



CITY OF KINGSTON

OFFICE OF ECONOMIC DEVELOPMENT & STRATEGIC PARTNERSHIPS

Shayne R. Gallo, Mayor

Gregg H. Swanzey, Director

November 24, 2014

Mr. James L. Noble, Jr.
Alderman-At-Large
President of the Common Council
420 Broadway
Kingston, NY 12401

Re: A Resolution to confirm the Intent to Serve as Lead Agency

Dear President Noble:

This is a request for a resolution confirming the City of Kingston's intent to serve as lead agency for Kingston Waterfront Brownfield Opportunity Area Plan (BOA Plan) now underway thanks to a grant from the Department of State.

In accordance with the provisions of the State Environmental Quality Review Act (SEQRA), the City of Kingston (the City) should assume the role of Lead Agency for Kingston Waterfront Brownfield Opportunity Area Plan (BOA Plan). The action subject to SEQRA involves the intended adoption and implementation of the BOA Plan.

The BOA generally includes the waterfront area between Dock St/Abeel St and the confluence of Rondout Creek and the Hudson River. The BOA Plan will guide redevelopment of the approximately 185-acre study area, including possible remediation of several strategic brownfield sites adjacent to parkland, commercial and residential areas, and the Hudson River and Rondout Creek.

In 2010 the City completed a BOA Step 2 – Nomination Study and subsequently has been awarded a grant from the New York State Department of State (NYSDOS) to complete the BOA Step 3 – Implementation Strategy. The BOA Plan (inclusive of the Nomination Study, Implementation Strategy and Generic Environmental Impact Statement) is being prepared in accordance with the guidelines established by the NYSDOS for the BOA program.

The City will issue a Positive Declaration and prepare the Draft Generic Environmental Impact Statement in conjunction with the BOA Plan. It is also anticipated that public scoping will be conducted. See the attached Full Environmental Assessment Form – Part 1 and Figure 1 – Location Map.



CITY OF KINGSTON

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Shayne R. Gallo, Mayor

Gregg H. Swanzey, Director

Questions regarding the BOA Plan and/or the City's assumption of Lead Agency status should be directed to me at (845) 334-3962 or e-mail gswanzey@kingston-ny.gov .

Thank you for your attention to this very important project for the City of Kingston's Waterfront.

Sincerely,

Gregg Swanzey, Director

**CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401**



DATE: December 2, 2014

TO: The INDIVIDUALS LISTED ON THE ATTACHED SCHEDULE A

RE: DESIGNATION OF CITY OF KINGSTON COMMON COUNCIL AS LEAD AGENCY

Please find enclosed the Full Environmental Assessment Form Part I, prepared for the City of Kingston Waterfront Brownfield Opportunity Area (BOA) Plan. The action subject to the New York State Environmental Quality Review (SEQR) Act includes the intended adoption and implementation of the BOA Plan (the Action). You have received this correspondence because your agency has been identified as having permitting or funding authority (Involved Agency) or other direct interest in the project (Interested Agency).

The BOA generally includes the waterfront area between Dock St/Abeel St and the confluence of Rondout Creek and the Hudson River. The BOA Plan will guide redevelopment of the approximately 190-acre study area, including possible remediation of several strategic brownfield sites.

In 2010 the City completed the BOA Step 2 – Nomination Study and has been subsequently awarded a grant from the New York State Department of State (NYS DOS) to complete the BOA Step 3 – Implementation Strategy. The BOA Plan (inclusive of the Nomination Study, Implementation Strategy and Generic Environmental Impact Statement) is being prepared in accordance with the guidelines established by the NYS DOS for the BOA program. The BOA Step 2 Nomination Study is available at: http://www.kingston-ny.gov/filestorage/76/78/82/6765/BOA_Step_2_Final_Narrative.pdf .

The Action has been classified as an Unlisted Action. A Coordinated Review is being undertaken, which requires the designation of a “Lead Agency”. The Lead Agency must make a determination of the significance of the Action’s potential impact on the environment in order to comply with SEQRA and its regulations (6NYCRR Part 617) promulgated by the Department of Environmental Conservation.

