

CITY OF KINGSTON

Office of the City Clerk & Registrar of Vital Statistics

cityclerk@kingston-ny.gov

Steven T. Noble, Mayor
Elisa Tinti, City Clerk & Registrar



Deidre Sills, Deputy Clerk
Susan Mesches, Deputy Registrar

KINGSTON ZONING AMENDMENT APPLICATIONS

ZONING AMENDMENT: Is a Legislative act, carried out by the Common Council, which amends (adds/deletes/modifies) either the text of written Ordinances, or changes property zoning classification on the map (rezoning). Rezoning must be in furtherance of a communities planning objectives (land use plan). If a property is rezoned, it changes the district regulations which are applied, allowing any use permitted and bulk requirements to be constructed.

A complete application is considered to be:

- Application form completed
- Completed and signed SEQRA form (Part 1 only).
- Non-refundable \$75.00 application fee (checks payable to City Comptroller).
- Minimum – five (5) copies of any attachments and supporting data.

DEADLINE FOR SUBMISSIONS: All petitions for zoning amendments must be submitted to **The Clerk's Office at City Hall, no later than 4:00 pm on the Friday** before the Common Council meeting date.

ZONING AMENDMENT APPLICATION

Check one that applies:

- ☒ AMENDMENT OF ZONING MAP (REZONING)
☐ AMENDMENT OF ZONING ORDINANCE TEXT

1. Location and description of property (Street address, size, dimension, ward, tax parcel number):

63 Golden Hill Drive, Kingston, NY 12401, Tax Map ID #56.40-1-19.300,

41 acres

2. Name/Mailing Address/Phone # of Applicant(s):

Pennrose NY Developer LLC

45 Main Street, Suite 539 Brooklyn, NY 11201

(267) 386-8600

3. Name/Mailing Address/Phone # of Owner(s):

Ulster County Housing Development Corporation

244 Fair Street, Kingston, NY 12402

(845) 340-3800

4. If rezoning, state current and proposed zoning classification:

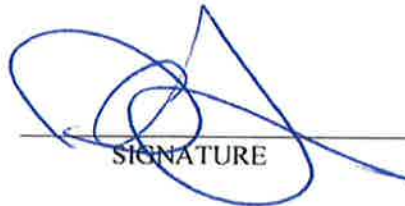
Current = One-Family Residence (RRR) Proposed= Limited Office District (O-2)

5. If text amendment, cite specific section(s) of Ordinance affected by request:

N/A

6. Provide detailed reason for request (Attach additional sheets as required): _____
 The proposed Golden Hill development is an intergenerational, affordable mixed-income housing community. Buildings range from one-story to four-story, and a total of 164 housing units are proposed. The existing RRR district is primarily a single-family residence district and also limits maximum building height to 35 ft. The proposed O-2 district allows for office, residential, and mixed-use development including the construction of dwellings for four or more families. The O-2 district also does not limit building height. The Applicant is requesting a zoning change for the approximate 20.14 acre site being subdivided out for the development. The second parcel, lands now or formerly of Ulster County, will be approximately 20.87 acres and shall remain in the RRR zoning district.
7. Attach supporting documents as necessary, i.e.- maps, photographs, financial information, traffic, drainage data, petitions, condition reports, etc...

Dylan Salmons, Authorized Signatory
 Pennrose NY Developer LLC
 PRINT NAME, TITLE


 SIGNATURE

6/30/22
 DATE

PRINT NAME, TITLE

SIGNATURE

DATE

FOR OFFICE USE ONLY

Date Received: _____	Referrals to HLPC: _____
Application Fee: _____	SEQRA: _____
Intro to KCC: _____	Referral to UCPB: _____
Referral to L&R: _____	Public Notice: _____
Referral to KPB: _____	Public Hearing: _____
FINAL DECISION/DATE/RESOLUTION #:	_____



RECEIVED:
RECEIVED BY DS
DATE 7/14/22
TIME 3:00 PM

**Resolution of the City of Kingston Planning Board
Adopting a Determination of Negative Declaration of Environmental
Significance for Golden Hill Housing Project
Under the SEQR Process (6 NYCRR Part 617)**

Motion By: Wayne Platte

Second By: Matt Gillis

WHEREAS, the Pennrose, LLC (the Applicant) has submitted plans, along with a completed Part I of the Full Environmental Assessment Form, to the City of Kingston Planning Board ("Board"), for construction of 6 buildings of 164 units of intergenerational, affordable mixed income housing and a community building on 20+ acres of land to be subdivided from a 41+ acre parcel owned by Ulster County. The project will also include a zoning change of the 20+acre parcel from RRR Single Family Residential to O-2 Limited Office (the Action); and

WHEREAS, the project to be known as "Golden Hill" is located at #63 Golden Hill Drive (SBL 56.40-1-19.300); and

WHEREAS, under the original review, the Board determined the Action to be Unlisted under SEQR, however decided to seek lead agency status (Resolution 11-15-21) and conduct a coordinated review process due to the scope of the proposal and number of agency reviews required; and

WHEREAS, after receiving no objections, the Planning Board adopted a resolution dated December 20, 2021, declaring themselves as lead agency in the SEQR review and considered all documentation submitted to determine significance of the Action on the environment in compliance with the New York State Environmental Conservation Law ("SEQR") and the regulations promulgated there under (the "Regulations") by the New York Department of Environmental Conservation (6 NYCRR, Part 617); and

WHEREAS, the applicants have submitted an Updated Part I of the FEAF, dated June 30, 2022, to reflect changes which have been brought forward through public comment and further review, and

WHEREAS, the Board has reviewed and considered comments from the Ulster County Planning Board, City Conservation Advisory Council, City Engineer, City Fire Chief, Kingston Water Department, Kingston School District, and public comment; and

WHEREAS, the Board recognizes the attached Ulster County Legislature's Resolution #167, dated May 17, 2022, Adopting a Negative Declaration of Environmental Significance with regard to the demolition of the Jail, and

WHEREAS, at the May 16, 2022 Planning Board meeting, the Board endorsed the Findings and recommendations contained in the Final Traffic Impact Analysis, dated 5-16-22, as prepared by the City's Consultant GPI, and

WHEREAS, using all documentation outlined in the attached Review Document Listing (July 12, 2022), and comments, are made part of this review in their full form, and

WHEREAS, the Board reviewed a submitted Sustainability Checklist as prepared by LaBella, and

WHEREAS, the Board completed the incorporated Parts 2 and 3 of the FEAF, and

WHEREAS, the Board has reviewed a Negative Declaration, Notice of Determination, along with all supporting plans and documents as herein identified.

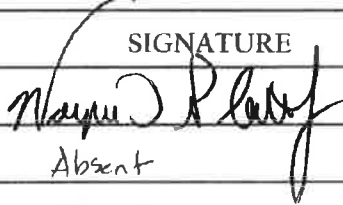
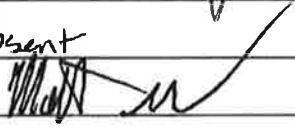
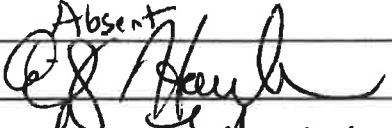

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF KINGSTON PLANNING BOARD, AS FOLLOWS:

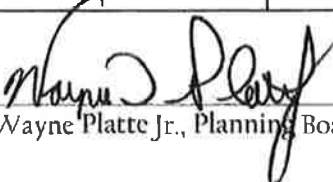
Section 1: That pursuant to 6 NYRCC Part 617, the City of Kingston Planning Board hereby renders a Determination of Negative Environmental Significance, recognizing all conditions as described within the document presented and adopts the Negative Determination as final.

Section 2: That all identified Involved and Interested Agencies will be notified of the Kingston Planning Board determination of this decision.

Section 3: That the Kingston Planning Office is directed to submit notice to the State Environmental News Bulletin for publication as required by the statute.

Section 4: That this resolution shall take effect immediately.

MEMBERS	SIGNATURE	YES	NO	RECUSE
Wayne Platte		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Charles Polacco	Absent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Jacobsen	Absent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matthew Gillis		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vincente Archer	Absent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emily Hamilton		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sage Newkirk		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS		4	-	-


Wayne Platte Jr., Planning Board Chairman

7/13/22
Date

GOLDEN HILL HOUSING DEVELOPMENT PENNROSE

REVIEW DOCUMENTS - July 12, 2022

- Site Plan Application (Received Date 10-27-21)
- Subdivision Application (Received Date 10-27-21)
- Project Narrative (Chazen Revised Date April 1, 2022)
- FEAF Part I- Updated June 30, 2022
- Copy of the Zoning Amendment Application (Submitted to City Clerk -6/30/22; not yet referred to PB)
- Copy of ZBA Application (Submitted to BSD ZEO 6/30/22 - Informational Only)
- UC Letter Authorizing Pennrose LLC as Applicant
- Plan Set As Follows:
 - Planning Board Submission Cover Sheet (March 31, 2022)
 - G001 Title Sheet - (Rev. Date 4-1-22)
 - G002 Notes and Legends (Rev. Date 2-21-22)
 - C010 Overall Site Plan (Rev. Date 4-1-22)
 - C110 Subdivision Plan (Rev. Date 2-21-22)
 - SP1 Preliminary Plat of Subdivision-Prepared for Pennrose LLC (4-1-22)
 - C120 Existing Conditions and Demolition Plan (Rev. Date 2-21-22)
 - C130 Site Plan (Rev. Date 4-1-22)
 - C140 Grading and Drainage Plan (Rev. Date 4-1-22)
 - C150 Erosion and Sediment Control (Rev. Date 4-1-22)
 - C160 Utility Plan (Rev. Date 4-1-22)
 - C190 Photometric Plan (Rev Date 4-1-22)
 - C530 Site Details (Rev. Date 4-1-22)
 - C540 Stormsewer Details (Rev. Date 2-21-22)
 - C541 Bioretention Details (Rev. Date 4-1-22)
 - C550 Erosion and Sediment Control Details (Rev. Date 2-21-22)
 - C560 Water System Details (Rev. Date 2-21-22)
 - C570 Sewer System Details (Rev. Date 2-21-22)
- Current Property Record Card
- Planning Board Application Checklist
- Sewer Evaluation Letter (Chazen Companies, R. Keating, Rev 2-4-22)
- Georeferenced Site Plan Golden Hill - Site Overlay (10-27-21)
- Pennrose Golden Hill Georeferenced Site Plan (12.3.21)
- NYS OPRHP Letter of No Impact (12-13-21)
- Planning Board Submission Set (All Dated 3-21-22, unless otherwise noted):
 - Cover Sheet
 - G-001 - Vicinity Map and Drawing Index
- LANDSCAPE PLANS
 - L-101 - Landscape Site Plan ((4-4-22)
 - L-131 Landscape Site Plan - Trees (4-4-22)
 - L-132 Landscape Site Plan - Shrubs (4-4-22)
 - L-133 Landscape Site Plan - Groundcovers (4-4-22)

