, museums, art galleries, as well as the Kingston Heritage Area Visitors Center.

The existing transportation facilities in the area are comprised of a network of City Streets substantially controlled by traffic signals. There are two (2) bridge crossings into the abutting Town of Esopus over Rondout Creek. NYS Route 9W is routed through the area. Public sidewalks flank most streets in the area. On-street parking is permitted in posted locations throughout (see the On-Street Parking Comparison provided in Attachment D.2j(iii) below). Public parking lots are located within walking distance of area business and public amenities. The area is serviced by Kingston Citibus (public transportation).

Trip Generation

The proposed ICC as a multi-purpose cultural center most closely approximates ITE (Institute for Traffic Engineers) Use Category Code (UCC) 495 for “recreation community centers”. The ITE Manual defines “recreation community centers” as:

“Recreational community centers are facilities similar to and including YMCAs, often including classes and clubs for adults and children; a day care or a nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, and handball courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar.”

Further, the elimination of the banquet facility further supports the applicability of using UCC 495 for comparison purposes. UCC 495 establishes a range of peak hour projected traffic generation rates from 1.08 trips per 1,000 square feet of facility space to 2.94 trips per 1,000 square feet of facility space. Peak hours of traffic generation include distinctions by weekday morning, weekday afternoon and weekend peak hours.

As described elsewhere in the ICCHV Application and FEAF materials, the ICC will be a 16,213 square foot Cultural Center whose mission is to promote and preserve Irish and Irish-American culture through an existing and expanded wide ranging group of programs, events and facilities including programs in sports, literature, music programs, storytelling, cooking, poetry, art classes, drama, film, crafts, gardening, and history to convey a sense of community, place and culture to successive generations. Facilities, spaces and programs will be available in an art studio, exhibition gallery, theater, dance studio, recording studio, multi-purpose social area including a flex performance space / tea room area, an authentic Irish pub area, a teaching kitchen, and green roof gardening and learning opportunity area.

Unlike a YMCA type of facility, the ICC facility will be significantly reduced from a YMCA because the ICC will not contain a gym or aerobic workout room, weight room, swimming pool, saunas, whirlpools, basketball, squash or racquet ball courts, locker room, sauna, treatment rooms which are the main traffic and YMCA visitor trip generators. This is consistent with YMCA surveying of prospective users for new YMCA's. For example, in a 2014 – Jefferson County, WA new YMCA Feasibility Study, market area survey respondents were asked what programs, facilities and equipment would be the greatest motivations to join and be most utilized. The pool for swimming, sports and aquatic activities, cardio vascular and aerobic exercise facilities, machine and free weights, sauna, steam, showers and lockers rooms were identified as the most used. Likewise in a 2015 – Tigard, OR YMCA Feasibility Study Survey, respondents also indicated that the pool, cardio vascular aerobic activities and weight training were the primary facilities selected as most likely to be utilized.

Additionally, Jack Young, a highly experienced YMCA Executive Director in Kingston and elsewhere, was asked by **MDRA**, project Environmental Planner, in preparation of this FEAF, to estimate based upon a general sense of typical YMCA usership patterns what was the percentage of YMCA visitors for the above referenced 'most used' activities. His estimate was that about 60% of all YMCA users primarily visiting the subject facilities for those activities.

Therefore, the trip generation rate per 1,000 SF of facility space requires adjustment to reflect the lower level of activity and traffic impacts of a facility offering the types of programs and facilities proposed to be available by the ICC facility as compared to a YMCA. To be conservative in the traffic discussion, the lower trip generation reduction factor of 50% was used to provide a good "working order of magnitude" traffic projection for use in shedding light on whether these approximate levels of traffic generation required further analysis.

The ITE Manual "Community Facility "YMCA-Type of Use" trip generation rates, discussed above, range between 1.08 and 2.94 trips per 1,000 square feet of facility space. Adjusted, because the proposed ICC is not a YMCA, by 50%, the range of trip generation rates is between 0.54 and 1.47 trips per 1,000 square feet of facility space. With the proposed ICC facility square footage of 16,213, the anticipated "Peak Hour" trips would be between 10 and 25 trips.

An additional factor in the ITE Manual is an estimated total daily average traffic for weekday and weekend days which ranges between 7.39 and 15.40 trips per 1,000 square feet of facility space. Again, adjusting the generation rate by 50% for the type of facility to 3.7 and 7.7 trips per weekend day per 1,000 square feet of facility space for the 16,213 square feet ICC facility, results in a total daily average trip generation of between 60 and 125 total trips per day. Due to dispersed parking locations and remote parking shuttle operations, using this formula it is evident that traffic will not be concentrated solely at the ICC location.

Peak Hours

Peak hours are those hours when traffic utilizing any traffic generating land use is heaviest. Peak hours are usually identified as occurring during weekday mornings (am) and/or afternoons (pm), as well as for Saturday and/or Sunday, and if applicable weekend day-mornings (am) or afternoons (pm). Similar to the difference between the peak hour trip generation rates of a typical YMCA and a significantly less intensely programmed ICC type facility, relevant peak hours also vary. A generic comparison of a typical YMCA type of facility and the proposed ICC clearly indicates that the preponderance of programs and services supported by typical hours of operation at typical YMCA's result in a significant early morning "pre-work" weekday peak hour indicated in the ITE Manual as usually being between the hours of 6:00 am to 8:00 am.

On weekday mornings the AM peak hour (particular to each locality) is usually also heavily utilized in trips to work, school, places of worship, community service providers, business deliveries, etc. ITE UCC Code for community recreation centers utilizes an early morning AM peak hour for those who work out and take classes before their work day, which is not the case for ICC facility users because the nature of ICC programs are not for a pre work or pre-school time frame.

A good example of use-specific peak hours is ITE Use Code 591 for Lodges and Fraternal Organizations, which are defined as typically including a club house with dining and drinking facilities, recreational and entertainment areas and meeting rooms (for members only) and whose morning peak hour is around 11 am and whose afternoon peak hour starts around 3 pm.

Unlike a YMCA type of use, a review of the attached ICC program description, indicates, perhaps most significantly from the perspective of traffic impacts, that ICC programming is not projected to generate a pre-work weekday AM peak hour demand which might increase or conflict with the morning vehicular activity associated with the existing Rondout neighborhood and surrounding land use AM trips for residences, places of worship, schools, service organizations, retail and industrial businesses, and recreation resource users.

ICC programming is such that traffic would be dispersed somewhat evenly throughout the day starting after school has begun on weekdays. On weekends, ICC programming participants would be spread out evenly through the day, combining indoor and outdoor activities, flex performance space as well as scheduled theater related activities, art openings and other events. Total average daily traffic discussed above is then spaced out over ICC hours of operation either dropping people off, parking on-site or nearby, or utilizing the alternative parking measures as proposed.

The utilization of the adjusted ITE trip generation rates for YMCA type of facilities or for the proposed ICC does not address surges or circumstances when multiple larger venue activities might be occurring simultaneously.

PARKING

Project parking is addressed by a combination of proposed on-site parking, nearby municipal parking lots within the immediate site area (consistent with a requested waiver as is permissible pursuant to Zoning §450-34H and which is similar to that granted to numerous other projects within the City (see below under Planning Board Parking Waivers Granted) and local on-street parking during periods of most normal non-peak demand. During higher volume peak use of the proposed ICC facilities, in addition to the above, other City public parking facilities will also be accessed by an ICCHV provided shuttle service (see below under ICCHV Shuttle Parking Requirements and Parking Plan).

Off-Street Parking Zoning Requirements

City of Kingston Zoning Law §405-34J(1) lists a parking standard for “**Cultural Center**” at “**1 space per 300 square feet of gross floor area**,” which results in 55 required off street parking spaces for the proposed ICC. Kingston Zoning also provides other parking standards for standalone commercial theaters and restaurants, which do not apply in the instant case as these are component parts of the proposed ICC as discussed below and further are not applicable because of limited ICC schedules and other factors.