Upon consideration of the criteria set forth in 6NYCRR Part 617.6, the Kingston Common Council believes that it should be designated Lead Agency. Please indicate your concurrence by returning the enclosed response form with such designation within thirty (30) days of this notice. To the extent you have any questions with respect to the Action or designation of this agency as Lead Agency please contact:

Gregg Swanzey, Director
Office of Economic Development & Strategic Partnerships
City Hall - 420 Broadway
Kingston, NY 12401
845-334-3962
gswanzey@kingston-ny.gov

Office of Planning, City Hall, 420 Broadway, Kingston, New York 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401



Following the designation as Lead Agency, a Determination of Significance shall be made in accordance with the Regulations. At this time, the City anticipates issuing a Positive Declaration and preparing a Draft Generic Environmental Impact Statement in conjunction with the BOA Plan. It is also anticipated that public scoping will be conducted. You will be notified of said determination immediately thereafter in accordance with Section 617.12 of the Regulations. Your agency cannot take any action or render any decision on the project until after the Lead Agency makes a determination and the SEQR process is concluded in accordance with 6NYCRR Part 617.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. M. ...', is written over a light blue horizontal line.

Director
Economic Development & Strategic Partnerships

**CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401**



SCHEDULE A

INVOLVED AGENCIES:

City of Kingston – Common Council
City Hall - 420 Broadway
Kingston, NY 12401
Attn: James L. Noble, Jr., President

David Ashton
New York State Department of State
One Commerce Plaza
99 Washington Ave, Suite 1010
Albany, NY 12231-0001

Martin Brand, Regional Director
New York State Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, NY 12561-1696

United States Army Corps of Engineers
New York District Public Affairs
26 Federal Plaza, Rm 2113
New York, NY 10278

Heritage Area Commission
City Hall - 420 Broadway
Kingston, NY 12401
Attn: Hayes Clement

INTERESTED PARTIES:

City of Kingston – Planning Board
City Hall - 420 Broadway
Kingston, NY 12401

City of Kingston – Zoning Board of Appeals
City Hall - 420 Broadway
Kingston, NY 12401

Office of Planning, City Hall, 420 Broadway, Kingston, New York 12401
Phone 845.334.3955 Fax 845.334.3958 e-mail planning@kingston-ny.gov
www.kingston-ny.gov

**CITY OF KINGSTON
420 BROADWAY
KINGSTON, NEW YORK 12401**



Historic Landmarks Preservation
City Hall - 420 Broadway
Kingston, NY 12401
Attn: George Donskoj

Kingston Local Development Corporation
City Hall - 420 Broadway
Kingston, NY 12401
Attn: Amanda Bruck-Little

Ulster County Planning Board
County Office Building
244 Fair Street
P.O. Box 1800
Kingston, NY 12402
Attn: Dennis Doyle

Hudson River Valley Greenway
625 Broadway, 4th Floor
Albany, NY 12207
Attn: Mark Castiglione

New York State Department of Transportation
Region 8 - Regional Planning and Program Manager
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603

New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189
Attn: Jennifer Betsworth

**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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input 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? Yes No

- **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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

If Yes,

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

C.4. Existing community services.

a. In what school district is the project site located? _____

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

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

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development See Attached Project Narrative

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

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres See attached Project
c. Total acreage (project site and any contiguous properties) owned _____ acres Narrative.

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: _____ 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	_____	_____	_____	_____

See attached Project Narrative.

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes, To be determined with development of conceptual land use plans in BOA Step 3

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

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

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

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

 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

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

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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

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

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

iii. Will 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: _____ 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: _____
- 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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

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

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
 If Yes:
 i. 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)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • 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:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No <http://www.epa.gov/oaqps001/greenbk/anc1.html>
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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

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

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? CitiBus 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
The proposed Kingston Greenline (Rondout Section)

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

If Yes:

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

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

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No
TO be confirmed by Central Hudson Gas & Electric on a project-specific basis

l. Hours of operation. Answer all items which apply. See attached Project Narrative.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