- L-501 Site Details (4-4-22)
- L-601 Site Details (4-4-22)

FLOOR PLANS

- A-101 2-Story TH 1st Floor Plan
- A-102 2-Story TH 2nd Floor Plan
- A-101 3-Story TH 1st Floor Plan
- A-102 3-Story TH 2nd Floor Plan
- A-103 3-Story TH 3rd Floor Plan
- A-101 A BLDG A – 1st Floor Plan
- A-101B BLDG A – 1st Floor Plan
- A-102A BLDG A – 2nd-4th Floor Plan
- A-102B BLDG A – 2nd-4th Floor Plan
- A-101A BLDG B – 1st Floor Plan
- A-101B BLDG B 1st Floor Plan
- A-102A BLDG B 2nd-3rd Floor Plan
- A-102B BLDG B 2nd-3rd Floor Plan
- A-101 Community Bldg 1st Floor Plan

ELEVATION DRAWINGS

- A-201 3-STORY TH Exterior Elevations
- A-202 3-STORY TH Exterior Elevations
- A-200 BLDG A – Exterior Elevations
- A-201 BLDG A – Exterior Elevations
- A-200 BLDG B – Exterior Elevations
- A-201 BLDG B – Exterior Elevations
- A-201 COMMUNITY BLDG – Exterior Elevations
- A-202 COMMUNITY BLDG – Exterior Elevations

SITE PERSPECTIVES

- Site Perspectives Sheet 1
- Site Perspectives Sheet 2
- Site Perspectives Sheet 3
- Site Perspectives Sheet 4
- Site Perspective Sheet 5
- Site Perspective Sheet 6

SCHEMATIC DESIGN SUBMISSIONS

- Volume I – Bldg A – Senior Bldg (Orig Date 4-18-22, Updated 5-31-22)
- Volume II – Bldg B – Midrise (Orig Date 4-18-22, Updated 5-31-22)
- Volume III – Townhomes and Community Bldg (Orig Date 4-18-22, Updated 5-31-22)

MATRIX SHEETS WITH DETAIL FINISH

- EXTERIOR FINISH MATRIX (4-4-22)
- LANDSCAPE FINISH MATRIX (4-4-22)
- SIGN MATRIX - Cover Sheet and 10 Detail Sheets (Submitted 4-1-22)
- L-121 – Signage Plan (Prepared by WRT – 4-18-22)

TRAFFIC

- Traffic Impact Analysis (Prep by Chazen Companies, dated 12-17-21)
- Traffic Impact Analysis (Prep by Chazen Companies, Rev. Date 2-16-22)
- Golden View Traffic Impact Study Review (Prep by GPI, dated 3-16-22)

- Response to GPI Comments (Prep by LaBella, dated 3-29-22)
 - GPI Review and Comment (4-20-22)
 - La Bella Response to GPI (5-4-22)
 - Golden Hill Nursing and Rehab Center Communication (5-11-22)
 - GPI Final Technical Review (5-16-22)
- SWPPP (Prep by Chazen Companies, dated February 2022)
- MS4 Acceptance Form Executed by J Schultheis 06-16-22
- FIG 5 PRE-DEVELOPMENT Watershed Delineation Map (3-24-22)
- FIG 6 POST DEVELOPMENT Watershed Delineation Map (3-24-22)
- Water/Sanitary Sewer Evaluation Letter (Prep by Chazen Companies, Rev Date 2-2-22)
- NYS DEC Letter, Dated January 28, 2022 - SEQR Lead Agency Response
- CFI Preliminary Cut and Fill Analysis Map (4-1-22)
- Preliminary Geotechnical Engineering Report (Prep By Terracon Consultants, Inc (10-1-21)
- FIG-CL - CONSTRUCTION SITE LOGISTICS PLAN (3-30-22)
- FIG-BE - BORING EXPLORATION FIGURE (3-29-22)
- FIG-RC - RECREATION FIGURE (4-1-22) - Referred to Parks and Rec 4-6-22
- Response to Planning Board Staff Comment (4-1-22)
- Kingston School District - Certification of Capacity (5-13-22)
- Pennrose Response to Certain Public Comment (Prepared by LaBella 06-17-22)
- UC Legislature SEQR Neg Dec - Jail Demolition (05-17-22)
- UCPB Referral Comments (June 2022)
- Sustainability Development Checklist (Prepared by LaBella 7-7-22)

Resolution No. 167 May 17, 2022

**Adopting A Negative Declaration For The Demolition Of The Former
Ulster County Jail Located On Golden Hill, And Establishing And
Funding Capital Project No. 630 - Demolition Of Jail Golden Hill-
ARPA – Department Of Planning**

Referred to: The American Rescue Plan Act Special Committee (Chairman Criswell and Legislators Corcoran, Levine, Lopez, and Sperry), The Public Works, Capital Projects and Transportation Committee (Chairwoman Petit and Legislators Fabiano, Litts, Nolan, and Stewart), The Energy, Environment and Sustainability Committee (Chairwoman Greene and Legislators Hansut, Erner, Maloney, and Stewart), The Health, Human Services and Housing Committee (Chair Walter and Legislators Corcoran, Erner, Lopez, Nolan, Petit, and Uchitelle), and The Ways and Means Committee (Chairman Gavaris and Legislators Cahill, Fabiano, Ronk, and Walter)

Chairman of the ARPA Special Committee, Peter J. Criswell, and Deputy Chair Thomas Corcoran, Jr. offer the following:

WHEREAS, this resolution has been submitted at the request of the County Executive on behalf of the Department of Planning; and

WHEREAS, the Ulster County Housing Action plan calls for increasing the supply of an array of affordable housing for individuals and families that includes senior, workforce, and supportive housing; and

WHEREAS, Pursuant to Resolution No. 274 dated August 2020 the County Legislature recognized that the area of the former Jail on Golden Hill was suitable to meet these needs and authorized the necessary steps to allow for affordable housing development; and

WHEREAS, the former jail and adjacent buildings that currently occupy the site must be removed from the site for it to be utilize for affordable housing; and

WHEREAS, The Ulster County Housing Development Corporation has selected a preferred housing developer, Pennrose, who has moved forward with plans to develop an intergenerational affordable housing project consisting of 160 units at the site of the former jail and has developed a demolition plan for the jail in accordance with those plans; and

WHEREAS, the Ulster County Legislature passed Resolution No. 333 on August 2021 creating Capital Project No. 597, entitled "ARP Housing, Jail Demolition; and

Resolution No. 167 May 17, 2022

**Adopting A Negative Declaration For The Demolition Of The Former
Ulster County Jail Located On Golden Hill, And Establishing And
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WHEREAS, Ulster County's housing costs for both rental and homeownership have been significantly impacted by the Pandemic and these impacts were most severe on low and moderate income families and individuals leading to a necessity for the creation of additional affordable housing opportunities; and

WHEREAS, the American Rescue Plan Act (ARPA) provided funding to state and local governments known as the State and Local Fiscal Recovery Fund (SLFRF) to broadly address the impacts of the Pandemic and ensure an equitable recovery whereby a Final Rule (31 CFR Part 35, RIN 1505-AC77) on the uses of SLFRF funds includes, as an eligible activity, "developments that increase the supply of long-term affordable housing for low-income households" (see: page 106 of the Final Rule); and

WHEREAS, the demolition of the former jail on Golden Hill to provide for an intergenerational mix of affordable housing is an eligible activity under the SLFRF and will lead to positive community impacts both long and short term by creating economic opportunities associated with a stable workforce, enabling better overall individual health outcomes, attracting more diversity at both the community and project level, and is a foundation for stable families; and

WHEREAS, it is the intent to use ARPA SLFRF funds for the demolition of the Jail on Golden Hill; and

WHEREAS, public funding needed for the creation of affordable housing is highly competitive and approving agencies are increasingly aware of the inclusion of local fiscal support in making awards from the available funding programs; and

WHEREAS, the City of Kingston Planning Board acting as Lead Agency has determined that the development of an affordable housing project to be located on Golden Hill in the City of Kingston is an Unlisted Action as said term is defined pursuant to 6 NYCRR Part 617 of the Regulations of Article 8 of the Environmental Conservation Law of New York State ("SEQRA"); and is conducting a coordinated review; and

WHEREAS, Ulster County has sought guidance from the Lead Agency regarding the demolition of the former jail facility and appurtenances located on Golden Hill as being a discrete action separate and apart from its decision regarding the construction of affordable housing with the Lead Agency in agreement that the County could move forward; and

Resolution No. 167 May 17, 2022

**Adopting A Negative Declaration For The Demolition Of The Former
Ulster County Jail Located On Golden Hill, And Establishing And
Funding Capital Project No. 630 - Demolition Of Jail Golden Hill-
ARPA – Department Of Planning**

WHEREAS the building is currently vacant, and its age and condition preclude an economic reuse of the structure; and

WHEREAS, the 2022-2027 adopted Capital Improvement Program recommended funding the demolition of the former Jail in the amount of \$1,500,000 dollars; now, therefore be it

WHEREAS. the County has completed the necessary hazardous material survey of the structure, developed a demolition plan, and notes that the building is not of historic value; now, therefore be it

RESOLVED, that the Ulster County Legislature based on the review of the Environmental Record, the demolition plans, and the requirements under 6 NYCRR Part 617, hereby determines that the demolition of the former Jail located on Golden Hill is an Unlisted Action that is a discrete action that can be considered separate and apart from the future actions, including the construction of affordable housing at the site, and that as such a segmented review is warranted and determines that approval will be no less protective of the environment nor will it commit the Legislature to any future course of action and that its approval will not have an adverse impact on the environment and hereby adopts a negative declaration as provided in 6 NYCRR 617.7; and, be it further