ICC Gross Floor Area = 16,213 sf / 300 sf = 54.02 (55) Required Parking Spaces

Proposed On-Site Parking

An on-site eight (8) space off-street parking lot is proposed to be developed on the northern half of the subject property, adjacent to and with ingress and egress access via Abeel Street.

Proposed Parking Waiver

A parking waiver has been requested under City of Kingston Zoning Law §405-34H for the remaining 47 required off street parking spaces as part of the ICCHV Application.

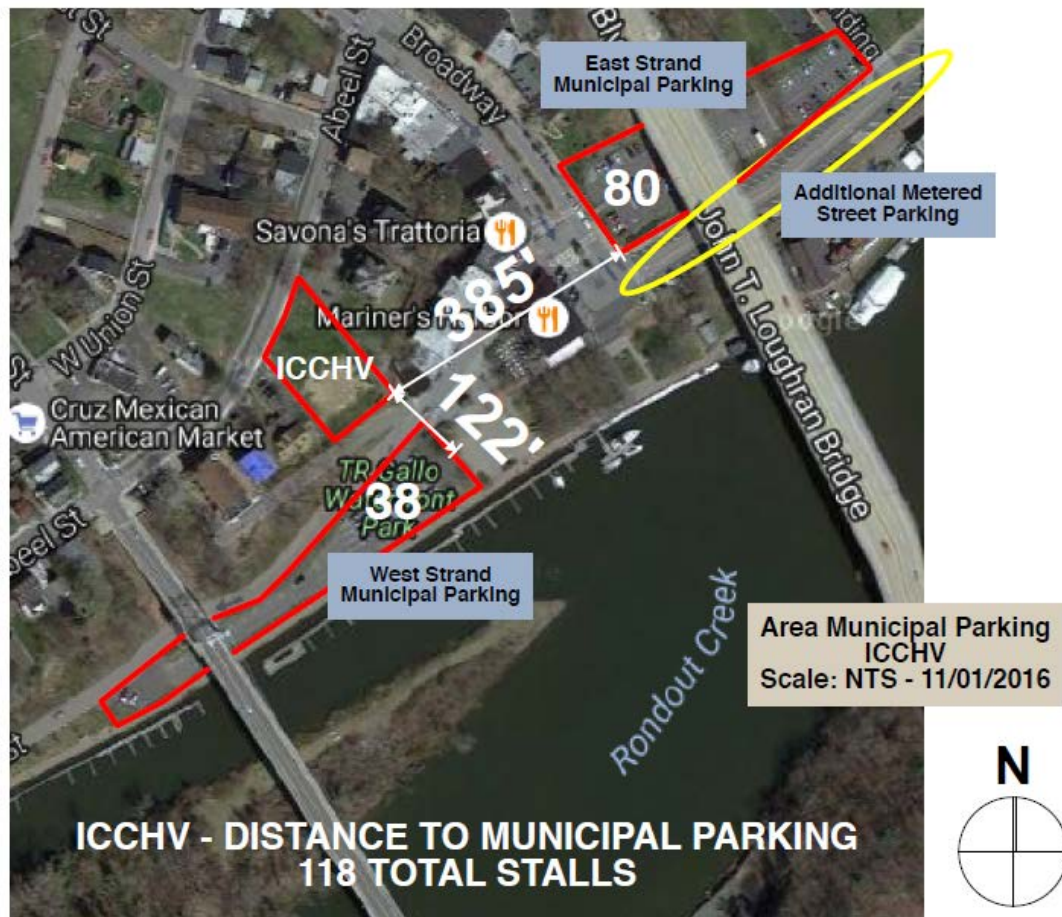
Parking Waiver Criteria – Zoning §450.34H

Waiver of parking requirements. All or portions of the on-site off-street parking requirements may be waived by the Planning Board, provided that:

- (1) The proposed use is within 400 feet of a municipally operated off-street parking facility or privately owned and operated parking area.***
- (2) The Planning Board shall, at the time of its approval of a site development plan, certify on such plan that the municipally operated off-street parking facility or, in the case where a nearby private parking area is to be utilized, the private parking facility has adequate capacity for storage of passenger vehicles generated by activities proposed to be conducted on the subject lot in addition to those generated by any other lots already serviced by such off-street parking facility. In determining the existence of such adequate capacity, the Planning Board shall consider the need for preventing frequent parking on the street by persons visiting or connected with each use which is proposed to be served by such off-street municipal or private parking facility.***
- (3) Where a private facility to be utilized, the applicant shall provide assurance that such facility will be available for the life of the proposed use.***

The requested off-street parking waiver under §405-34H is based on the site's proximity to the following City public parking lots:

- West Strand Municipal Parking Area – Located directly across from and within approximately 50 linear feet of the proposed ICC's West Strand main entrance. This City public lot contains 38 parking spaces.
- Visitor Center Municipal Parking Area – Located to the southeast at 2-10 Broadway within approximately 345 linear feet of the ICC's Abeel Street entrance. This City public lot contains 80 parking spaces.
- Trolley Museum Parking Area – Provides additional parking located within approximately 1,400 linear feet to the project site from the adjacent Visitor Center parking area. This City public lot contains 50 parking spaces.
- On street parking is also available in the surrounding area on Lower Broadway, West Strand Street, and East Strand Street.
- In addition, other City municipal parking lots will be accessible through a proposed ICC provided shuttle service during higher volume events at the ICC facility (see ICCHV Shuttle Parking Requirements and Parking Plan below).



Other remote City public parking lots include:

- Midtown Broadway Lot – Located between Brewster Street and Staples Street. This City public lot contains 20 parking spaces.
- Prince Street Lot – Located between Prince Street and Grand Street. This City public lot contains 35 parking spaces.
- Cornell Street Lot – Located between Cornell Street and Thomas Street. This City public lot contains 128 parking spaces.
- North Front Street Lot (Frogmore side) – This City public lot contains 70 parking spaces.
- North Front Street Lot (Neko’s side) – This City public lot contains 60 parking spaces.
- North Front Street Former Uptown Parking Garage Lot – Located between Fair Street and Schwenk Drive. This City public lot contains 140 parking spaces.

In comparison to other public assembly venues within the City, access to municipal parking to satisfy parking demand is typical and the norm. For example, the following provides a comparison of the proposed ICC with two much larger existing public assembly venues (Ulster Performing Arts Center and Backstage Productions) within the City, both of which have no onsite parking:

PUBLIC ASSEMBLY VENUE PARKING COMPARISON			
AREA / CAPACITY / RATIO	UPAC (existing)	BSP (existing)	ICC (proposed)
Lot Area (sf)	24,480	20,532	18,726
Building Lot Coverage (sf / %)	19,340 / 79%	20,532 / 100%	6,803 sf / 36%
Venue Seating (fixed and unfixed)	1,510	1,500	295 (*)
Onsite Parking	0	0	8
Municipal Parking Lot(s) within <500 ft (**)	124	270	118
# of Seats per Gross Parking Space	12.0	5.5	2.4
Ratio of Seating to Parking	0.08	0.18	0.43
(*) Including 166 seat theater, 80 seat restaurant, and 49 seat capacity multipurpose room, recording studio and offices. (**) Not including additional available public on-street or metered parking also within proximity to venue. UPAC – Ulster Performing Arts Center – 601 Broadway BSP – Backstage Productions – 323 Wall Street ICC – Irish Cultural Center – West Strand / Rondout – 32 Abeel Street			

Planning Board Parking Waivers Granted

Upon review of previous parking waivers granted by the City of Kingston Planning Board, it is clear that §400-34H has been utilized throughout the recent periods of growth of commercial development in the City. Some examples of recent parking waivers granted in Kingston (including the RT District) are listed in the table below:

CITY OF KINGSTON PLANNING BOARD PARKING WAIVERS GRANTED				
Meeting Date	Waiver Granted Number of Spaces	Location	Distance from Nearest Municipal Lot	Zoning District
~ 2003	554 spaces waived	323 Wall Street	~ 220 ft	C-2
July 2014 / May 2015	60 spaces waived	8-14 North Front Street	~ 227 ft	C-2
November 2014	9 spaces waived	50 Abeel Street	~ 192 ft	RT
December 2014	17 spaces waived	111 Abeel Street	~ 140 ft	RT
December 2014	3 spaces waived	9 Hone Street	~ 190 ft	RT
April 2015	8 spaces waived	33 Broadway	~ 185 ft	RT
April 2015	3 spaces waived	31 North Front Street	~ 50 ft	C-2
September 2015	69 spaces of 140 spaces waived out	20 Cedar Street	~ 490 ft	O-2
October 2015	22 spaces waived	12 & 14 Thomas Street	~ 65 ft	C-2
February 2016	2 spaces waived	85 & 87 Abeel Street, 70 W. Union Street	~ 276 ft	RT

Based on the foregoing, it is clear that the requested ICC off-street parking waiver for 47 parking spaces in order to supplement the eight (8) off-street parking spaces to be provided on the principal lot is a routine waiver request for this Planning Board to grant in this Zoning District as is evidenced by the various other parking waivers previously granted by the City.