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

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

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

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

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

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

E. Site and Setting of Proposed Action

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

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

b. Land uses and covertypes on the project site. SEE ATTACHED PROJECT NARRATIVE

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

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

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

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:

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: See attached Project Narrative
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

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

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

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

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

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site 28.5% water surface
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site 28.5% water surface
 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input 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: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
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 type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input 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: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
<hr/>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<small>See attached Project Narrative.</small>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
<hr/>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
<hr/>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature _____ Title _____

**PROJECT NARRATIVE
ENVIRONMENTAL ASSESSMENT FORM**

**CITY OF KINGSTON
WATERFRONT BROWNFIELD OPPORTUNITY AREA
ULSTER COUNTY, NEW YORK
Draft – November 4, 2014**

A. Project and Sponsor Information

EAF page 1 . Description of Proposed Action

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

The BOA Plan will guide redevelopment of the approximately 185-acre BOA, including possible remediation of several strategic brownfield sites adjacent to parkland, commercial and residential areas, and the Hudson River and Rondout Creek. The purpose of the BOA Plan will be to build upon the Local Waterfront Revitalization Program (1992) to create redevelopment opportunities on former industrial brownfields.

This assessment under SEQRA is supported by the project details provided in the Kingston Waterfront BOA Step 2 - Nomination Study. Since completion of the Step 2 – Nomination Study the City has determined to expand the original BOA to the south west by adding an additional 12 parcels (approximately 18 acres). This EAF takes into consideration the entire approximately 185-acre expanded study area. The Step 3 – Implementation Strategy will provide any background information necessary for the 18 acre expansion otherwise not provided in the Step 2 – Nomination Study.

The City intends to conduct a Coordinated Review in anticipation of incorporating a Generic Environmental Impact Statement into the BOA Plan. A Draft Scoping Document will be prepared and circulated for review and input. A public scoping meeting will also be held to obtain additional input from the public and interested agencies. A Final Written Scope will be prepared based on input from involved agencies and the public. The Final Written Scope will generally outline the content and methodologies anticipated for the combined BOA Plan/Generic EIS.

See Figure 1 Waterfront BOA Location Map.

EAF page 1. Property Owner

The BOA study area is comprised of approximately 98 separate tax map parcels. While the City of Kingston is the project sponsor, it does not own each parcel. See Table 1 for list of parcels and property owners.

D.1 Proposed and Potential Development

EAF page 3 D.1 Proposed and Potential Development

For the purposes of this EAF, the Action or Project is preparation of the BOA Plan. The BOA Plan will outline through conceptual planning, a range of potential uses for the Kingston waterfront. For that reason, the City and NYSDOS have decided that the appropriate review under SEQR will be through a Generic Environmental Impact Statement. The GEIS will assess potential impacts commensurate with the level of detail developed during the BOA Plan.

As future public and private redevelopment projects are proposed, they each will be subject to site plan review and SEQR assessment on a project-specific basis. At that time detailed design information will be available and allow a more thorough review of potential impacts and their mitigation as necessary.

EAF page 3 D.1.b – acreage to be physically disturbed

It is not possible to determine (early in the SEQR process) the total area to be disturbed that may occur from implementing the BOA Plan. More detail will be available during preparation of the BOA Plan and GEIS.

Total acreage of BOA study area and City-owned acreage calculated from the area within identified tax map parcels within the larger BOA boundary that graphically includes area in the Rondout Creek and Hudson River. Source: Ulster County tax map data (GIS) files.

EAF page 4 D.1.f – Does the project include new residential units?

At this point in the SEQR process the mix of land uses to be recommended in the BOA Plan has not been determined. It is possible that multiple residences may be recommended as part of the overall mix. More detail will be available during preparation of the BOA Plan and GEIS.

D.2 Project Operations

EAF page 7 D.2.1 - Hours of Operation

Hours of operation and construction schedules for future implementation projects are not available at this stage of the BOA Plan development. Since the anticipated mix of land uses (residential commercial, office, retail, entertainment and open space are generally compatible with the existing neighborhood, it is assumed hours of operation will also be compatible with the existing setting. As project-specific

proposals are made, the details of operations and constructions will be subject to site plan review and SEQR.