RESOLVED, that the 2022-2027 Capital Improvement Program is amended as follows to ensure each Capital Project is assigned a unique number:

	<u>DELETE</u>	<u>AMOUNT</u>
Capital Project No. 597	ARP Housing – Jail Demolition	\$1,500,000.00

and, be it further

RESOLVED, that the 2022-2027 Capital Improvement Program is amended as follows:

	<u>CREATE</u>	<u>AMOUNT</u>
Capital Project No. 630	Demolition Jail on Golden Hill	\$1,500,000.00

Resolution No. 167 May 17, 2022

**Adopting A Negative Declaration For The Demolition Of The Former
Ulster County Jail Located On Golden Hill, And Establishing And
Funding Capital Project No. 630 - Demolition Of Jail Golden Hill-
ARPA – Department Of Planning**

and, be it further

RESOLVED, that Capital Project No. 630 – Demolition Jail on Golden Hill –
ARPA is hereby established as follows:

	<u>CREATE</u>	<u>AMOUNT</u>
Capital Project No. 630	Jail Demolition Golden Hill ARPA	\$1,500,000.00

and, be it further

RESOLVED, that the 2022-2027 Ulster County Capital Fund Budget is hereby
amended as follows:

	<u>INCREASE</u>	<u>AMOUNT</u>
HH.8097.0630-2300.2550 (App.#)	Construction	\$1,500,000.00
HH.8097.0630-3400.4995 (Rev.#),	Federal Aid, ARPA	\$1,500,000.00

and move its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 17 NOES: 6
(Noes: Legislators Erner, Gavaris, Hewitt,
Maloney, Petit, and Walter)

No Action Taken in Committee: American Rescue Plan Act on March 30, 2022

Passed Committee: Public Works and Capital Projects as amended on April 5, 2022

Resolution No. 167 May 17, 2022

**Adopting A Negative Declaration For The Demolition Of The Former
Ulster County Jail Located On Golden Hill, And Establishing And
Funding Capital Project No. 630 - Demolition Of Jail Golden Hill-
ARPA – Department Of Planning**

No Action Taken in Committee: Energy, Environment and Sustainability on April 7, 2022

Passed Committee: American Rescue Plan Act on April 13, 2022

Passed Committee: Health, Human Services and Housing on May 4, 2022

Defeated in Committee: Energy, Environment and Sustainability on May 5, 2022

Petition to Discharge successfully executed.

FINANCIAL IMPACT:

\$1,500,000.00 – COUNTY CAPITAL FUND APPROPRIATIONS

\$1,500,000.00 – FEDERAL CAPITAL FUND REVENUES

Legislator Maloney motioned, seconded by Legislator Erner, to Refer the Resolution back to the Energy, Environment and Sustainability Committee.

MOTION DEFEATED BY THE FOLLOWING VOTE:

AYES: 6 NOES: 17

**(Ayes: Legislators Erner, Gavaris, Hewitt, Maloney, Petit,
and Walter)**

Resolution No. 167 May 17, 2022

**Adopting A Negative Declaration For The Demolition Of The Former
Ulster County Jail Located On Golden Hill, And Establishing And
Funding Capital Project No. 630 - Demolition Of Jail Golden Hill-
ARPA – Department Of Planning**

STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 17th Day of May in the year Two Thousand Twenty-Two, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 19th Day of May in the year Two Thousand Twenty-Two.

/s/ Victoria A. Fabella

Victoria A. Fabella, Clerk
Ulster County Legislature

Submitted to the County Executive this
19th Day of May 2022.

/s/ Victoria A. Fabella
Victoria A. Fabella, Clerk
Ulster County Legislature

Approved by the County Executive this
25th Day of May 2022.

/s/ Patrick K. Ryan
Patrick K. Ryan, County Executive

RECEIVED:

**Full Environmental Assessment Form
Part 1 - Project and Setting**

RECEIVED BY **DS**DATE **7/14/22**TIME **3:00 PM****Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Golden Hill		
Project Location (describe, and attach a general location map): 63 Golden Hill Drive, Kingston NY 12401		
Brief Description of Proposed Action (include purpose or need): The existing 41+ acre site contains the former Ulster County Jail as well as other current health and transportation facilities. The parcel will be subdivided into two parcels as part of this project. The residential development will be on a parcel of approximately 20.14 acres. The second parcel, lands now or formerly of Ulster County, will be approximately 20.87 acres. The proposed project will demolish the former Ulster County Jail, Community Corrections building, and storage maintenance building to develop an intergenerational, affordable mixed-income housing community. The project proposes the construction of a 5,000 square foot Community Hub, a four-story 76,600 square foot, 80 unit, senior oriented building, a three-story 57,607 square foot, 48 unit family building, one (1) two-story 7,758 square foot Townhouse building, and three (3) three-story 12,432 square foot Townhouse buildings. Architectural plans support 164 residential units, ranging from one-bedroom apartments to three-bedroom apartments.		
Name of Applicant/Sponsor: Pennrose NY Developer LLC	Telephone: (267) 386-8643 E-Mail: dsalmons@pennrose.com	
Address: 45 Main Street, Suite 539		
City/PO: Brooklyn	State: NY	Zip Code: 11201
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): Ulster County Housing Development Corporation	Telephone: (845) 340-3000 E-Mail: ddoy@co.ulster.ny.us	
Address: 244 Fair Street, PO Box 1800		
City/PO: Kingston	State: NY	Zip Code: 12402

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) see note 1		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City of Kingston Common Council Zoning Amendment	November 2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Kingston Planning Board Site Plan Approval and Subdivision Approval	October 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Kingston Historical Landmarks Preservation Commission	December 2021
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County Department of Health	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES General Permit GP-0-20-001, NYSHPO, NYSHFA, NYSHCR, NYSHHAP	NYS DEC May 2022, NYSHPO December 2021, NYSHCR March 2022
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part I 	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> 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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): The Kingston Open Space Plan (June 25, 2019) indicates this parcel has steep slopes and significant tree canopy. Characteristics which merit preservation of open space. _____ _____	

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?
RRR: One-Family Residence 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? O-2: Limited Office District

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 Police

c. Which fire protection and emergency medical services serve the project site?
City of Kingston Fire Department

d. What parks serve the project site?
Barmann 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)? Residential, Community Facility

b. a. Total acreage of the site of the proposed action? 41 acres
b. Total acreage to be physically disturbed? 7.8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 20.14 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Subdivide existing commercial/office use from proposed residential use.

ii. Is a cluster/conservation layout proposed? ☒ Yes ☐ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 20.14 acres Maximum 20.87 acres

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 19 months

ii. If Yes:

- Total number of phases anticipated
- Anticipated commencement date of phase I (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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <u>One Family</u> <u>Two Family</u> <u>Three Family</u> <u>Multiple Family (four or more)</u> </div>	
Initial Phase _____ At completion _____ of all phases _____	164 units (see note 2)
g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <div style="margin-left: 20px;"> i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: <u>1-story</u> height; <u>59.8</u> width; and <u>92.6</u> length iii. Approximate extent of building space to be heated or cooled: <u>5,000</u> square feet </div>	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <div style="margin-left: 20px;"> i. Purpose of the impoundment: <u>stormwater management</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: <u>18</u> million gallons; surface area: <u>27</u> acres v. Dimensions of the proposed dam or impounding structure: <u>2.5 ft</u> height; <u>138 ft</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u> </div>	
D.2. Project Operations	
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <div style="margin-left: 20px;"> 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? <div style="margin-left: 20px;"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ </div> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____ </div>	
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <div style="margin-left: 20px;"> i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____ </div>	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____

- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: 28,002 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 Municipal Water
- 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), what is the 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: 28,002 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 Wastewater Treatment Plant

- Name of district: City of Kingston Municipal Sewer

- 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? If Yes, <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? <u>48,003</u> Square feet or <u>1.1</u> acres (impervious surface) <u>877,298</u> Square feet or <u>20.14</u> acres (parcel size) ii. Describe types of new point sources, building roofs, surface parking lots, paved access loop road, sidewalks, and playgrounds _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? on-site stormwater management facility/structure _____ • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? If Yes, identify: <ul style="list-style-type: none"> 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) _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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? If Yes: <ul style="list-style-type: none"> 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) ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ 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 Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 note 3 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____ ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing <u>83</u> Proposed <u>228</u> Net increase/decrease <u>+145</u> iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>The existing site access is to remain unchanged. A loop road will be added within the site.</u> vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 am - 6:00 pm</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u> </td> </tr> </table>		i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 am - 6:00 pm</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u>
i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>8:00 am - 6:00 pm</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u> 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" 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><u>During construction, sources of noise will be from construction equipment and will exceed ambient noise levels. After construction, ambient noise levels will return. This impact is temporary and short term.</u></p> <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Tree removal will be limited to the area of disturbance</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" 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><u>Building mounted lighting and pole mounted lighting within parking lots. Pole mounted lighting will have a maximum height of 18 ft. Lighting levels will be designed to meet the City of Kingston lighting levels standards.</u></p> <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Tree removal will be limited to the area of disturbance</u></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 checked="" 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 checked="" 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 the proposed storage facilities: _____</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 checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</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 checked="" 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 the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Former Ulster County Jail and County Offices

ii. If mix of uses, generally describe:
Vacant Ulster County Jail, storage for Board of Elections and DPW, Limited Ulster County offices

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.88	4.98	+1.1
• Forested	14.84	12.12	-2.52
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	.04	.04	0
• Other Describe: <u>Lawn/Landscape</u>	1.58	3.0	+1.42

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:
Golden Hill Nursing and Rehabilitation Center _____

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): 9602142
☐ 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 ☒ Yes ☒ No
If yes, provide DEC ID number(s): 3-601823, 3-601805, 3-075175
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
3-601823: Active status, 3-601805: Active status, 3-075175: Active status
See attached NYS DEC Environmental Remediation Database reports.