On-street Parking Comparison

Introduction

A Planning Board project review comment addressed the ICCHV submission on parking which identified the greater distances to off-street parking for UPAC and BSP in comparison to ICCHV. The PB comment was that there was greater on-street parking availability in those neighborhoods than in the ICCHV neighborhood which would make up for that.

In response to that comment the ICCHV performed an on-street parking availability comparison of UPAC, BSP and ICCHV locales.

Methodology

For each of ICCHV, UPAC and BSP: every street or portions of streets within approximately 700 feet of each venue were identified and surveyed to determine which streets permitted on-street parking, one side or both sides and the approximate linear feet (LF) of permitted on-street parking was totaled for each venue. Total LF of on-street parking for each venue was compared to each venues’ estimated total capacity.

Conclusions

As indicated in the following “On-street Parking Comparison Matrix”, UPAC, BSP and ICCHV have approximately 6,600, 6,350 and 5,550 of LF of permitted on-street parking within approximately 700 feet of the venue respectively. When compared to each venues’ estimated maximum of 1500, 1500 and 251, ICCHV has significantly more linear feet (LF) of nearby permitted on-street parking capacity than BSP and UPAC.* (** The amount of off-street public parking is about equal AND the ICCHV will be operating a parking shuttle to other remote lots.*)

On-street Parking Comparison within approx. 700 feet of ICCHV, UPAC and BSP								
Venue/Street	On-street Linear Feet (LF) Parking w/in 700'	1 / 2 Sides	Venue	Tot. LF Parking	Venue Tot. LF Parking	Venue Capacity	LF Parking per Venue User (G/I)	
UPAC								
Broadway	1300	2		2600			b	
Henry	500	2		1000				
Oneil	500	1		500				
Field Ct	350	2		700				
Cedar	600	2		1200				
Cornell ¹								
Greenkill ²								
Iwo Jima	330	2		660				
			UPAC Tot.		6660	1500		4.44
BSP Lounge ^{2a}								
Wall	900	2		1800				
John	700	1		700				
No. Front ³	700	2		1400				
Fair ⁴	800	2		1600				
Crown	850	1		850				
			BSP Total		6350	1500		4.23
ICCHV ⁵								
Hunter	700	1		700				
West Union	800	1		800				
Abeel	200	1		200				
Broadway	800	2		1600				
Post	600	2		1200				
W. Strand (St.)	200	1		200				
E. Strand ⁶	300	2		600				
Hone	250	1		250				
Notes:			ICCHV Total		5550	251		22.11
1 - No on-street parking. 125 spot City lot.				CONCLUSION: ICCHV has almost FOUR TIMES more linear feet (LF) of on-street parking capacity per estimated maximum capacity attendee within about 700' of the venue than BSP and UPAC . Further, the amount of off street public parking is about equal AND the ICCHV will be operating a parking shuttle to other remote lots, as required.				
2 - No on st. parking. Assorted private parking.								
2a - BSP has a 9500 SF off street parking lot off Crown St.								
3 - Below No.Front is new approx 140 space municipal								
4 - At Fair/Main is approx. 145 space UC Lot.								
5 - About 140 spaces of E/W Strand Pub Prkng within 700 ft								
6 - E. Strand on-street prkng is angled giving more spots/LF.								
Prepared by MDRA, Inc. 10/2016								

Parking and Peak Demand Periods

Cultural Centers typically include a range of uses and activities including gift shops, restaurants, performance spaces, theaters, food venues, etc. The range of uses and schedules create opportunities for the sustainable development practice of not over building parking, reliance on joint and shared parking, and a diversified program of parking demand minimization, alternative measures as described herein and the proposed operation of a shuttle bus (or buses) to remote parking facilities at times described below under ICCHV Shuttle Parking Requirements and Parking Plan, which sets forth the circumstances for when overlapping large events would trigger the provision of an ICC provided shuttle service. These services will adequately serve ICC attendees and will not overburden nearby municipal parking. Additionally, as noted below, many patrons of the proposed theater and restaurant will be the same, thus not requiring individual parking for each separate ICC use.

Regarding ICC parking demand, while specific higher parking space requirements for commercial theater and restaurant operations may apply, the theater and restaurant in the ICC will not be of commercial scale operations which are otherwise driven to every day commercial financial standards and attendance for programming and extended hours of operation. For example, ICC states in the FEAF Section E.1.1.ii that hours of operation are until 9 pm every day except for 10 pm on Saturdays. This is substantially shorter operating hours than for commercial neighborhood restaurants and bars and the proposed theater will not operate as frequently as the seven (7) day a week operations of, say, a commercial concert hall or movie theater.

Further, a commercial scale concert hall or theater operations require extended hours of operation, more frequent performances and bigger draws to achieve commercial economic viability. A parking demand discussion reveals the levels of audience size, frequency of capacity scale events and potential overlap of programming, as well as reveals opportunities for shared parking and joint use of parking.

It is pertinent that Zoning §405-34D provides alternative means of achieving adequate levels parking through consideration of “Joint Use of Parking Areas” which authorizes the Planning Board to approve joint use parking of up to 50% of required parking subject to various conditions. Actual parking demand reduction is also accomplished with shared parking. Both joint use of parking as envisioned in §405-34D and meaningful shared parking at the ICC and in the West Strand result from various factors such as:

- ICCHV daytime program participants would park in available parking spaces and those same spaces will later be parked in again for the restaurant, theater and other evening ICC activities
- ICC activity participants will regularly participate in multiple events in one visit, for example, having dinner at the restaurant and attending a theater event or attending a daytime ICC facility program and having lunch on the same visit, without moving their cars.
- ICC program participants who partake of other non-ICC West Strand area located opportunities for meals, shopping, walking, fishing, etc. and therefore do not generate an extra parking demand.

It is this interaction of compatible and supportive uses which combine into the mixed use, economically viable destinations desired by the City in its planning and redevelopment documents which more efficiently share infrastructure such as parking and draw healthy participant levels of varied interests.

Locations and access routes of the various facilities by passenger vehicle, municipal buses and shuttle buses results in arriving and departing traffic patterns which disperse traffic through different routes to arrive at and leave through the existing system of City of Kingston streets. The City has traffic plans for larger events involving traffic control or the closing of the area. For particular large events this includes the provision of Shuttle Parking between the West Strand and remote municipal parking lots as has been proposed to be provided by ICCHV when multiple overlapping events may occur in the ICC facility.

The ICCHV proposes that in circumstances when ICC theater events achieve a 75% occupancy that a valet parking or shuttle parking services to remote parking lots will be implemented as described below under ICCHV Shuttle Parking Requirements and Parking Plan.

The capacity of the existing infrastructure to grow and keep up with Kingston's desired growth for a well-rounded and full service destination economy in the West Strand will be supported further because ICC users will include West Strand area visitors already there for other events and activities and ICC visitors who will participate in more than one ICC venue during a single visit. For example, a theater event attendee also utilizing the ICC restaurant or other West Strand area restaurants, reduces the intensity of traffic generation and required off-street parking. Other ICC users can include pedestrians from within walking distance from the surrounding mixed use commercial and residential neighborhoods.