E.1 Land Uses on and Surrounding the Project Site

EAF page 9 E1.b. - Land Uses and Cover-types

Existing land uses are provided based on land use calcifications available from Ulster County tax map record data. See Table 2 - Land Use.

Proposed changes in land use within the BOA study area will be determined during the development of the implementation strategy and presented in the BOA Plan. An assessment of the potential impacts from land use changes will be discussed in the GEIS portion of the BOA Plan.

As the BOA boundary is mapped to the center of Rondout Creek and the Hudson River, the total area including water surface (outside the 98 parcels) is approximately 419 acres. However, for the purposes of this EAF, only the area (185 acres) within the 98 subject parcels is characterized.

EAF page 10 E.1.h. - Potential Contamination History.

The BOA Step 2 Nomination Study provides extensive information on the known brownfield sites within the BOA study area. The Nomination Study completed a preliminary evaluation of the known environmental risks in the waterfront redevelopment area. The study further attempted to identify the opportunities and constraints to redevelopment in the context of the recognized environmental conditions. Phase I Environmental Site Assessments (ESA) were done on 63 contiguous, or nearly contiguous properties that were divided into 27 groups based on commonalities. One ESA Report was then prepared for each group. The Nomination Study provides the following findings:

For the most part, it is anticipated that degraded environmental conditions typical of the region can be remediated using readily available, traditional cleanup alternatives. Costs will vary on a site by site basis, but generally would be in the low to moderate range for most sites. Actual cleanup costs cannot be determined without additional testing but, in general, the costs to remediate the likely degraded environmental conditions at majority of the sites should not be considered an impediment to redeveloping the properties in the region for a wide variety of uses.

As presented in the Nomination study Table 3 presents environmental site characteristics for each of the ESA groups. The complete enviromnemtnal site assessment reports are available at: http://www.kingston-ny.gov/filestorage/76/78/82/6765/BOA_Step_2_Final_Appendix.pdf

E.2 Natural Resources On or Near Project Site.

EAF page 11 E.2.c – Predominant Soil Types

Soil types within the approximately 185 acre BOA study area are presented on Table 4. Source: United States Department of Agriculture – Natural Resources Conservation Service (NRCS), <http://datagateway.nrcs.usda.gov/>

E.3 Designated Public Resources On or Near Project Site

EAF page 13 E.3.e - State and National Registers of Historic Places

Historic resources listed on State or national Registers of Historic Places are presented on Table 5.

EAF page 13 E.3.f. - Archaeological Sites

According to the NYS Office of Parks, Recreation and Historic Preservation – State Historic Preservation Office (SHPO), the entire Kingston Waterfront BOA study area is located within an area designated as sensitive for archeological sites. The preparation of the BOA Plan will not involve any disturbances of land potentially impacted archaeological sites. The future development of site-specific projects may require further investigation of cultural (historic and archaeological) resources and clearance by the NY SHPO.