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 									
E.2. Natural Resources On or Near Project Site									
a. What is the average depth to bedrock on the project site?	7.6 feet								
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2 %								
c. Predominant soil type(s) present on project site:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">BOD Bath-Nassau-Rock outcrop</td> <td style="width: 20%; text-align: right;">63 %</td> </tr> <tr> <td>NBF Nassau-Bath-Rock outcrop</td> <td style="text-align: right;">31 %</td> </tr> <tr> <td>FAB Farmington-Rock outcrop</td> <td style="text-align: right;">6 %</td> </tr> </table>	BOD Bath-Nassau-Rock outcrop	63 %	NBF Nassau-Bath-Rock outcrop	31 %	FAB Farmington-Rock outcrop	6 %		
BOD Bath-Nassau-Rock outcrop	63 %								
NBF Nassau-Bath-Rock outcrop	31 %								
FAB Farmington-Rock outcrop	6 %								
d. What is the average depth to the water table on the project site? Average:	10 feet								
e. Drainage status of project site soils:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input type="checkbox"/> Well Drained:</td> <td style="width: 60%; text-align: right;">% of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">% of site</td> </tr> </table>	<input type="checkbox"/> Well Drained:	% of site	<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site	<input type="checkbox"/> Poorly Drained	% of site		
<input type="checkbox"/> Well Drained:	% of site								
<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site								
<input type="checkbox"/> Poorly Drained	% of site								
f. Approximate proportion of proposed action site with slopes:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 60%; text-align: right;">40 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">15 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">45 % of site</td> </tr> </table>	<input checked="" type="checkbox"/> 0-10%:	40 % of site	<input checked="" type="checkbox"/> 10-15%:	15 % of site	<input checked="" type="checkbox"/> 15% or greater:	45 % of site		
<input checked="" type="checkbox"/> 0-10%:	40 % of site								
<input checked="" type="checkbox"/> 10-15%:	15 % of site								
<input checked="" type="checkbox"/> 15% or greater:	45 % of site								
g. Are there any unique geologic features on the project site? If Yes, describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
h. Surface water features. <div style="margin-left: 20px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 60%;">• Streams: Name _____</td> <td style="width: 40%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds: Name <u>Freshwater Pond</u></td> <td>Classification <u>PUBHh</u></td> </tr> <tr> <td>• Wetlands: Name <u>Freshwater Emergent Wetland PEM1E</u></td> <td>Approximate Size <u>0.29 acre</u></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC) _____</td> <td></td> </tr> </table> </div>		• Streams: Name _____	Classification _____	• Lakes or Ponds: Name <u>Freshwater Pond</u>	Classification <u>PUBHh</u>	• Wetlands: Name <u>Freshwater Emergent Wetland PEM1E</u>	Approximate Size <u>0.29 acre</u>	• Wetland No. (if regulated by DEC) _____	
• Streams: Name _____	Classification _____								
• Lakes or Ponds: Name <u>Freshwater Pond</u>	Classification <u>PUBHh</u>								
• Wetlands: Name <u>Freshwater Emergent Wetland PEM1E</u>	Approximate Size <u>0.29 acre</u>								
• Wetland No. (if regulated by DEC) _____									

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">mice</td> <td style="width: 33%;">snakes</td> <td style="width: 33%;">possum, woodchuck, skunk, racoon</td> </tr> <tr> <td>deer</td> <td>birds, songbirds</td> <td>coyote, fox</td> </tr> <tr> <td>frogs</td> <td>bees, ants, spiders</td> <td>squirrel, field mice, voles, moles</td> </tr> </table>			mice	snakes	possum, woodchuck, skunk, racoon	deer	birds, songbirds	coyote, fox	frogs	bees, ants, spiders	squirrel, field mice, voles, moles
mice	snakes	possum, woodchuck, skunk, racoon									
deer	birds, songbirds	coyote, fox									
frogs	bees, ants, spiders	squirrel, field mice, voles, moles									
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 											
<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat, Bald Eagle</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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>											
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>											
<p>E.3. Designated Public Resources On or Near Project Site</p>											
<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</p> <p>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</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site: _____</p> <p style="margin-left: 20px;">ii. 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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</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</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. 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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: <u>Walkill Valley Rail Trail, NYS Empire State Trail, Sojourner Truth State Park, The Hudson River Valley National Heritage Area</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>state historical and scenic trails, 3 million acres of Hudson Highlands, Catskill Mountains, rolling farmland and compact villages, cities, hamlets</u> iii. Distance between project and resource: _____ <u>2</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. 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.

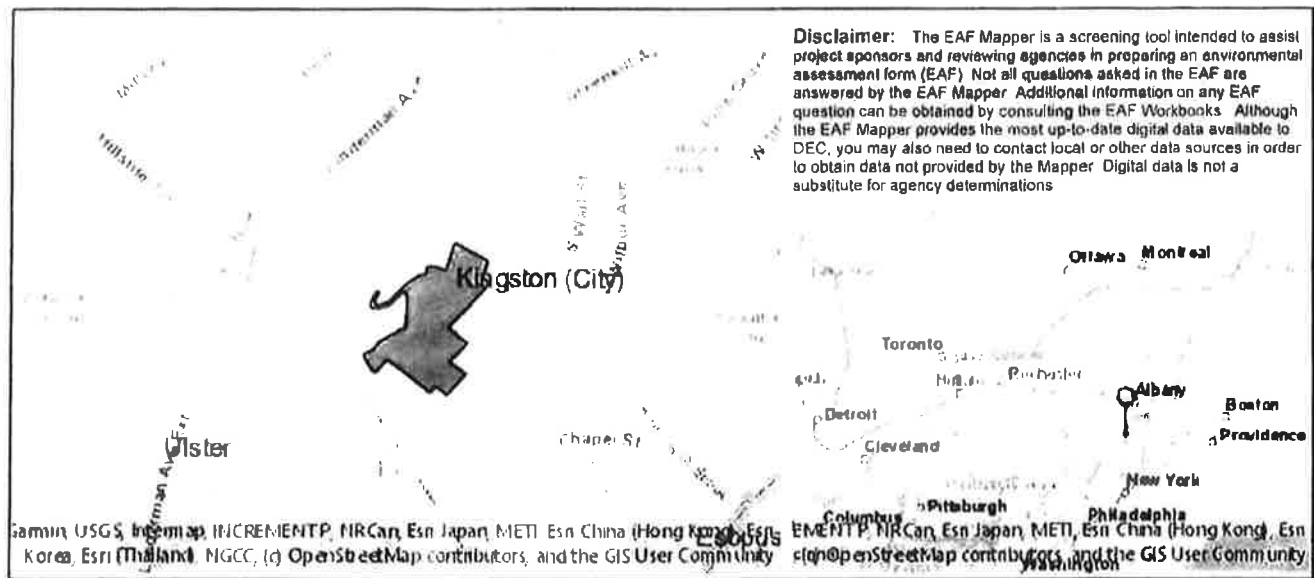
Applicant/Sponsor Name Pennrose NY Developer LLC

Date 6/30/22

Signature _____

Title Authorized Signatory

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	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
F 2 j [100 Year Floodplain]	No
E.2 k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Bald Eagle

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

1. EAF part B Government Approvals, Funding, or Sponsorship.

Government Entity	Involved Entities	Interested Entities
City	<ul style="list-style-type: none"> City of Kingston Common Council City of Kingston Planning Board City of Kingston Water Department City of Kingston Department of Public Works City of Kingston Building Safety & Zoning Enforcement City of Kingston Laws and Rules Committee 	<ul style="list-style-type: none"> City of Kingston Historical Landmarks Preservation Commission City of Kingston Fire Department Kingston City School District Climate Smart Kingston Commission Kingston Conservation Advisory Council
County	<ul style="list-style-type: none"> Ulster County Planning Board Ulster County Department of Health 	
State	<ul style="list-style-type: none"> New York State Homes and Community Renewal New York State Housing Finance Agency New York State Homeless Housing and Assistance Program New York State Department of Environmental Conservation New York State Historic Preservation Office 	

2. EAF part D.1.f. Does the project include new residential uses? If Yes, show numbers of units proposed.

The project proposes the construction of an 80 unit, four-story senior oriented building, a 48 unit, three-story family building, one (1) two-story townhome, and three (3) three-story townhome buildings. Architectural plans support 164 residential units, ranging from one-bedroom apartments to three-bedroom apartments. The unit distribution is presented in the table below.

Residential Unit Distribution

Unit Mix	1 Bedroom	2 Bedroom	3 Bedroom	Total
Mid-Rise Senior Building	80	0	0	80
Mid-Rise Family Building	19	29	0	48
Townhouses	8	0	28	36
Total	107 units	29 units	28 units	164 units

3. EAF part D.2.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?

Refer to the Traffic Impact Analysis for the Golden Hill development project prepared by The Chazen Companies, dated February 16, 2022.



Department of
Environmental
Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 9602142

Spill Date/Time

Spill Date: 05/11/1996 **Spill Time:** 02:28:00 PM

Call Received Date: 05/14/1996 **Call Received Time:** 02:25:00 PM

Location

Spill Name: ULSTER CO JAIL

Address: ULSTER CO JAIL

City: KINGSTON **County:** Ulster

Spill Description

Material Spilled **Amount Spilled** **Resource Affected**

unknown material UNKNOWN Groundwater

Cause: Unknown

Source: Unknown

Waterbody:

Record Close

Date Spill Closed: 03/20/1997

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the Regional Office where the incident occurred.

[Refine This Search](#)

**Department of
Environmental
Conservation**

Environmental Remediation Databases Details

Facility Information

Site No.: 3-601823**Status:** Active**Expiration Date:** 06/21/2026**Site Type:** PBS**Facility Type:** Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)**Site Name:** ULSTER COUNTY AREA TRANSIT**Address:** 1 DANNY CIRCLE**Locality:** KINGSTON**State:** NY**Zipcode:** 12401**County:** Ulster

Facility(Property) Owner(s) Information

Facility Owner: COUNTY OF ULSTER

313 SHAMROCK LANE . KINGSTON, NY. 12401

Mail Contact: ULSTER COUNTY DPW

313 SHAMROCK LANE . KINGSTON, NY. 12401

Facility Operator

Facility Operator: COUNTY OF ULSTER

Tank Information

6 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
004A	Aboveground on saddles, legs, stilts, rack or cradle	In Service	6000
004B	Aboveground on saddles, legs, stilts, rack or cradle	In Service	2000
005	Aboveground on saddles, legs, stilts, rack or cradle	In Service	12000
2	Aboveground on saddles, legs, stilts, rack or cradle	In Service	600
N9648	Aboveground on saddles, legs, stilts, rack or cradle	In Service	320
N9656	Aboveground on saddles, legs, stilts, rack or cradle	In Service	320



Department of
Environmental
Conservation

Environmental Remediation Databases Details

Facility Information

Site No.: 3-601805

Status: Active

Expiration Date: 05/23/2026

Site Type: PBS

Facility Type: Municipality (Incl. Waste Water Treatment Plants, Utilities, Swimming Pools, etc.)