Cyclists will also use the ICC's proposed on-site bike racks. Other ICC users will utilize the pick-up and drop-off areas at the ICC reducing impacts on existing parking. Further, in light of the proposed Green best practices, the ICCHV will encourage use of green transportation to the ICC through car-pooling with friends to programs, events, dinner, etc. and the ICCHV provided shuttle as proposed, as well as use of public transportation (the ICC facility is located between the Wurts and Broadway Abeel Street stops of the Green Line).

The history of the Rondout area regular usages and special event uses includes an ever growing activity level from regular large annual events such as for Independence Day, the Soap Box Derby, St. Patrick's Day, and the Hudson River Maritime Museum events. These events include Hudson River Day, Antique and Classic Boat Shows, Hooley on the Hudson, the Italian-American Festival, the Kingston Night Market, Clearwater sloop visits, regatta's and rowing events, as well as the special events and fairs associated with the Kingston Trolley Museum and other neighborhood institutions such as the St. Mary's Benevolence Society Hall food events, which have primarily occurred without major traffic issues or unacceptable conditions for Rondout Area visitors coming for scheduled public and business activities, except for anticipated congestion such as for Independence Day. For these events, for which event shuttle parking services are normally operating, the ICCHV would agree to participate and provide shuttle service for remote parking as set forth in the proposed Parking Plan below.

It is clear from City of Kingston Rondout Redevelopment documents that it is the City's intention to promote new development and adaptive reuse of properties for destination and tourist oriented facilities, businesses and projects. In the Brownfield Opportunity Area (BOA) planning documents, reference is made to the shortfall of over 1,600 parking spaces at projected full build out.

In conclusion, until such time as transportation and parking infrastructure development is brought up to projected estimated required levels, the existing urban infrastructure in an interim flexible fabric of municipal and private parking, alternative traffic and parking measures including the ICCHV event shuttle services, will satisfactorily handle the modest levels of traffic likely to be generated by the new ICC as proposed.

ICCHV Shuttle Parking Requirements and Parking Plan

In coordination with City of Kingston municipal parking lot authorities, ICCHV will provide shuttle bus service between one or more municipal parking facilities and the ICC during times when the theater facility will be used with projected attendees at approximately 75% of the capacity of the theater. The provision of this shuttle service may be adjusted, as appropriate, between September 15 through May 30 when area parking demand is significantly less. Shuttle service will be provided from two (2) hours before an event until one (1) hour after an event; and Shuttle buses will pick up at the remote lots and drop off ICC attendees at the West Strand main entrance for theater events and both entrances can be utilized for all classes of events as needed and to best accommodate the specific needs of handicapped visitors.

SITE SOILS

Native soils of the subject lot according to the USDA Soil Survey include mostly PrC Plainfield-Rock Outcrop Complex, with a small area of NBR Nassau-Bath-Rock Outcrop Complex in the southwest property corner, as well as an extremely small area of LC.

◆ **PrC – Plainfield-Rock Outcrop Complex, Rolling**

Plainfield soils form in slightly deeper deposits of glacial outwash composed of sand with trace to little gravel and silt, typically five feet thick over bedrock.

◆ **NBF – Nassau-Bath-Rock Outcrop Complex, Very Steep**

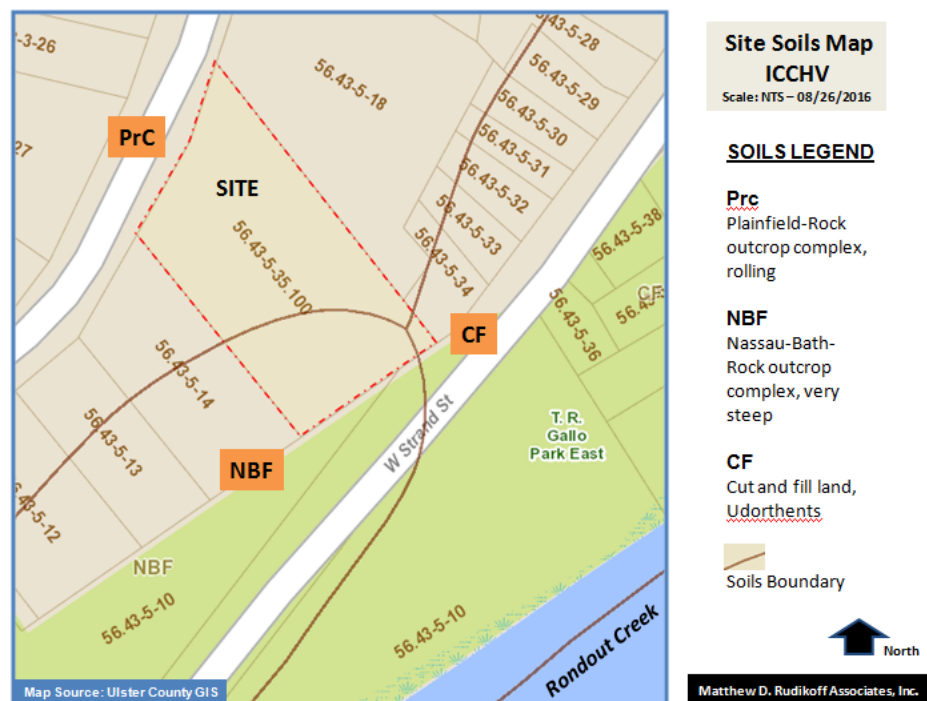
Nassau-Bath soils form in shallow deposits of glacial till, composed of sand and silt with little to some gravel, few cobbles and trace boulders, typically two to four feet thick over bedrock.

◆ **CF – Cut and Fill Land, Udorthents**

Cut and Fill Land soils or Udorthents include disturbed urban lands (developed areas where the native soils have been excavated and altered through mixing and construction activities).

Outcrops and areas of shallow bedrock are associated with the site soil types. According to project geotechnical soils investigations conducted on the property (*Geotechnical Investigation Report, Kevin L. Patton, PE, 36 Patton Road Newburgh, NY 12550, October 31, 2013*), site soils are generally consistent with the typical composition of the above soil types, however some very thick (20+ feet) soil areas were encountered, and the Plainfield soil areas tended to be more silty than the survey description.

A small area of rock outcrop consisting of local gray sandstone (see photo of front slope along Company Hill Path) is present along the southerly side of the property. Fill is also present at the surface of the site. Site geotechnical borings encountered a 4-foot layer of fill material at the surface over bedrock or dense native soils ranging from silt to sand with little gravel. The elevation of the top of bedrock is expected to generally increase uphill (north) and may have unpredictable steps up and down. According to the project geotechnical analysis, sandy soils encountered in the borings are generally suitable for use as structural fill. Rock to be excavated is of good quality and could be processed to produce structural fill, pavement subbase, slab base stone, etc.

