

# REFERRAL RESPONSE



## ULSTER COUNTY PLANNING BOARD

General Municipal Law of New York State

Article 12B

Sections 239-1 and 239-m

Referral Number

2024084

**Municipality** Kingston City  
**Referring Agency** Local Governing Body  
**Type of Referral** Zoning Map Amendment

Local File Number

**Name of Applicant** Luke Interrante SSLI Holdings, LLC  
**Name of Project** 21 Bluestone Ct.  
**Project Location** 21 Bluestone Ct.  
**Description** Rezone from SD-MF to T3N for 15 single-family homes.

**UCPB Decision**

**Advisory Comments**

See Attachments



Referral Officer

Representing the Ulster County Planning Board

**Date Received** 5/28/2024  
**Date Reviewed** 6/5/2024  
**Form Date** 6/6/2024  
**Status** Reviewed

RECEIVED:

RECEIVED BY

KWA/Clark's office

DATE

6/12/2024

TIME

11:55A

# Ulster County Planning Board



Dennis Doyle, Director

## RECOMMENDATION

Elisa Tint, City Clerk  
City of Kingston  
420 Broadway  
Kingston, N.Y. 12401

REFERRAL NO: 2024-084  
DATE REVIEWED: 06/05/2024

### Re: Bluestone Court – Zoning Map Amendment

#### Summary

The applicant is petitioning the City of Kingston to rezone the property located at 21 Bluestone Court from Special District, Multi-family to T3N. The project had previously been approved for a 46-unit apartment complex and is now being proposed to be developed as a 15-lot, single-family home, subdivision. Existing T3N and T3L zoning districts are adjacent to the parcel.

#### Materials Submitted for Review:

- Referral Form
- Zoning Application
- Short EAF
- Subdivision

#### Recommendations

##### SEQRA

The applicant has submitted a short EAF with their proposal as well as a possible subdivision plan. The materials provided, however, do not cover the variety of issues associated with the review of a realty subdivision which are Type 1 actions under SEQRA per the NYS Department of Health.

##### Advisory Comments

The UCPB recommends that any approvals for rezoning wait until after the environmental review of the proposed subdivision is completed to avoid a potential segmentation violation.

##### T3N – Advisory Comments

The proposed subdivision details will need to be developed in conjunction with the Town's form-based code. Details regarding the locations of house sites, sidewalks, and accessory structures will need to meet the specifications of the district and it is recommended that these details be shown on the final plat to demonstrate compliance, transparency, and enforceability.

Reviewing Officer

Robert A. Leibowitz, AICP  
Principal Planner

Cc: Suzanne Cahill, Kingston Planning Department  
Kyla DeDea, Kingston Planning Department

# FINAL ACTION REPORT FORM



**Per GML 239-m and -n FINAL ACTION REPORTS ARE REQUIRED TO BE SUBMITTED WITHIN THIRTY DAYS AFTER FILING**

Complete the local agency final action box, add the local file number, include any required submittals, and sign the form

**Name of Project:** 21 Bluestone Ct.

**Referral Number:** 2024084

**UCPB Decision:** Advisory Comments

## Local Agency Final Action:

Approve  Disapprove

**Member Vote:** Yes:  No:

County Planning Board Decision - Reviewed no County Impact

Concurs with County Planning Board Modifications or Disapproval

Contrary to County Planning Board Modifications or Disapproval (see required submittals if checked)

## Required Submittals:

Within thirty days after final action, the referring body must file a report of the final action it has taken with the UCPB. A referring body that acts contrary to a recommendation of modifications or disapproval of a proposed action shall set forth the reasons for the contrary action in such report attached to this form.

**Local File Number:**

**Municipality:** Kingston City

**Referring Agency:** Local Governing Body

**Type of Referral:** Zoning Map Amendment

**Name of Applicant:** Luke Interrante SSLI Holdings, LLC

**Project Location:** 21 Bluestone Ct.

**Description:** Rezone from SD-MF to T3N for 15 single-family homes.

Required Submittals Attached

Resolution Attached

**Local Officer:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## ~ For Ulster County Planning Board Use Only ~

### Local Board Decision:

**Original Date Received:** 5/28/2024

**Original Review Date:** 6/5/2024

**Final Action Date Received:**

**Status:** Reviewed

### Return Form to:

Referral Officer  
Ulster County Planning Board  
Box 1800 Kingston, N.Y. 12402

Need Help? Telephone: 340-3340

Form Revised 09/26/2000 UCPB

UCPB Date Stamp