Table 1. Property Owners

TAX PARCELS	STREET ADDRESS		PROPERTY OWNER
56.36-12-25	245-247	E STRAND ST	Armstrong, Nathan
56.36-1-7	173-179	E STRAND ST	B Millens & Son Inc
56.43-6-7	159-179	E STRAND ST	B Millens & Son Inc
56.36-1-15	296	E STRAND ST	B Millens & Sons
56.36-12-2	214-216	CATHERINE ST	Blue, John
56.36-12-3	218	CATHERINE ST	Blue, John
56.50-6-20	146-148	ABEEL ST	C&B Developers LLC
56.50-6-19	150-156	ABEEL ST	C&B Developers LLC
56.50-6-18	156-160	ABEEL ST	C&B Developers LLC
56.36-1-18	298-322 R	E STRAND ST	Central Hudson Corp
57.21-1-1	49-51	DELAWARE AVE	Central Hudson Corp
56.43-5-39		CANAL ST	City Of Kingston
56.43-5-38	16-20	W STRAND ST	City Of Kingston
57.21-1-14	66-106	DELAWARE AVE	City Of Kingston
56.43-5-37	22	W STRAND ST	City Of Kingston
56.43-5-41	1-3	CANAL ST	City Of Kingston
56.43-5-36	24-26	W STRAND ST	City Of Kingston
56.43-5-42	30	RONDOUT LANDING	City Of Kingston
56.28-2-15	126-132	NORTH ST	City Of Kingston
56.50-6-12	208-304	ABEEL ST	City Of Kingston
57.21-1-2	41	DELAWARE AVE	City Of Kingston
57.21-1-5		LAND AT KGN PT	City Of Kingston
56.36-1-34	53	DELAWARE AVE	City Of Kingston
56.43-5-43	2-8	RONDOUT LANDING	City Of Kingston
56.43-5-10	68-124	DOCK ST	City Of Kingston
56.36-12-13	19	SYCAMORE ST	Cooper, Clifford
56.36-1-32	46	NORTH ST	Cordero, Deena
56.36-1-33	50	NORTH ST	Cordero, Deena
56.36-1-11	222	E STRAND ST	Historic Kgn Waterfrnt LM LLC
56.43-6-6	124-134	E STRAND ST	Historic Kgn Waterfrnt LM LLC
56.36-1-8	136-198	E STRAND ST	Historic Kgn Waterfrnt LM LLC
56.36-1-10	208-216	E STRAND ST	Historic Kgn Waterfrnt LM LLC
56.36-12-6	213-215	E STRAND ST	Historic Kgn Waterfrnt LM LLC
56.36-1-13	260-270	E STRAND ST	Historic Kgn Waterfront
56.36-1-14	272-276	E STRAND ST	Historic Kgn Waterfront
56.50-6-21	LOWER	ISLAND DOCK	Historic Kgn Waterfront
56.43-5-44		UPPER ISLAND DOCK	Historic Kgn Waterfront
56.36-1-6	181-207	E STRAND ST	Historic Kgn Waterfront
56.36-1-12	224-258	E STRAND ST	Historic Kgn Waterfront

56.36-1-9	200-206	E STRAND ST	Historic Kgn Waterfront
56.43-5-44		UPPER ISLAND DOCK	Historic Kgn Waterfront
56.50-6-22	REAR	ABEEL ST	Historic Kgn Waterfront
56.50-6-11	320	ABEEL ST	Historic Kgn Waterfront
56.43-6-5	108	E STRAND ST	Historic Kgn Waterfront #1LLC
56.36-1-21	REAR	NORTH ST	Historic Kgn Waterfront KL LLC
56.36-1-20	REAR	NORTH ST	Historic Kgn Waterfront KL LLC
56.36-1-19	LAND	NORTH ST	Historic Kgn Waterfront KL LLC
56.43-6-1.100	44	RONDOUT LANDING	Hudson River Maritime
56.43-6-1.200	50	RONDOUT LANDING	Hudson River Maritime
56.43-5-1	144	ABEEL ST	Hudson Valley Dev LLC
56.50-6-16	162-168	ABEEL ST	Hudson Valley Dev LLC
56.36-12-12	11	SYCAMORE ST	Jackson Frances R
56.36-1-26	22	NORTH ST	Jacobson, Amy
56.43-6-4	96-110	RONDOUT LANDING	JKJ Properties LLC
56.43-6-3	88-94	RONDOUT LANDING	JKJ Properties LLC
56.36-12-1	210	CATHERINE ST	Jones, Patricia
57.21-1-15	28	DELAWARE AVE	Kgn Point Terminal
57.21-1-13	9-39	ESSEX ST	Kgn Point Terminal
57.21-1-8		ESSEX ST	Kgn Point Terminal
57.21-1-10	31-35	ESSEX ST	Kgn Point Terminal
57.21-1-3	35-39	DELAWARE AVE	Kgn Point Terminal
57.21-1-16	HEAD OF	DELAWARE AVE	Kgn Point Terminal
57.21-1-7	2-26	DELAWARE AVE	Kgn Point Terminal
57.21-1-12	30-36	DELAWARE AVE	Kgn Point Terminal
56.36-12-24	251	E STRAND ST	Manatee LLC
56.36-12-4	10	TOMPKINS ST	Martin, Lloyd
56.36-1-37	26-28 R	NORTH ST	Millens, Barney
56.36-1-16	290	E STRAND ST	Millens, Barney
56.36-1-22	HEAD OF	E STRAND ST	Millens, Barney
56.36-1-17	312-322	E STRAND ST	Millens, Barney
56.36-12-5	8	TOMPKINS ST	Mohegan Vista Prop LP
56.36-1-24	12	NORTH ST	Nauta, Gary
56.36-12-10	233	E STRAND ST	New Central Bap Church
56.36-12-9	229	E STRAND ST	New Central Bap Church
56.36-12-8	225-227	E STRAND ST	New Central Bap Church
56.36-12-11	235-237	E STRAND ST	New Central Bap Church
56.36-12-7	217-223	E STRAND ST	New Central Bap Church
56.43-5-40	1	BROADWAY	Press Realty, Inc.
56.36-12-17.1	240	CATHERINE ST	Riverview Missionary Church
56.50-6-24	194-198 R	ABEEL ST	Rondout Holding Co Inc