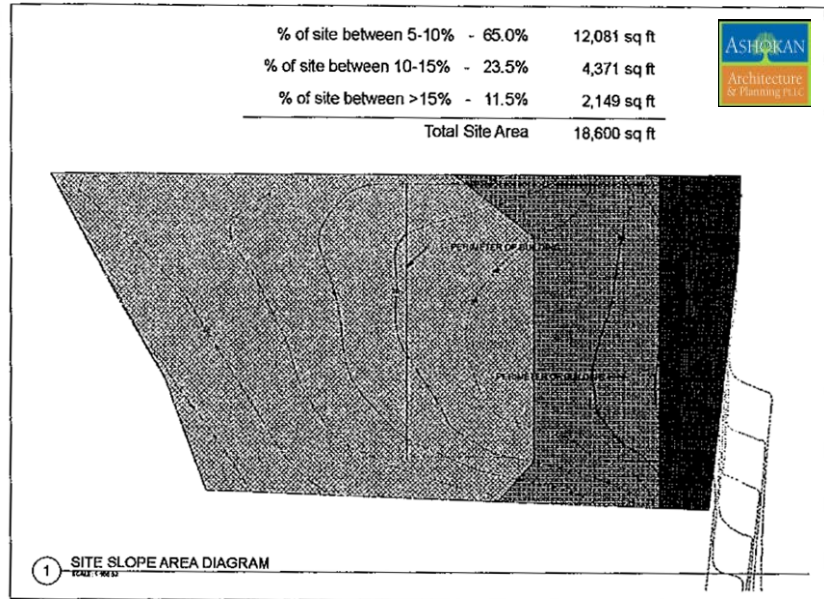




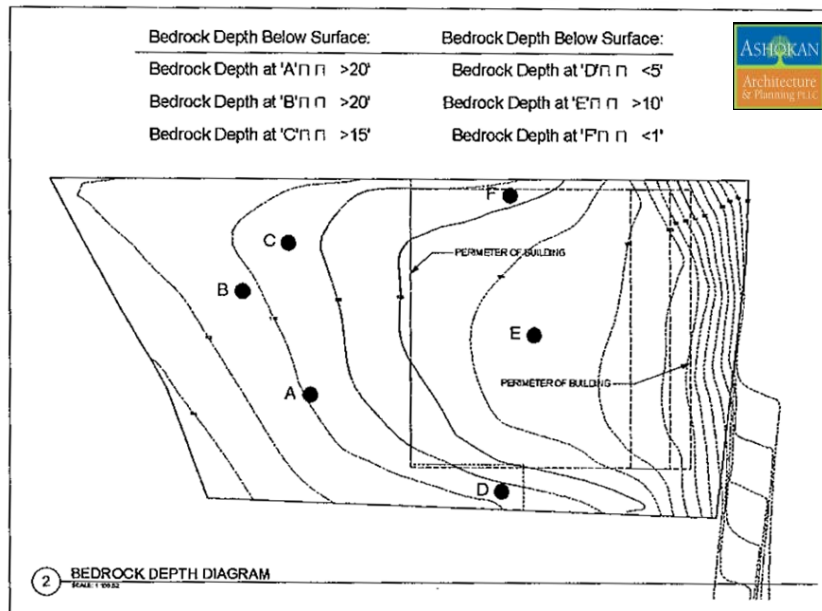
SITE TOPOGRAPHY

Slope

The subject lot slopes steeply upward from the Company Hill Path on the southerly end of the site, rising approximately 25 feet on a 1:1 or steeper bedrock-controlled slope. The site then gently slopes along an upper terrace from about 100 to 106 feet elevation covering the southerly half of the site. The proposed Cultural Center building will be built on these slope and terrace areas. The remainder of the site slopes upward at a grade of about 12% to Abeel Street to an elevation of 114 feet. Refer to Figure 1, Site Slope Area Diagram.



Depth to Bedrock

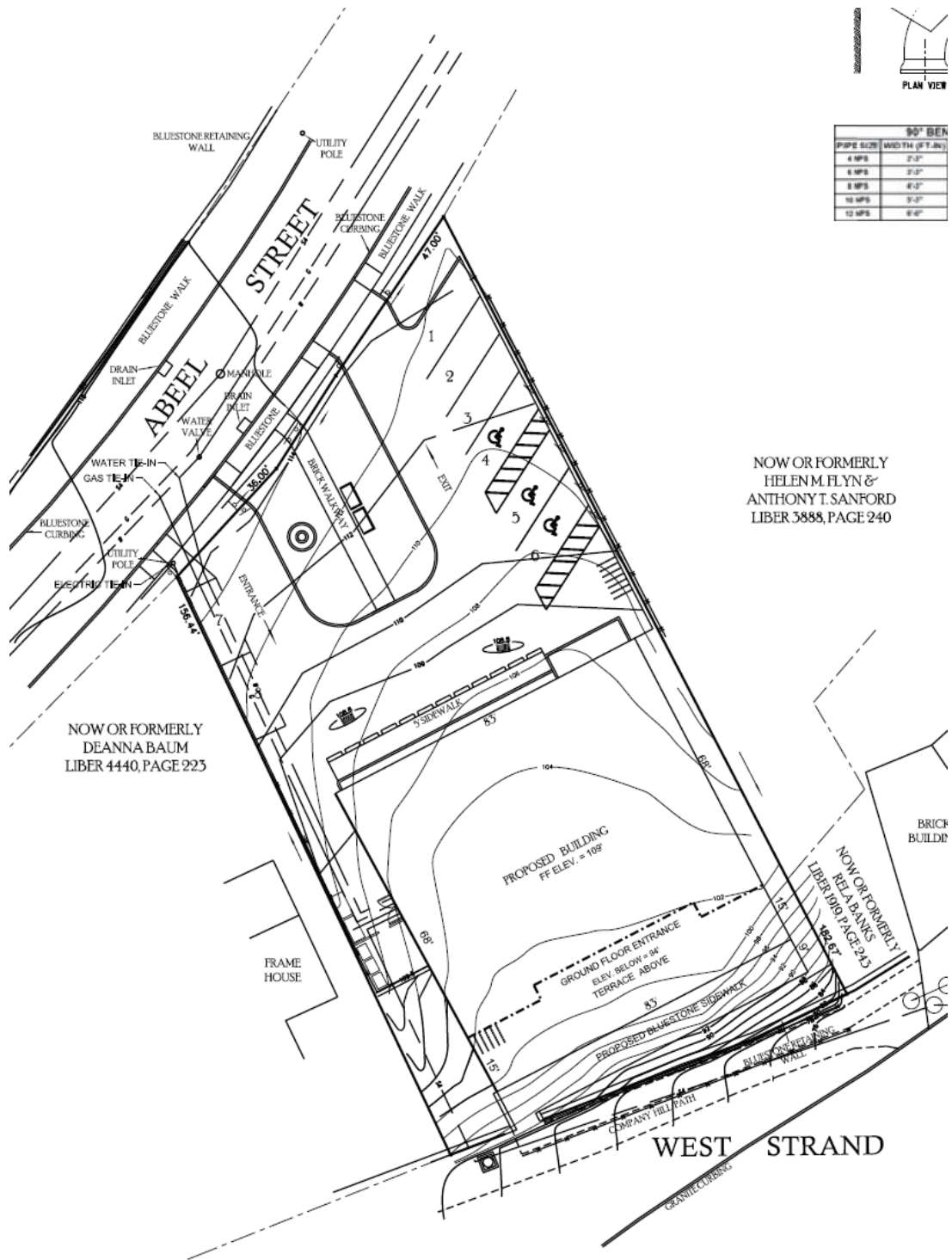


The depth of bedrock on the subject property varies significantly from south to north (refer to Figure 2, Bedrock Depth Diagram). A small area of bedrock outcrop is visible in the steep slope edge on the southerly extreme of the property. Low depth to bedrock (less than 1 to 5 feet deep) occurs along the extreme western and eastern edges of the southern half of the property, while the central section of the site on the southern half of the property is greater than 10 feet to bedrock. Within the northern half of the property, the depth to bedrock ranges from greater than 15 to 20 feet deep.