Site Name: ULSTER COUNTY LAW ENFORCEMENT CENTER

Address: 380 BOULEVARD

Locality: KINGSTON

State: NY

Zipcode: 12401

County: Ulster

Facility(Property) Owner(s) Information

Facility Owner: COUNTY OF ULSTER

313 SHAMROCK LANE . KINGSTON, NY. 12401

Main Contact: ULSTER COUNTY DPW

313 SHAMROCK LANE . KINGSTON, NY. 12401

Facility Operator

Facility Operator: COUNTY OF ULSTER

Tank Information

6 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
1	Aboveground on saddles, legs, stilts, rack or cradle	In Service	9990
2	Aboveground on saddles, legs, stilts, rack or cradle	In Service	9990
3	Aboveground on saddles, legs, stilts, rack or cradle	In Service	9990
4	Aboveground on saddles, legs, stilts, rack or cradle	In Service	6000
5	Aboveground - in contact with impervious barrier	In Service	1250
6	Aboveground - in contact with impervious barrier	In Service	1250



Department of
Environmental
Conservation

Environmental Remediation Databases Details

Facility Information

Site No.: 3-075175

Status: Active

Expiration Date: 06/26/2023

Site Type: PBS

Facility Type: Hospital/Nursing Home/Health Care

Site Name: GOLDEN HILL NURSING & REHAB. CENTER

Address: 99 GOLDEN HILL DRIVE

Locality: KINGSTON

State: NY

Zipcode: 12401

County: Ulster

Facility(Property) Owner(s) Information

Facility Owner: GOLDEN HILL ACQUISITION CORP.

99 GOLDEN HILL DRIVE . KINGSTON, NY. 12401

Mail Contact: GOLDEN HILL NURSING & REHAB. CENTER

99 GOLDEN HILL DRIVE . KINGSTON, NY. 12401

Facility Operator

Facility Operator: GRIFFIN KELSEY

Tank Information

2 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
1	Underground including vaulted with no access for inspection	Closed - Removed	10000
2	Underground including vaulted with no access for inspection	In Service	8000

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

Agency Use Only (If applicable)	
Project :	Golden Hill
Date :	4/17/2022

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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	Small <input checked="" type="checkbox"/>	<input 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	Small <input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	No <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	Small <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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	No <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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	Small <input checked="" 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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	No <input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--	--------------------------	--------------------------

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. (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.			
	<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 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. (See Part 1, E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
	<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 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. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (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>			
	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 hydrochlorofluorocarbons (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. (Sec Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: <u>The site is within the potential roosting area of endangered bat species.</u>		Small <input checked="" 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.) If "Yes", answer questions a - g. If "No", go to Section 10.			
		<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. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input 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 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 type="checkbox"/> <input 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 type="checkbox"/> <input 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 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 type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input 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.) If "Yes", answer questions a - e. If "No", go to Section 11.			
		<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 occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input 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 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: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p>			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input 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 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 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.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<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) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<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	No <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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	Small <input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input 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	No <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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	No <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	Small <input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input 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	No <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	Small <input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	No <input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	No <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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input 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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</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 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.			
		<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's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	No <input checked="" 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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	Small <input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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	No <input checked="" 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.			
		<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 replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3c, E3f, E3g	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	Small <input checked="" 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	No <input checked="" 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	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	No <input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

(See Attached)
 Reasons Supporting - FEAF Part 3 - 7/13/22

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Golden Hill

Name of Lead Agency: Kingston Planning Board

Name of Responsible Officer in Lead Agency: Wayne D. Platte, Jr. Chairman

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: X [Signature]

Date: 7-13-22

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

July 13, 2022

**FEAF Part 3
Evaluation of Potential Project Impacts**

1. *Impact on Land*

Proposed action may involve construction on, or physical alteration of the land surface of the proposed site.

1.b The proposed action may involve construction on slopes of 15% or greater.

The project will involve minor disturbance totaling approximately 68,432 square feet on slopes greater than 15%. The Applicant will implement an erosion and sediment control plan to minimize this impact. Erosion and sediment control measures include but are not limited to: stabilized construction access, dust control, temporary soil stockpiles, silt fencing, temporary seeding, manufactured insert inlet protection, erosion control blankets, and dewatering operations, if necessary.

Permanent erosion and sediment control measures will include the establishment of permanent vegetation and rock outlet protection.

The implementation of the erosion and sediment control plan will minimize any potential impact.

The construction of a trail through a wooded area, traversing areas where steeper slopes are present, is planned to be done using minimal disturbance, avoiding removal of trees with DBH of 3" or greater, using natural materials for the base, and meandering to follow natural pathways with minimal resistance.

1.c The proposed action may involve construction on land where the bedrock is exposed, or generally within 5 feet of existing ground surface.

The Applicant has designed the site to avoid areas of shallow bedrock where possible but it is likely that bedrock will be encountered and will require removal. Bedrock will be ripped where possible but it is possible that blasting will be required in the area of the proposed 4-story multi-family building. If blasting is necessary the Applicant will be required to comply with Chapter 166, Blasting, of the City Code. Chapter 166 requires that a permit be obtained from the City Fire Chief prior to blasting and specifies requirements for the amount, transport and storage of explosives, notification of adjacent property owners, hours and days of blasting and other safety measures.

These requirements will minimize any potential impact from blasting.

1.e The proposed project may involve construction that continues for more than one year or in multiple phases.

The Applicant estimates that construction will occur over a 19-month period. The Applicant has prepared a construction logistics plan. The plan specifies routes to be followed by construction vehicles, construction material laydown areas, washout stations, fence, container, truck and trailer locations. The construction logistics plan specifies construction sequencing and will be integrated with the storm water and erosion control plans.

The applicant will be required to undertake regular monitoring and conditions reporting weekly, and will maintain records of such to be made available to the City upon request for inspection, with monthly reports submitted to the Superintendent of DPW.

The construction logistics plan will minimize any potential impact from the length of the construction period.

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).

The project will not impact any geological features.

3. *Impacts on Surface Water*

The proposed action may affect one or more wetlands or other surface waterbodies (e.g., streams, rivers, ponds or lakes).

3.i The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.

Under existing conditions, much of the site's impervious area discharges off-site, including to an adjacent pond located near the northwest corner of the site, below the existing maintenance garage, without being captured and treated in any way. Under post-development conditions, the drainage area tributary to the pond will be reduced so that the only runoff will be from the adjacent wooded area. All other stormwater runoff will be captured and treated prior to discharge.

A draft Stormwater Pollution Prevention Plan (SWPPP) has been designed in accordance with NYSDEC requirements. It requires that storm water be detained and released at a rate not to exceed the pre-development rate. It also requires that stormwater be treated prior to discharge. Treatment will include a bioretention basin, stormwater planters and hydrodynamic separators. The final SWPPP is subject to the review and approval of the City Engineer, and the MS4 Acceptance Form has been executed and the SWPPP will be filed with the NYSDEC. Weekly inspections will be required to ensure that all stormwater facilities are functioning as designed.

As a component of the SWPPP the Applicant will execute a Stormwater Maintenance Agreement in a form approved by the City Corporation Counsel and City Engineer. Said agreement will incorporate the Full SWPPP as endorsed by the City Engineer and filed with the State.

The implementation of the SWPPP will result in no adverse impacts to surface water features.

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.

The project will not impact or encounter groundwater.

5. *Impact on Flooding*

The proposed action may result in development on lands subject to flooding.

The project is not located in a floodplain and will have no impacts on flooding.

6. *Impacts on Air*

The proposed action may include a state regulated air emission source.

The project does not include a state regulated air emission source.

7. *Impact on Plants and Animals*

The proposed action may result in a loss of flora or fauna.

7.j Other Impacts. The site is within the potential roost area of endangered bat species.

The project site lies within the range of the Northern Long-eared bat, a threatened species. The Northern Long-eared bat roosts within exfoliating bark of and cavities of suitable trees. To avoid impacts, tree clearing will occur between November 1 and March 31. If the Applicant desires to clear trees outside of that time period, further consultation with the NYSDEC will be required. See correspondence from the NYSDEC dated January 28, 2022.

The NYSDEC has documented Bald Eagle nests over 0.5 miles to the project location. The NYSDEC recommends that blasting, rock removal and pile driving, if any, occur between November 1 and March 31. If the Applicant desires to conduct these activities outside of this time period, additional consultation will be required.

The trail construction through a wooded area, is planned to be done using minimal disturbance, avoiding removal of trees with DBH of 3" or greater and using natural materials for the base, meandering to follow natural pathways with minimal resistance, in an effort to preserve natural habitat areas.

Based on the foregoing, the project will not have any significant impacts to plants and animals.

8. *Impact on Agricultural Resources*

The proposed action may impact agricultural resources.

The project will not impact agricultural resources.

9. *Impact on Aesthetic Resources*

The land use(s) 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.

The project will not impact aesthetic resources.

10. *Impact on Historic and Archeological Resources*

The proposed action may occur in or adjacent to a historic or archaeological resource.

The project will have no impact on historic or archeological resources. See letter from the New York State Office of Parks, Recreation and Historic Preservation dated December 13, 2021.

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.

The project will not remove any existing public open space or recreation resources. The applicant will construct a walking trail through an existing wooded area and has indicated that there will be no restricted access to the entire wooded area for residents.

12. *Impact on Critical Environmental Areas*

The proposed action may be located within or adjacent to a critical environmental area (CEA).

The Project is not located in a Critical Environmental Area.

13. *Impact on Transportation*

The proposed action may result in a change to existing transportation systems.

13.e The proposed action may alter the present pattern of people or goods.

The Applicant's traffic consultant, LaBella Associates, completed a Traffic Impact Assessment, dated December 17, 2021 (revised February 16, 2022) for the project. The assessment estimated the number of trips for the weekday AM and PM peak hours and evaluated the potential traffic impacts to the intersection of Boulevard/Golden Hill Drive with and without closure of the connector between Golden Hill Drive and Glen Street.