56.50-6-25	170	ABEEL ST	Rondout Holding Co Inc
56.36-1-23	2-10	NORTH ST	Rondout Land Corp
57.21-1-6	1-33	DELAWARE AVE	RW Garraghan Inc
56.36-1-25	20	NORTH ST	Sensini , Aldo
56.50-6-13	198	ABEEL ST	Smythe , Timothy
56.50-6-14	194	ABEEL ST	Smythe , Timothy
56.43-6-2	86	RONDOUT LANDING	Ulster Savings Bank
56.28-2-16	126	NORTH ST	Vivianni, Catello
56.36-12-14	20	SYCAMORE ST	Washington, Hattie
56.36-1-30	36	NORTH ST	Wolfeil, Bruce
56.36-1-27	26	NORTH ST	Wolfeil, Craig
56.36-1-28	28	NORTH ST	Wolfeil, Craig P
56.36-1-29	32	NORTH ST	Wolfeil, Frank
56.36-1-31	40	NORTH ST	Wolfeil, James

Table 2. Land Uses in Waterfront BOA

LAND USE	ACREAGE	% OF AREA
200 - RESIDENTIAL	2.45	1.33%
300 - VACANT	40.74	22.07%
400 - COMMERCIAL	20.28	10.99%
500 - RECREATION AND ENTERTAINMENT	15.17	8.22%
600 - COMMUNITY	5.22	2.83%
700 - INDUSTRIAL	3.11	1.68%
800 - PUBLIC SERVICES	2.36	1.28%
900 - FORESTS/ PARKS	90.40	48.98%
OTHER	4.85	2.63%
	184.58	100.00%

Table 3. Environmental Site Characteristics

TCC Parcel	Property Use/Name	Auto Repair or Machine Shop	ACM or LBP	Radon	Other	Known Surface or Subsurface Impacts	Site Access Granted
SECTOR 1							
TCC-1	Concrete Blocks Inc.			X			
TCC-2	Vacant-Island Dock Lumber			X			
TCC-3	Block Park			X	1	reported	X
TCC-4	P&T Surplus Inc.			X	1,4	X	
TCC-5	Hideaway Marina		X	X	4	X	X
TCC-6	Island Dock	X		X			
SECTOR 2							
TCC-7	Kingston Maritime Museum		X	X			X
TCC-8	Vacant			X			X
TCC-9	Rosalita's Restaurant		X	X			X
TCC-10	Millens Steel	X	X	X			X
TCC-11	Former Cornell Steamship Co.	X	X	X			
TCC-12	WWTP		X	X			X
TCC-13	L&M Auto Parts	X	X	X	4	X-staining	X
TCC-14	Millens Maint. Bldg.	X	X	X		X-staining	X
TCC-15	Kosco		X	X	3		X
TCC-16	Kosco		X	X	4,5,		X
TCC-17	Central Hudson Gas Receival		X	X	2	X	X
TCC-18	Millens Scrapyard	X	X	X		X	X
TCC-19	Vacant (former marina)			X			
TCC-20	Millens Scrapyard	X	X	X		X	X
SECTOR 3							
TCC-21	Vacant (part of Kingston Point)				4,5	X ⁶	X
TCC-22	Kingston Point Terminal				4,5	X ⁶	X
TCC-23	City Park			X			X
SECTOR 4							
TCC-24	Tilcon	X	X	X			
TCC-25	Vacant-part of Tilcon		X	X			
TCC-28	Vacant			X	7		X
TCC-27	Brickyard	X	X	X			X