GRADING PLAN Prepared By:

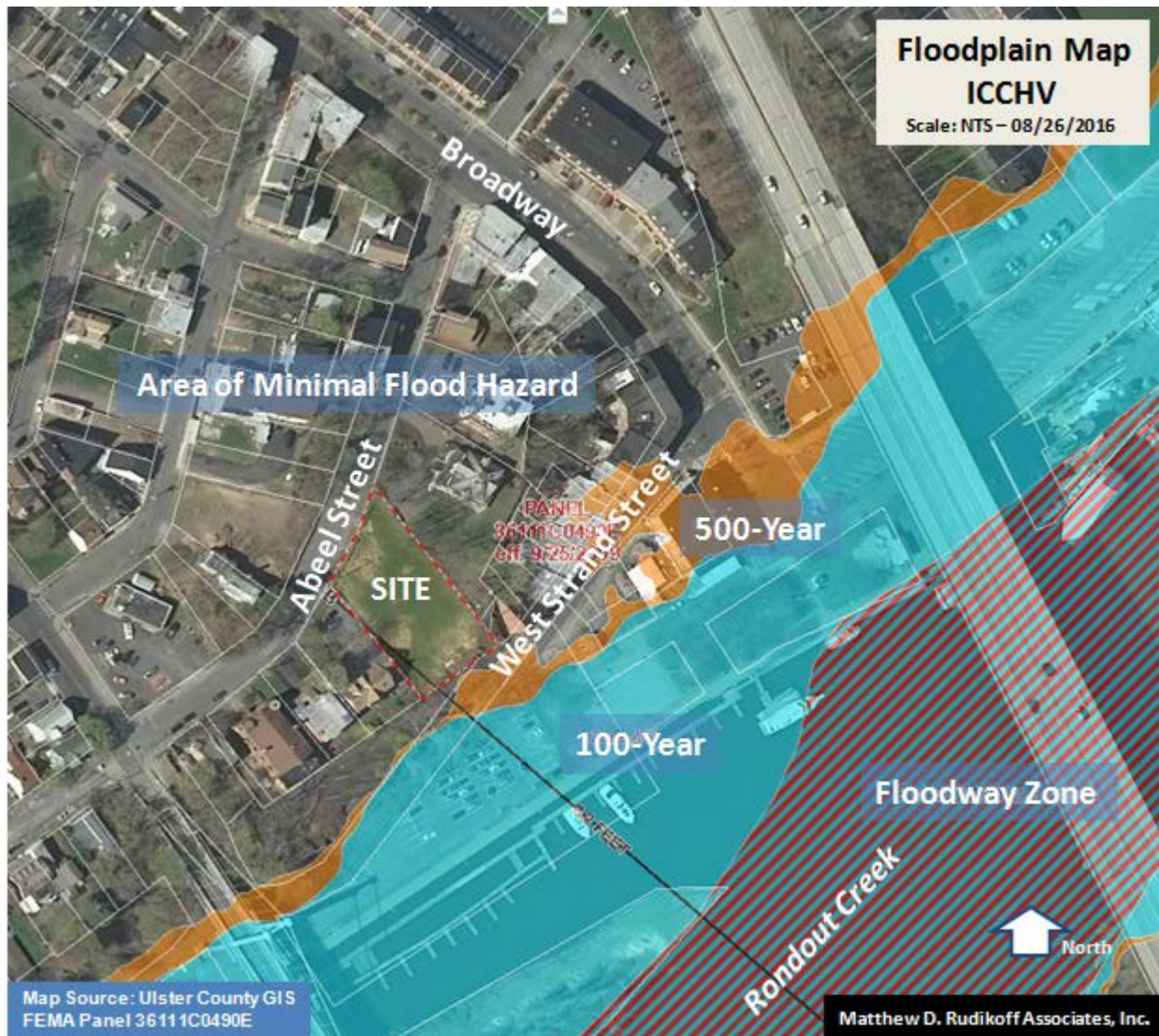
Mark J. Tiano, PE
 352 Old Stage Road
 Saugerties, NY

Michael J. Duval, PE
 26 Cooper Road, Unit #112
 Poughkeepsie, NY 12603



FLOODPLAIN

The proposed action lot is not located within a floodplain and does not include soils or other site features prone to flooding. According to Kingston 2025 (the City’s Comprehensive Plan, pg. 87) “Current (2014) 100-year flood elevation is 8.2 feet. New York State building code standards require at least two feet of freeboard above 100-year flood elevations. High range projections for sea level rise in 2060 and mid-range projections for 2100 are for 3 feet.” The site elevation is substantially above these elevations (refer to FEAF Attachment E.2f - Site Topography).



Further, the proposed action will not result in negative changes to current drainage patterns. In fact, the proposed action with its proposed stormwater management controls is anticipated to improve the existing uncontrolled site drainage conditions. The proposed drainage system for the ICC development has been designed to collect surface stormwater flows from the site, including the parking lot, roof areas, and terrace. The flows from the parking lot and roof areas will be routed into a stormwater detention system located under the parking lot, which will reduce the proposed flow rates off the site to pre-development conditions. The stormwater flows will leave the site and tie into the City’s stormwater system at the manhole located at the intersection of the property with West Strand Street.

SITE WILDLIFE

Existing Site Wildlife

The site has historically been developed and has involved substantial prior disturbance, including presence of fill soils. Presently, the subject property consists substantially of open maintained lawn with a number of perimeter deciduous trees. Collectively these resources provide minimal ecological habitat functions and value.

There are no wetlands or other surface waters on the subject lot (or on any immediately abutting lot). The closest surface water resource in the area is Rondout Creek (see below under Hudson River Habitat for additional details) located approximately 200 feet away, across an extensive mix of paved areas (West Strand and Dock Streets; a municipal parking lot; T.R. Gallo West Strand Park; the Maurice D. Hinchey promenade extending parallel along the water's edge overlooking the Kingston City Marina boat docks).

No significant or specimen trees occur at the property, and fauna species utilizing the site are common. For example, the site has become the home of one or more Groundhog (*Marmota monax*) (also known as Woodchuck), a small burrowing, hibernating mammal. Other common mammal species likely utilizing the site include Squirrel (*Sciuridae*), Raccoon (*Procyon lotor*), Eastern Chipmunk (*Tamias striatus*), Striped Skunk (*Mephitis mephitis*), bats and mice, as well as common snakes, amphibians, birds and insects.

Project plans include the removal of only a few trees. However, the proposed action will not result in “a loss of flora and fauna” of significance or ecological concern.

Predominant Wildlife Species in the Vicinity of the Project Site

Surrounding Site Habitat

The area surrounding the subject property also consists of a developed urban landscape supporting similar common wildlife species (fauna) and typical common plant (flora) species typical of a built-cultural environment.

Rondout Creek and Hudson River Habitat

Rondout Creek is a designated Fish and Wildlife Habitat of Statewide Significance. Extending between the City of Kingston and the Towns of Esopus and Ulster, this habitat consists of approximately four miles of this tributary from its outlet on the Hudson River to a dam at Eddyville. Rondout Creek is one of the largest freshwater tributaries to Hudson River (located approximately 1.2 miles away).

The upper portion of Rondout Creek provides favorable habitat conditions for a variety of anadromous, as well as resident freshwater fish species. Rondout Creek is an important spawning area for alewife, smelt, blueback herring, white perch, tomcod, and striped bass, and provides significant opportunities for recreational fishing of many popular species.

No direct or indirect impacts to the Rondout Creek (or Hudson River) are proposed. Further, with proposed on-site control and treatment of stormwater runoff, the proposed action does not pose an ecological impact to neighboring properties, or to Rondout Creek or Hudson River.

ARCHAEOLOGY

The project site is within a general area of archaeological sensitivity as referenced in the Kingston Brownfield Opportunity Area (BOA) Implementation Plan, wherein the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) – State Historic Preservation Office (SHPO) notes that the entire BOA Implementation Plan area is located within an area designated as sensitive for archeological sites. It is also noted that the initial FEAF downloaded from the NYS database self-populated a “yes” response to archeological sensitivity.

However, the project site’s potential for archeological sensitivity is minimal and otherwise has been compromised due to previous development of the site including former buildings with basements, their ultimate demolition, and subsequent excavations and filling (refer to FEAF Attachment E.2c- Site Soils which indicates the inclusion of fill on the property). The southerly extent of the site is further of low potential due to the steepness of the slope (excess of 12 percent grade) and exposed rock conditions.

IRISH CULTURAL CENTER
SEQRA FEAF

City of Kingston, Ulster County, New York

Full Environmental Assessment Form

Part 2

***Identification of
Potential Project Impacts***

WEST STRAND / RONDOUT - 32 ABEEL STREET

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :
 Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: Aesthetic resources will be enhanced by added public scenic viewing opportunities from the ICC decks, front plaza and roof top garden		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: <u>No such other resources are known</u>	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: <u>Proposed action will beneficially attract visitors and provide historic and cultural programs and exhibits; Will offer a Curragh "Irish rowing boat" building program</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Less than 100 cars in peak hour - BOA Generic SEQR Findings (p.64)</u> <u>"Thresholds for Future SEQR Review" specific Traffic Impact Analysis not needed</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: <u>Proposed action will result in increased energy use during construction and to operate and maintain new ICC facilities but significantly below above thresholds</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Temporary relatively short duration construction noise at times may exceed ambient noise levels but limited to City of Kingston construction hours</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

IRISH CULTURAL CENTER
SEQRA FEAF

City of Kingston, Ulster County, New York

Full Environmental Assessment Form

Part 3

***Evaluation of the
Magnitude and Importance
of Project Impacts***

WEST STRAND / RONDOUT - 32 ABEEL STREET

PART 3 EAF

The following provides an assessment of potential moderate to large impacts for those parameters identified in Part 2 of the EAF.