Recommendations of the assessment included the installation of an intersection warning sign and a speed feedback sign on Boulevard approaching Golden Hill Drive but did not recommend the installation of a three-color traffic signal at the intersection. Ulster County is proceeding with the closure between Golden Hill Drive and Glen Street. Access to emergency vehicles will be provided.

The City retained Greenman Pederson Associates (GPI) to conduct an independent review of LaBella's traffic impact assessment. GPI issued preliminary comments on March 29 and April 20 with final comments issued on May 16, 2022.

At its May 16 meeting, the Planning Board accepted the findings of GPI's review including:

1. Installation of a gate at the top of Glen Street which would be automated to prevent cut-through access but allow emergency access; (Statement from Golden Hill Nursing and Rehabilitation Facility was noted, acknowledging the placement of the gate), with signage coordinated to advise traffic.
2. 80 senior housing units will be a condition of the final site plan approval as this impacts the calculations of trip generation.
3. A traffic signal, with pedestrian signaling equipment, be installed at the Rte. 32 intersection with Golden Hill for the safety of pedestrians, bicyclists, and motorized vehicles, along with warning signage on Rt. 32.

As part of the development project, indoor bike parking will be provided in the two multi-family buildings. Building A (the senior building) will have 26 spaces and Building B will have 26 spaces. Additionally, 12 outdoor bike rack fixtures (accommodating 24 bikes) will be provided across the site, for residents and visitors. The County has submitted written confirmation that they will install standard shared roadway signage on Golden Hill Drive which they privately own.

All proposed sidewalks onsite are accessible routes and comply with the Department of Justice 2010 ADA Standards for Accessible Design. Pedestrian crosswalks are provided onsite near Building A (the senior building), Building B, and the Community Center. Additionally, a UCAT public bus stop is proposed adjacent to the Community Center.

With these improvements no significant adverse impacts are anticipated.

14. *Impact on Energy*

The proposed action may cause an increase in the use of any form of energy.

14.d The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

The project has a gross floor area of 184,261 square feet. The project will be designed to use all-electric systems including high efficiency inverter heat pumps for space conditioning and balanced ventilation via exhaust-induced fresh air through an outside air duct connected to the heat pump to increase indoor air quality. Building enclosures will include continuous exterior insulation with taped sheathing seams sealed to exceed Energy Star air tightness requirements, Energy Star appliances and low flow plumbing fixtures. The project will be designed to comply with the following Green Building Programs:

- Enterprise Green Community 2020 PLUS
- Energy Star for Multifamily New Construction
- DOE Zero Energy Ready Homes Program
- NYSERDA Multifamily New Construction Program

In addition, the Applicant has agreed to review the feasibility of installing photovoltaic arrays at building roofs and will incorporate PV into the design to the greatest extent possible.

Based on the foregoing, the project will not have a significant adverse impact.

15. *Impact on Noise, Odor, and Light*

The proposed action may result in an increase in noise, odors, or outdoor lighting.

15.b The proposed project may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.

The project may result in blasting within 1500 feet of the Golden Hill Nursing and Rehabilitation Center. See Section 1.c for a discussion of measures to minimize impacts from blasting. Based on this assessment, the project will not have significant impacts to this nursing and rehabilitation center.

16. *Impact on Human Health*

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

16.a The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.

The project is located directly adjacent to the Golden Hill Nursing and Rehabilitation Center. The construction activity will require sensitivity to that occupancy. Mitigation measures that are identified in the SWPPP for erosion and dust control will aide in reducing any impact. The City also has a Noise

Ordinance which has parameters which will need to be followed. If the Applicant wishes to exceed the limitations, then an application for a special permit will need to be made with justifications.

17. *Consistency with Community Plans*

The proposed action is not consistent with adopted land use plans.

17.c The proposed project is inconsistent with local land use plans or zoning regulations.

The project requires a zoning amendment to rezone the property from One Family Residence District (RRR), which is primarily a residential district, to Limited Office District (O-2) which allows for office, residential and mixed use development. The project site is currently home to the former Ulster County Jail as well as various other health and transportation facilities. As such it is not well-suited for single family development. The proposed use is consistent with the character of the surrounding area. There are no impacts specific to the rezoning itself; impacts associated with subsequent project development are analyzed in this EAF.

The project will also require an area variance from section 405-13A(4) which states that the building length shall not exceed 160ft. This section applies to the O-2 Limited Office district as listed in 405-23B(5) which allows for multifamily dwelling subject to the restrictions of 405-13A(4).

17.h Other: Per the City Comprehensive Plan – suggests that a goal for the City to adopt a form for completion of a Sustainable Development Checklist.

The project is not subject to this submission, however, the applicant has voluntarily provided one as there is a proposal for a PILOT (Payment in Lieu of Taxes) Agreement that is under discussion. A form has been provided to the Planning Board and accepted with modifications. Said document, as revised, will become part of this determination as referenced.

18. *Consistency with Community Character*

The proposed project is inconsistent with the existing community character.

18.b The proposed action may create a demand for additional community services (e.g. schools, police and fire).

The project has been and will continue to be subject to review by the City Fire Department to ensure that fire and emergency vehicles can safely access all structures.

The project will not have a significant impact on school resources. See letter from Dr. Paul J. Padalino, Superintendent of Kingston City School District dated May 13, 2022.

The project is anticipated to have an impact on City of Kingston parks and recreational programming.

The project is not anticipated to make significant demands on police resources.

Based on the foregoing, the project will not have a significant impact on community services.

RECEIVED:

RECEIVED BY DS

12-12-79 (3/99)-9c

DATE 7/14/22

SEQR

State Environmental Quality Review Act
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

3:00 Pm

Project Number 63 Golden Hill Dr

Date: July 13, 2022

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Kingston Planning Board, as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

Golden Hill

SEQR Status: Type 1 ☐
Unlisted ☒

Conditioned Negative Declaration: ☐ Yes
☒ No

Description of Action:

The existing 41+/- acre site contains the former Ulster County Jail as well as other current health and transportation facilities. The parcel will be subdivided into 2 parcels as part of this project. The new residential development will be set on a parcel approximately 20.14 acres. The second parcel, lands now or formally of Ulster County, will be approximately 20.87 acres. The former Ulster County Jail, Community Corrections building and storage maintenance buildings will be demolished. UC Legislature adopted a Negative Declaration for the demolition components on May 17, 2022 (Resolution No 167). The housing project will develop an intergenerational, affordable mixed-income housing community consisting of the construction of a 5,000 square foot Community Building (a portion which will house a Day Care Center); a four-story 76,600 square foot, 80 unit, senior oriented building; a three-story 57,607 square foot, 48 unit family building; one (1) two-story 7,758 square foot Townhouse building; and three (3) three-story 12,432 square foot Townhouse buildings with a total of 36 townhouse units. Architectural plans support 164 residential units, ranging from one-bedroom apartments to three-bedroom apartments and 9 which will be ADA compatible. Supporting infrastructure will include utilities, off-street parking (12 EV stations included), bicycle and public transit accommodations, landscaping, lighting, play areas, community green space, walking pathway connecting to the Empire State Trail, etc. There are specific off-site improvements relating to traffic control such as a signal at the intersection of Golden Hill Drive and NYS State Rt. 32, signage and a gate at Glen Street.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

63 Golden Hill Drive, Kingston, NY 12401 (Ulster County)

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

See Attached "REASONS SUPPORTING THIS DETERMINATION July 13, 2022"

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

For Further Information:

Contact Person: Suzanne Cahill

Address: City of Kingston Planning, City Hall, 420 Broadway, Kingston, NY 12401

Telephone Number: 845 334 3955

For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:

Chief Executive Officer , Town / City / Village of KINGSTON

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)

**City of Kingston Planning Board
Golden Hill Housing**

REASONS SUPPORTING THIS DETERMINATION July 13, 2022:

The environmental analysis of the reasonably related long-term, short-term, direct, indirect, sequential and combined impacts of these related and simultaneous environmental factors started with an analysis of the existing conditions of the project site. The review then analyzed the environmental impacts of the proposed changes and actions while comparing those impacts with the impacts on existing land use to determine if the proposed action may have a significant adverse environmental impact. No other related or subsequent actions are included in any long-range plans for the proposed site, nor likely to be undertaken, nor dependent on the actions which are now under consideration.

Accordingly, this Negative Declaration (Determination of Non-Significance) adopts the FEAF, Parts 1, 2 and 3; as set forth by the Planning Board's "findings" pursuant to SEQR 6 NYCRR Part 617 and adopted on July 13, 2022. Said document is made part of this determination by reference hereto and includes all project submission within the listing attached hereto, dated 7-11-22.

The Planning Board recognizes the criteria as enumerated under 6 NYCRR Part 627.7 (c) as follows:

ND1 A substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The proposed action will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic, or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems.

Anticipated impacts related to noise and air quality (odors) are anticipated to be temporary and of short duration during construction. No blasting is anticipated at this time. If necessary, appropriate protocol will be followed according to local statute. Construction activities will be limited to permissible work hours as prescribed within the City of Kingston Noise Ordinance and enforced by the Police Department. The proposed action does not include any sources of sound that are anticipated to exceed sound level limits, nor does the proposed action include any features that produce any "unreasonable glare or heat."

The proposed action does not involve the development of any new roads or road extensions. The site is located on Golden Hill Drive (a private roadway). A Traffic Assessment, prepared by LaBella/Chazen was reviewed by City hired consultants Greenman-Pedersen Inc. (GPI) and based upon that review, the Planning Board will require all recommendations included within the GPI Final Report of May 16, 2022 to the Planning Board, summarized as follows:

- Gate at Glen Street access to Golden Hill Drive be installed to prevent "Cut-through" traffic. Said gate to be installed by Ulster County and automated to allow emergency vehicle access to Golden Hill Nursing Facility and other occupancies as may be necessary.
- The senior residency component will remain at 80 units to ensure that trip generation estimates are not being underreported.

- A traffic signal will be installed for safety and mobility of pedestrians, bicyclists and vehicular traffic at the intersection of NYS Rt 32 and Golden Hill Drive, along with appropriate signage and equipment. Installation to be coordinated with applicant, County and City.