¹ Multiple drums and other chemical storage containers on-site. Drum/chemical inventory required prior to disposal

² Phase I, Phase II ESAs performed and remedial work plan submitted

³ No closure documentation for UST removal, subsurface may be impacted in tank grave area

⁴ Abandoned/in-active tanks on-site, required to be permanently closed with NYSDEC

⁵ GW monitoring wells on-site, no analytical data provided during assessment

⁶ Air stripper present on-site

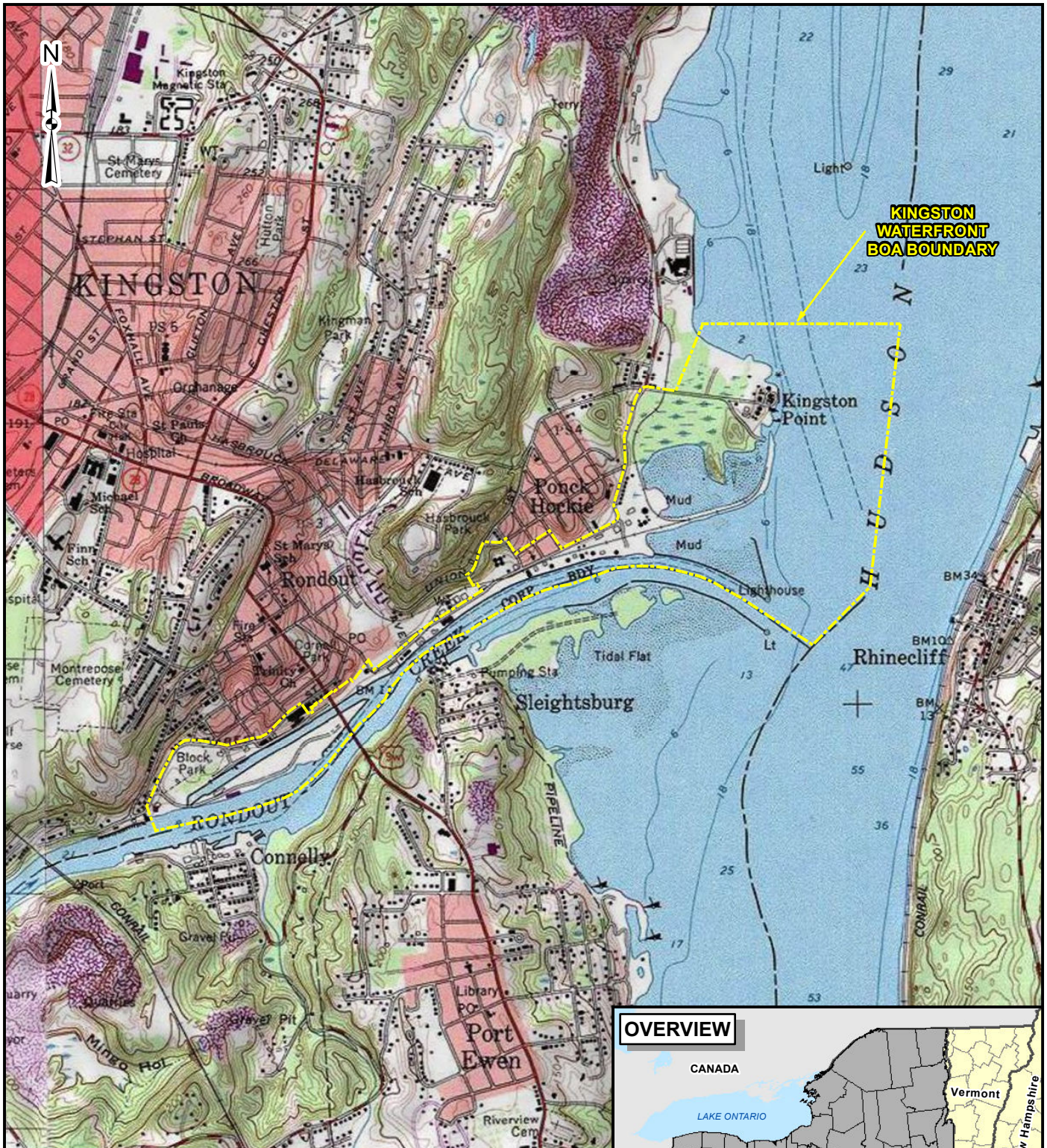
⁷ Minor debris piles noted on-site

Table 4. Predominant Soil Types in Waterfront BOA

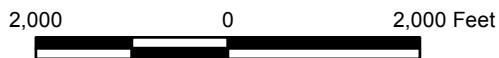
MAP UNIT SYMBOL	MAP UNIT NAME	DRAINAGE	SLOPE	ACREAGE in BOA	% OF AREA (BY TYPE)
BOD	Bath-Nassau-Rock outcrop complex, hilly	Well Drained/ Somewhat Excessively Drained	10-25%	17.00	9.21%
CF	Cut and fill land	Somewhat Excessively Drained	0-8%	57.39	31.09%
FAE	Farmington-Rock outcrop complex, steep	Somewhat Excessively Drained	25-60%	2.40	1.30%
FW	Fresh water marsh	Very Poorly Drained	0-1%	24.56	13.30%
HuC	Hudson silt loam, 8 to 15 percent slopes	Moderately Well Drained	8-15%	3.26	1.77%
ML	Made land	Somewhat Excessively Drained	0-5%	25.13	13.61%
NBF	Nassau-Bath-Rock outcrop complex, very steep	Well Drained/ Somewhat Excessively Drained	25-65%	1.95	1.05%
PrC	Plainfield-Rock outcrop complex, rolling	Excessively Drained	0-25%	0.09	0.05%
STD	Stockbridge-Farmington-Rock outcrop complex, hilly	Well Drained/ Somewhat Excessively Drained	15-25%	0.19	0.10%
W	Water	--	--	52.61	28.50%