IMPACT ON LAND

A small area of the proposed action affects steep slopes that exceed 15% grade, as well as a small area of bedrock outcropping, located on the extreme southern extent of the site. The depth to bedrock on the site is generally between 15 to 20 feet deep, with a few perimeter areas within 5 feet deep to the surface. Site rock removal is anticipated to be accomplished without the need for blasting. Site excavation will be controlled and managed, noting that the majority of excavated material will be removed from the site. However, to the extent practicable, top soil and excavated materials which are deemed acceptable for construction will be processed and reused. During site construction, best management practices for erosion and sedimentation control, as identified in the NYS Standards and Specifications for Erosion and Sediment Control (latest Edition), will be employed to control and minimize site grading and drainage conditions. Although not subject to the City's stormwater management regulations due to the small size of the project site disturbance, site stormwater runoff during and post construction will be managed and contained consistent with otherwise applicable best management stormwater controls and treatment. Based on the foregoing, impacts to the small area of site steep slopes and bedrock outcropping are not anticipated to be significant.

IMPACT ON GEOLOGICAL FEATURES

Unique or unusual geologic features have not been identified on the project site; therefore no impacts to such resources are anticipated as a result of the proposed action.

IMPACTS ON SURFACE WATER

There are no water bodies, streams or wetlands on the project site or on immediately adjacent property. No work is proposed in or adjacent to a water body, stream or wetland. The proposed action will not include onsite water withdrawal (water supply via connection to City public water supply). Wastewater will also include connection to public City sewer system. Stormwater will be collected and treated onsite with overall discharge into the area's City drainage system. Erosion control, as identified in the NYS Standards and Specifications for Erosion and Sediment Control (latest edition), will be utilized. Based on the foregoing, impacts to surface waters are not anticipated and certainly are not anticipated to be significant.

IMPACTS ON GROUND WATER

Construction of the proposed ICC will not result in an impact on groundwater. Should temporary dewatering of excavated areas be required during construction, such activity will be temporary and of relatively short duration, as well as controlled onsite.

IMPACT ON FLOODING

The site is not within a flood hazard zone and site elevations are well above the 100-year floodplain elevation as map by the Federal Emergency Management Agency (FEMA). Further, no impacts from flooding are anticipated as a result of the proposed action.

IMPACTS ON AIR

The proposed action does not involve and will not result in an impact to air quality. Construction related air emissions will be minor in scope and of short duration. The First Floor kitchen fan exhaust system will comply with all applicable regulations.

IMPACTS ON PLANTS AND ANIMALS

There are no critical habitats for threatened and endangered species present on the project site, and limited flora and fauna resources found on the site (the site is substantially maintained open lawn). Moreover, the area of overall disturbance is small in scale and the surrounding area is developed. The site was formerly developed and historically was substantially disturbed, including the deposit of fill at the time the former site buildings were removed. Construction will be brief in duration and the area of disturbance not proposed as building or parking will be restored with landscaping. Based on the foregoing, impacts on plants and animals are not anticipated to be significant.

IMPACTS ON AGRICULTURE

No impacts on agriculture will be incurred as a result of the proposed action.

IMPACTS ON AESTHETIC RESOURCES

No impact to aesthetic resources is anticipated as a result of implementing the proposed action. The proposed building has been designed to sit into the existing hillside, reducing its apparent scale and bulk consistent with other West Strand subarea buildings. Reconstruction of the retaining wall along Company Hill Path will be done systematically and the existing stones will be stored for reinstallation to ensure the long term maintenance of the wall and its aesthetic appearance and presence. Refer below under Impact on Historical and Archeological Resources for additional details. The façade is now proposed to be clad in traditional red brick, as well as other materials found in the surrounding community. In response to the Heritage Area Commission and State Historic Preservation Office (SHPO), the scale of the proposed action building has been reduced by three (3) feet in width, thereby increasing Rondout Creek view corridors from Abeel Street. Based on the foregoing, impacts to aesthetic resources are not anticipated to be significant.

IMPACT ON HISTORICAL AND ARCHEOLOGICAL RESOURCES

No significant impacts on historical or archeological resources are anticipated as a result of the proposed action.

Historical Resources

The project site is located within the Rondout West Strand Historic District, a National Register-listed historic resource (90NR01103). The vacant site (has been vacant for 30 or so years) was previously developed with multiple buildings overlooking Rondout Creek. Until recently, the site was partially wooded. Current site coverage is maintained lawn. The site is approximately 300 to 400 feet from the Old Route 9W Port Ewen Suspension Bridge and 0.9 miles from the CSX RR Bridge.

Kingston is home to a wide array of architectural styles and periods, dating back to the 17th century Dutch and English colonists, through the American Industrial Revolution, and the Modernist movement of the mid- and late 20th century. The most active period of growth in the Rondout District of Kingston occurred in the 19th century, reflecting the significant expansion of commerce of materials, dry goods, etc. and the transportation networks that enabled their delivery to New York City and beyond - via horse-drawn barges up the D&H Canal, from Rondout Creek, down the Hudson River, and later by freight train. Despite the tragic loss of hundreds of buildings due to the ill-conceived 'Urban Renewal' movement of the 1950's-70's, well-preserved buildings representing the breadth of 19th century architecture survive. For example, Mariner's Harbor, an existing Rondout Creek / West Strand area anchor historic building, is nearby and consists of a three (3) story, 42 foot high 15,800 square feet building on a small lot consisting of only 5,600 square feet in area. Other neighboring West Strand buildings include eight (8) Victorian flat-roofed commercial buildings, each including 3 and 4 stories, ranging between approximately 38 to 46 feet in height.

The proposed ICC facility and its architectural design draws inspiration from local styles and their construction materials, and the unique features found in many Rondout neighborhood buildings. The design of the ICC is informed by the historic past of the neighborhood and West Strand area in terms of material, scale and circulation.



West Strand Neighborhood (above)

Since the original March 2016 Planning Board submission, the proposed ICCHV building footprint and gross floor area size has been reduced and the side yard setback has been increased. The width of the building has been decreased by slightly more than 3 feet and the height has been lowered by 1 ½ feet. The proposed building has been designed to sit into the existing hillside, reducing its apparent scale and bulk consistent with other West Strand subarea buildings.

D&H Canal Paymaster Building



The building is fully compliant with all applicable City of Kingston Zoning bulk standards (yard setback, height, coverage, etc.) for the underlying Rondout District. In furtherance of minimizing (lowering) the potential visual impact of the building height, the previously proposed 5-foot tall solar panels atop the parapet have been replaced with a historically accurate railing that closely parallels the roof railing of the Delaware and Hudson Canal Company Office Building (D&H Canal Paymaster Building as shown to the right). The D&H Canal Paymaster Building was located approximately 60 yards from the proposed ICCHV building.

The building of greatest significance as the inspiration for the ICCHV cultural center building has been the D&H Canal Paymaster Building. The commencement of the digging of the Canal, in 1825, was what brought the Irish to the local community. At the end of the workweek the workers would march up Company Hill Path to receive their wages. The site of this former building is approximately 180 feet from the ICCHV property. The historic context encompasses the D&H history of bringing brick, blue stone and other building materials to build Kingston.