A walking path will be established to connect with the Empire State Trail as an additional means of pedestrian access and recreational opportunity.

All utilities will be established underground and placed within appropriate easements established between the applicants and the County.

Sufficient off-street parking, including handicap accessible, EV charging spaces and visitor spaces, will be provided in the parking areas provided throughout the site. There will be a designated public bus stop area established by the community center. Bicycle racks and storage areas are provided on site for residents and visitors.

As a residential project, the proposed action will not generate significant increased solid wastes. Centrally located resident dumpsters are positioned at the southern end of the off-street parking improvements for ease of access and hauler collection. The dumpsters are screened from the abutting properties and will be maintained in an enclosure to address site aesthetics. Regular collection will be provided by a private hauler and will take place during normal business hours to mitigate the noise disturbance of the collection process.

The proposed action will not result in any significant adverse environmental impacts to groundwater or surface waters.

The project site does not include any land types constrained or posing a hinderance for development. Qualified expert assessments of the property were made and reviewed by the Planning Board which demonstrate that the project site does not exhibit features affecting the land use or development of the property as proposed:

- o No wetlands or watercourses
- o No wetland (hydric) soils or prevalence of hydrophytic wetland plant species
- o No floodplain
- o No agricultural lands
- o No State-listed rare, threatened, or endangered plant species
- o No significant natural communities

Project plans prepared by LaBella/Chazen Engineering, PLLC include an Erosion and Sedimentation Control Plan, as well as a comprehensive Stormwater Pollution Prevention Plan (SWPPP) including drainage control measures that will be maintained during all construction activities, which plans were reviewed by the Planning Board, its Staff, and the City Engineer. Post construction stormwater management controls will also be provided. Rain gardens will also serve as landscape features within the project boundaries. The proposed stormwater management devices have been sized to infiltrate stormwater up to, and including, the 100-year, 24-hour design storm. A Maintenance and Management Plan for the Stormwater system was provided and made part of this determination by reference.

ND2 The removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of only resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources.

As demonstrated by the Existing Site Conditions Assessment included in the FEAF Narrative, as prepared by Chazen/LaBella, the proposed action does not involve the removal or destruction of significant

vegetation or fauna, will not interfere with the present movement of resident or migratory wildlife species, nor will the proposed action impact any significant habitat areas or threatened or endangered species.

Existing trees will be maintained around the perimeter of the site and extensive new landscaping will be provided to enhance the site and buffer the surrounding area. Much of the site is existing as disturbed and the project size has been decreased from the original footprint to limit the area of disturbance and retain a surrounding buffer to adjacent property owners. The applicants are utilizing BMP's for conservation of vegetation and trees when constructing the trail through the existing forested area which connects the project to the Empire State Trail system.

The project site lies within the range of the Northern Long-eared bat, a threatened species. The Northern Long-eared bat roosts within exfoliating bark of and cavities of suitable trees. To avoid impacts, tree clearing will occur between November 1 and March 31. If the Applicant desires to clear trees outside of that time period, further consultation with the NYSDEC will be required. See correspondence from the NYSDEC dated January 28, 2022.

The NYSDEC has documented Bald Eagle nests over 0.5 miles to the project location. The NYSDEC recommends that blasting, rock removal and pile driving, if any, occur between November 1 and March 31. If the Applicant desires to conduct these activities outside of this time period, additional consultation will be required.

The trail construction through a wooded area, is planned to be done using minimal disturbance, avoiding removal of trees with DBH of 3" or greater and using natural materials for the base, meandering to follow natural pathways with minimal resistance, to preserve natural habitat areas.

ND3 The Impairment of the environmental characteristics of a critical environmental area as designated pursuant to SEQR 6 NYCRR Part 617.14(g).

The proposed action will not impact any designated Critical Environmental Area.

ND4. The creation of a material conflict with a community's current plans or goals as officially approved or adopted.

The project requires a zoning amendment to rezone the property from One Family Residence district (RRR), which is primarily a residential district, to Limited Office District (O-2) which allows for office, residential and mixed-use development. The project site is currently home to the former Ulster County Jail as well as various other health and transportation facilities. As such it is not well-suited for single family development. The proposed use is consistent with the character of the surrounding area. There are no impacts specific to the rezoning itself; impacts associated with subsequent project development are analyzed in this EAF.

The applicants will be required to file Landlord Registration in accordance with Local Law #3 of 2004, as amended most recently by Local Law #1 of 2020.

Ulster County Legislature's adoption of Resolution No. 171, adopted April 20, 2021, reaffirming its support of the recommendation of the Ulster County Housing Action Plan of 2021 (a housing Task Force and Ulster County Planning Department project), which states that it affirms that the housing affordability crisis in Ulster County requires a strong public policy response and commitment from all levels of government.

The project will also require an area variance from section 405-13 A (4) which states that the building length shall not exceed 160ft. This section applies to the O-2 Limited Office district as listed in 405-23B(5) which allows for multifamily dwelling subject to the restrictions of 405-13A(4).

Per the City Comprehensive Plan, the project applicant submitted a Sustainability Development Checklist which has been reviewed and considered acceptable with amendments.

The project has been reviewed by the City Fire Department to ensure that fire and emergency vehicles can safely access all structures and it has been agreed that a commercial grade fire sprinkler system will be installed for the senior building and access will be provided around the rear of said building for a distance acceptable to the Fire Chief.

The project will not have a significant impact on school resources. See letter from Dr. Paul J. Padalino, Superintendent of Kingston City School District dated May 13, 2022.

Local Law # 6 of 2004 of the City of Kingston sets forth the collection of a Payment In Lieu of Parkland when projects of 5 or more units are constructed. Said fee is to be dedicated for the capital improvements of parklands and park facilities that are used by the community. The applicant will be paying an allotted amount per unit as set by the Planning Board, based on recommendation of the City Recreation Commission.

The project is not anticipated to make significant demands on police resources.

ND5 The impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The proposed action will not result in any adverse impacts on historic or archeological resources. According to the NYS OPRHP data base and resource mapper, the subject property is not sensitive for archaeological sites/resources. The proposed action will not result in any significant adverse environmental impacts on architectural, aesthetics, open space resources, nor will the proposed action result in any adverse impacts on the growth and character of the community or surrounding neighborhood.

The buildings have been designed to utilize sustainable materials and have elements that reflect the local area.

Exterior lighting will be minimized and include dark sky compliant (downward light projection) fixtures. The design and character of exterior lighting will be of a residential-scale appropriate to the architectural features of the subject property and surrounding area. Several central pole lights will provide illumination of off-street parking and sidewalks, while each unit will include a wall mounted light fixtures at building doorways.

Site signage has been developed to reflect the architecture and provide adequate wayfinding and building identification for 911 purposes.

Resident mailboxes will be provided at the community center.

ND6. A major change in the use of either the quantity or type of energy.

The proposed action will not cause a major change in the quantity or type of energy resources used. The proposed action will connect to existing City of Kingston public water supply and wastewater (sewer) utility infrastructure. Electricity and communications services will be tapped from existing. The project also will provide on-site electric vehicle (EV) charging stations for resident use.

The project has a gross floor area of 184,261 square feet. The project will be designed to use all-electric systems including high efficiency inverter heat pumps for space conditioning and balanced ventilation via exhaust-induced fresh air through an outside air duct connected to the heat pump to increase indoor air quality. Building enclosures will include continuous exterior insulation with taped sheathing seams sealed to exceed Energy Star air tightness requirements, Energy Star appliances and low flow plumbing fixtures. The project will be designed to comply with the following Green Building Programs:

- Enterprise Green Community 2020 PLUS
- Energy Star for Multifamily New Construction
- DOE Zero Energy Ready Homes Program
- NYSERDA Multifamily New Construction Program

In addition, the Applicant has agreed to review the feasibility of installing photovoltaic arrays at building roofs and will incorporate PV into the design to the greatest extent possible.

ND7. The creation of a hazard to human health.

The proposed action will not create a hazard to human health. The new apartment building will be built to applicable building and fire codes, and connected to City utilities (water, sewer, electric, telecommunications, etc.). The proposed action will provide on-site stormwater management. The project is located directly adjacent to the Golden Hill Nursing and Rehabilitation Center. The construction activity will require sensitivity to that occupancy. Mitigation measures that are identified in the SWPPP for erosion and dust control will aide in reducing any impact.

The city also has a Noise Ordinance which has parameters which will need to be followed. If the Applicant wishes to exceed the limitations, then an application for a special permit will need to be made with justifications.

ND8. A substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

Neither the subject property nor surrounding properties are within an Agriculture District or include public open space or recreation resources. The proposed action site plan includes provisions for onsite open space and recreation resources.

ND9. The encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

The proposed action is a permitted use in the proposed O-2 zoning district. The new residences will be private and will not in of themselves result in attracting a "substantially" larger number of people to the area in a way that would cause or result in any significant adverse environmental impacts.

ND10. The creation of a material demand for other actions that would result in one of the above consequences

The proposed action will not create a material demand for other actions.

ND11. Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

The proposed action will not result in the change of two or more elements, when considered together, which would result in a substantial adverse environmental impact. Rather, the proposed action is

anticipated to be a positive improvement beneficial to community. The proposed facilities will be an enhancement to the property and City by offering additional residential options, which will generate new annual tax revenues. Most importantly, the project will provide much needed diverse housing opportunities helping the City of Kingston meet its own and regional housing needs.

ND12. Two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

The proposed action will not result in cumulative significant adverse impacts.

None of the probable impacts on the environment that are associated with, or which result from incremental or increased impacts of this action, when such impacts are added to other related past, present or reasonably foreseeable future actions, will be significant. The lead agency has reviewed and analyzed the proposed development plans, the Environmental Assessment Form and all related addenda, the Administrative Record and the physical changes to the environment that will take place simultaneously or sequentially and has determined that their combined and/or synergistic effects will not be significant. In regard to any subsequent actions that may possibly arise as the result of the proposed project, the lead agency has addressed all identified and relevant long-term, short-term impacts and effects of the proposed activities and actions, as well as any related actions, as now submitted, and the applicants have no identifiable long-range or overall plans for any subsequent development, changes in use or other activities relating to the proposed project.