				184.58	100.00%

Table 5. National Register Sites

HISTORIC RESOURCE	ADDRESS - LOCATION	ID NUMBER
Rondout-West Strand Historic District	Roughly bounded by Broadway, Rondout Creek, Ravine, Hone and McEntee Sts.	90NR01103
Kingston-Port Ewen Suspension Bridge	U.S. 9W	90NR01106
West Strand Historic District	West Strand and Broadway	90NR01100
Kingston/Rondout 2 Lighthouse	Hudson River and Rondout Creek	90NR01098
CATAWISSA (Coastal Tugboat)	Hudson River	96NR01011
K. WHITTELSEY (Tugboat)	3 North Street at Rondout Creek	02NR04969
Hudson River Historic District	Hudson River; East side; Columbia , Dutchess Counties	92NR00302



Source: 1:24,000-scale USGS Topographic Map, Kingston East, 1989;
Center of Study Area -- 41.92°N, 73.97°W



**City of Kingston Common Council
Response to Request for Determination of Lead Agency**

**Re: City of Kingston Waterfront Brownfield Opportunity Area (BOA) Plan
City of Kingston Common Council Designation as Lead Agency**

On behalf of:

Agency Name: _____

Agency mailing address: _____

Agency telephone: _____

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

The above named agency hereby:

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

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

DATED: _____ AGENCY NAME: _____

BY: _____
(Please Print)

SIGNATURE: _____

Please Return By January 5, 2014 To:

Gregg Swanzey, Director
Office of Economic Development & Strategic Partnerships
City of Kingston
City Hall - 420 Broadway
Kingston, NY 12401