Traditional red brick is now proposed for the ICCHV building rather than the buff-toned Norman brick of earlier plans. The red brick cladding and bluestone veneer are indigenous building materials, as are the exposed steel structural members. Painted wood cornices, brackets, pilasters, and raised paneling all evoke the details and materials found on buildings throughout the Rondout District, including Mariner's Harbor, 90 and 99-103 Abeel Street, 11-41 Broadway block, and 15-29 West Strand Street block.

The front (south) façade of the proposed ICCHV building reflects the historic scale, massing, materials, and detail found in this D&H Canal Paymaster Building, with its five-bay façade rhythm, roof parapet railing, bracketed cornice, multi-level balconies, and stone-faced base.

The Abeel Street façade also has been further redesigned by introducing a 'storefront' element reflecting the District's prevalent architectural context, including large single-hung windows consistent with hundreds of structures found within Kingston and throughout the Hudson Valley. The storefront windows at grade level echo the buildings of Abeel Street, Lower Broadway, and the West Strand. The middle three bays of the 83-foot wide façade now has a one-story tall feature of raised panel and pilaster-framed multi-lite windows. The teal and blue paint tones planned for the storefront are complimentary to the surrounding red brick and mortar façade, and will produce an aesthetically pleasing effect in any natural light conditions. The textures and detailing of the four basic finishes (stone, cement plaster, wood and brick) will provide a richness and a contrast with the painted steel lintels over the windows and exterior doors.

Drawing a line through time and space to Kingston's past is a primary design objective for the proposed ICCHV. Located less than one-half mile above the north bank of the Rondout Creek, at 48 West Chestnut Street, is a historic brick house shown to the right, designed in the mid-1880's by the esteemed architect Calvert Vaux. The detailing and features of this house, and selected Vaux designs in the Hudson Valley and in Central Park, New York City (in conjunction with Landscape Architect Frederick Law Olmsted), directly inform the Abeel Street façade. In particular, semi-arched single hung windows, painted brick horizontal decorative banding, and a scallop-roofed bay window, are among the features that honor Vaux' legacy.

Kingston is home to a wide array of architectural styles and periods, dating back to the 17th century Dutch and English colonists, through the American Industrial Revolution, and the Modernist movement of the mid- and late 20th century.



The most active period of growth in the Rondout District of Kingston occurred in the 19th century, when the D&H Canal and the Rondout Creek spurred significant development. Industry and commerce expanded tremendously, with cement, bluestone, and bricks being shipped from the Rondout down to New York City and beyond, and dry goods, and many other products being hauled west via mule drawn barges. Despite the tragic loss of hundreds of buildings during the 'Urban Renewal' movement of the 1950's-70's, well-preserved buildings representing the breadth of 19th century architecture survive. ICCHV draws inspiration from these local styles, construction materials and the unique features found in many Rondout neighborhood buildings.

ICC will overlook, interpret and provide viewing and educational resources for ICC users to partake in that history through exhibits and viewing facilities from its West Strand-facing front entry Plaza as a functioning extension of Company Hill Path, which the ICC project will rebuild and restore. The pathway section in front of the ICCHV cultural center is proposed to be improved with pervious pavers replacing the existing deteriorating and eroding gravel walkway. Also, accessible safety railings are proposed along both sides of the walkway, as well as accent lighting to improve path stability, pedestrian access and its overall appearance in the Historic District.

Based on the foregoing, impacts on historical resources are not anticipated to be significant.

Archeological Resources

The project site is within a general area of archaeological sensitivity as referenced in the Kingston Brownfield Opportunity Area (BOA) Implementation Plan, wherein the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) – State Historic Preservation Office (SHPO) notes that the entire BOA Implementation Plan area is located within an area designated as sensitive for archeological sites. It is also noted that the initial FEAF downloaded from the NYS database self-populated a "yes" response to archeological sensitivity.

However, the project site's potential for archeological sensitivity is minimal and otherwise has been compromised due to previous development of the site including former buildings with basements, their ultimate demolition, and subsequent excavations and filling (refer to FEAF Attachment E.2c- Site Soils which indicates the inclusion of fill on the property). The southerly extent of the site is further of low potential sensitivity due to the steepness of the slope (excess of 12 percent grade) and exposed rock conditions.

Based on the foregoing, impacts to potential archeological resources are not anticipated to be significant.

IMPACT ON OPEN SPACES AND RECREATION

No impacts on open spaces or recreation have been identified. The new ICC facility will provide increased access to recreation resources.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

No Critical Environmental Area has been identified within the limits of the proposed action. Therefore no impact is identified.

IMPACT ON TRANSPORTATION

During hours of normal operation, the proposed project will produce substantially less than 100 cars in any peak hour at the project site. On occasions when theater events achieve 75% occupancy, the ICCHV has proposed the utilization of a shuttle bus service between the subject property and designated municipal parking lots, as outlined in EAF Part 1 Attachment D.2j – Traffic, during such periods of use shall eliminate the possibility of producing an excess of 100 cars in any peak hour. Based on the foregoing, impacts on transportation are not anticipated to be significant. ICC design includes bicycle racks and ICC event attendees will be encouraged to car pool and/or utilize public transportation.

IMPACT ON ENERGY

Proposed construction and ICC operations will not result in any significant impact on energy infrastructure demand or utilization.

IMPACT ON NOISE, ODOR, AND LIGHT

Temporary noise impacts may be apparent during the duration of construction but same will be minimized to the extent practicable and limited to permissible work hours as authorized by the City of Kingston Building Department. Significant changes in noise levels are not expected upon the ICC's occupation and use of the new cultural center as a result of project design which incorporates sound attenuating features. The proposed action also will not produce significant adverse odors or outdoor lighting impacts, and no blasting is proposed. The elimination of the banquet facility kitchen exhaust fan further reduces the potential for odor impacts. Lighting will be downward and shielded along the neighbor side yard of the site. Once construction is completed, noise generated by the new facilities will be minimal and contained primarily indoors. Based on the foregoing, impacts on noise, odor and light are not anticipated to be significant.

IMPACT ON HUMAN HEALTH

No adverse impacts on human health have been identified.

CONSISTENCY WITH COMMUNITY PLANS

The proposed action is a permitted use subject to Site Plan approval, consistent with the project site's RT Rondout District zoning. The project site falls within the West Strand Zoning Subarea, relevant to the planning areas for the City's LWRP, recent Brownfield Opportunity Area (BOA) Implementation Plan, West Strand Historic District, the Hudson River Homeport Implementation Plan (HRPIP) and other planning projects as discussed in the EAF Part 1. It is evident from these planning documents that the City has determined that intensive redevelopment of this general portion of Kingston is its objective.

CONSISTENCY WITH COMMUNITY CHARACTER

The re-design of the new ICC building is compatible with and proposes to include materials found throughout the Rondout neighborhood and City at large. Further, the width of the building has narrowed by three (3) feet eliminating the need for an area variance. The bulk of the proposed ICCHV building will be minimized by building into the slope along West Strand, with its three (3) stories matching or being less than the number of stories of neighboring buildings.

Just as buildings routinely are located in close proximity to its sidewalk, so is the proposed ICCHV building situated adjacent to its pedestrian sidewalk (Company Hill Path). On the Abeel Street side, only two stories will be visible, which is fewer than the large residence to the immediate north, which has three (3) stories.

The southerly façade facing West Strand respects the Company Hill Path with an adjacent twelve-foot deep patio and sloped planting area, and the northerly Abeel Street façade is setback allowing views and light from neighboring structures across the ICCHV property. The design and scale in effect compliments the diversity of structures and uses found throughout the West Strand subarea, along both the West Strand frontage and the neighboring streets to the ICCHV property.

The ICC will be a place for all people to gather with friends and families, celebrate both rich and unique cultures and arts, break bread, together learning and growing as a community. The Irish Culture will be expressed and displayed, accessible for all to enjoy and appreciate in what will be a world class center in the heart of the Hudson Valley. The ICCHV project is a component part of the continuing Rondout Historic District's physical, cultural and sustainable economic growth as a regional multi-use tourist destination.

Refer above under Aesthetic Resources and Historical and Archeological Resources for further details regarding how the proposed action will be consistent and compatible with the existing community character found within the surrounding area.