Based on the foregoing, implementation of the proposed Unlisted action is not anticipated to result in any significant adverse environmental or socio-economic fiscal impacts, and thus issuance of this SEQR Negative Declaration is appropriate and an Environmental Impact Statement is not required.

**INVOLVED AND INTERESTED AGENCIES
DOCUMENT DISTRIBUTION CONTACT LISTING
GOLDEN HILL HOUSING DEVELOPMENT
November 2021 (Updated 7/15/22 – Contact Names)**

INVOLVED AGENCIES	
<p>Suzanne Cahill, Planning Director City of Kingston Planning Board 420 Broadway Kingston, New York 12401 Phone: 845-334-3955 Email: scahill@kingston-ny.gov</p>	<p>Steve Knox, Director City of Kingston Building Safety and Zoning 5 Garraghan Drive Kingston, New York 12401 Phone: 845-331-1217 Email: sknox@kingston-ny.gov</p>
<p>Eric Kitchen, ZEO City of Kingston Zoning Board of Appeals 5 Garraghan Drive Kingston, New York 12401 Phone: 845-331-1217 Email: ekitchen@kingston-ny.gov</p>	<p>Ken Markunas NYSOPR&HP Peebles Island Resource Center Delaware Avenue Cohoes, New York 12047 Phone: 518-237-8643 Submit through CRIS</p>
<p>Elisa Tinti, Clerk City of Kingston Common Council 420 Broadway Kingston, New York 12401 Phone: 845-334-3914 Email: emtinti@kingston-ny.gov</p>	<p>Ed Norman, Superintendent City of Kingston Board of Public Works 25 East O'Reilly Kingston, New York 12401 Phone: 845-331-0682 Email: enorman@kingston-ny.gov</p>
<p>Kelly Turturro, Regional Director NYSDEC - Region 3 21 South Putt Corners Road New Paltz, New York 12561 Phone: 845-256-3033 Email: r3admin@dec.ny.gov</p>	<p>Carol Smith, MD, MPH Health Commissioner Ulster County Health Department 300 Flatbush Avenue Kingston, New York 12401 Phone: 845-340-3009 Email: esmi@co.ulster.ny.us</p>
<p>Matthew Dysard Hansen, Superintendent Kingston Water Department 111 Jansen Avenue Kingston, New York 12401 Phone: (845) 331-0175 Email: mdysard@kingston-ny.gov</p>	<p>John Schultheis, PE, City Engineer City Hall – 420 Broadway Kingston, NY 12401 Phone: (845) 334-3967 Email: jschultheis@kingston-ny.gov</p>
<p>Chairperson -Ulster County Legislature 244 Fair Street Kingston, New York 12401 Mailing Address: PO Box 1800 Kingston, NY 12402-1800 Phone: (845) 340-3900 Email: vfab@co.ulster.ny.us (Victoria Fabella, Clerk)</p>	<p>Dr. Paul J. Padalino, Superintendent of Schools Kingston City School District 21 Wynkoop Place Kingston, NY 12401 Phone: (845)943-3000 Email: ppadalino@kingstoncityschools.org</p>

**INVOLVED AND INTERESTED AGENCIES
DOCUMENT DISTRIBUTION CONTACT LISTING
GOLDEN HILL HOUSING DEVELOPMENT
November 2021 (Updated 7/15/22 – Contact Names)**

<p>Chairman Ulster County Industrial Development Agency PO Box 4265 Kingston, NY 12402 Phone: (845) -943-4600 Email:</p>	<p>Dennis Doyle, Director Ulster County Planning Department 244 Fair Street Kingston, New York 12401 Phone: 845-340-3340 Email: planning@co.ulster.ny.us</p>
<p>NYS Homes and Community Renewal Environmental Unit Heather Spitzberg, Director 38-40 State Street Albany, NY 12207 Email: heather.spitzberg@nyshcr.org</p>	<p>NYS Housing Finance Agency Environmental Unit Heather Spitzberg, Director 38-40 State Street Albany, NY 12207 Email: heather.spitzberg@nyshcr.org</p>

**INVOLVED AND INTERESTED AGENCIES
DOCUMENT DISTRIBUTION CONTACT LISTING
GOLDEN HILL HOUSING DEVELOPMENT
November 2021 (Updated 7/15/22 – Contact Names)**

<i>INTERESTED AGENCIES</i>	
<p>Veronica Bardunias, Special Services Rep Central Hudson Gas and Electric 284 South Avenue Poughkeepsie, NY, 12601 Phone: (845) 486-5258 Fax (845) 486-5952 Email: vbardunias@cenhud.com</p>	<p>Chris Rea, Chief City of Kingston Fire Department 19 East O'Reilly Street Kingston, NY 12401 Phone: (845) 331-1216 Email: crea@kingston-ny.gov</p>
<p>Hayes Clement, Chairman Heritage Area Commission City Hall- 420 Broadway Kingston, NY 12401 Phone: (845) 334-3131 Email: planning@kingston-ny.gov</p>	<p>Ulster County Area Transit Loren Johnson, Director 1 Danny Circle Kingston, New York 12401 Phone: (845) 334-8458 Email: ljoh@co.ulster.ny.us</p>
<p>Mark Grunblatt, Chairman Historic Landmarks Preservation Commission City Hall – 420 Broadway Kingston, NY 12401 Phone: (845) 334-3131 Email: planning@kingston-ny.gov</p>	<p>Pennrose William D'Avella 45 Main Street, Suite 539 Brooklyn, NY 11201 Phone: (860) 462-6724 Email: wdavella@pennrose.com</p>
<p>Emilie Hauser, Chairperson Kingston Conservation Advisory Council City Hall – 420 Broadway Kingston, NY 12401 Email: eehauser@gmail.com</p>	<p>Mayor Steve Noble City of Kingston City Hall – 420 Broadway Kingston, NY 1401 Phone: (845)-33-3902 Email: snoble@kingston-ny.gov</p>
<p>Julie Noble, Coordinator Climate Smart Kingston Commission City Hall – 420 Broadway Kingston, NY 12401 Phone: (845) 331-1682 Email: JulieLNoble@kingston-ny.gov</p>	<p>Administrator Golden Hill Nursing and Rehabilitation Facility 99 Golden Hill Drive Kingston, NY 12401 Phone (845) 340-3390 info@goldenhillrehab.com</p>
<p>Ms. Suzanne Reavy, Town Clerk Town of Ulster 1 Town Hall Drive Lake Katrine, NY 12449 Phone: (845) 382-2455 Email: sreavy@townofulster.ny.gov</p>	

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Ulster County Planning Board



Dennis Doyle, Director

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

RECOMMENDATION

REFERRAL NO: 2022-150
DATE REVIEWED: 8/3/2022

Re: Golden Hill – Zoning Map Amendment

Summary

The applicant is petitioning the City of Kingston to rezone the project site where they are proposing to demolish the former Ulster County Jail and construct a 164-unit intergenerational, affordable mixed-income housing community from RRR to O-2 zoning. The 164 units will serve families at 30% of Area Median Income (AMI) or \$26,500 as well as up to 80% of AMI (\$70,250) for a family of four at that income level. There will also be a portion of the units designated for a special-needs population such as survivors of domestic violence and frail seniors. There will be a senior building consisting of 80 one-bedroom units, a family building consisting of 19 one-bedroom and 29 two-bedroom apartments, as well as 8 townhouse units and 28 three-bedroom units. Serving as a hub for activity as well as for transit drop-off, there will be a 5,000-square-foot community building.

The following materials were received for review:

- Referral Form
- Coversheet and project background
- Resolution
- Rezoning application
- Full EAF

Discussion

The proposal will be at the former County Jail site which was identified by the County for reuse as a means of helping to increase the supply of affordable housing options in the community for a variety of income and need types. The project is designed in keeping with the County's "Green New Deal" practicing sustainable design from a carbon emissions standpoint, as well as stormwater and building materials standpoint. The proposal is being designed to create a community with pedestrian access and bicycle connections to the existing Golden Hill sidewalks, a recreational trail, and a nearby connection to the Walkkill Valley Rail Trail. The buildings are designed to relate to one another, rather than serve to isolate residents and include substantial amounts of recreational space for a variety of ages. It is also noted that the City will require a new traffic signal at the intersection of the Boulevard and Golden Hill Drive. The applicant is to be commended for their project, which not only helps to fulfill a critical need, but as well for their thoughtful attention to detail including the architecture, the robust landscaping plan, the environmentally-conscious siting to reduce impervious surfaces, the inclusion of a much-needed on-site daycare facility, as well as the on-site amenities that help to foster a sense of community and generate social interaction, rather than isolate the residents. The project is also an expansion of the adjacent O-2 district and is being designed to conform to the standards of that zoning district.

**2022-150 Golden Hill
Zoning Map Amendment**

Recommendations

Zoning Map – Required Modification

If the proposal is adopted, the official City Zoning Map will require updating and filing to reflect this change.

Reviewing Officer

A handwritten signature in black ink, appearing to read 'R. Leibowitz', with a long horizontal line extending to the right.

Robert A. Leibowitz, AICP
Principal Planner

ULSTER COUNTY EXECUTIVE

244 Fair St., P.O. Box 1800, Kingston, New York 12402

Telephone: 845-340-3800

Fax: 845-334-5724

PATRICK K. RYAN
County Executive

MARC RIDER
Deputy County Executive

JOHN MILGRIM
Deputy County Executive

EVELYN WRIGHT
Deputy County Executive



October 28, 2021

City of Kingston Planning Board
Kingston City Hall
420 Broadway
Kingston, NY 12401
Attention: Wayne Platte Jr., Chairman

Re: Ulster County Golden Hill Property – Proposed Affordable Housing Project
Permission to Represent Ulster County

Dear Chairman Platte,

Please accept this letter as granting permission to Pennrose and its project team to represent the County regarding needed approvals for the affordable housing project located on Golden Hill.

Pennrose is the chosen developer for the County owned Golden Hill site and is working to secure the necessary approvals from the City to move the project forward.

Should you have any questions regarding this representation letter please contact Dennis Doyle, at (845) 340-3339.

Sincerely,

A handwritten signature in black ink, appearing to be "P. Ryan", is written over a horizontal line.

Patrick K. Ryan,
County Executive

cc: Dennis Doyle, Director
William D'Avella via email (wdavella@pennrose.com)

