Resolution of the City of Kingston Planning Board
In Review of the Kingstonian Development, LLC, located at
#9-17 & 21 North Front Street, 51 Schwenk Drive (SBL 48.80-1-25, 26 & 24.120), along with
a portion of Fair Street Extension
Determining specific areas/studies which the Planning Board believe to be critical for their
Decision Making Process

Motion By: Wayne O’Hare
Second By: Charles Peluso

WHEREAS, Kingstonian Development, LLC, JM Development Group, LLC; Herzog’s
Supply Co. Inc and City of Kingston (the Applicants) have submitted a Site Plan/Special Permit
application, a lot line deletion application; and a completed Part I of the Full Environmental
Assessment Form, to the City of Kingston Planning Board, to construct a mixed use building with
a 420 car garage, 129 apartments, 32 hotel rooms, and 8000sf of retail space (the Action); and

WHEREAS, the project is located at #9-17 & 21 North Front Street and 51 Schwenk
Drive in Kingston, New York (SBL 48.80-1-25, 26 & 24.120), along with a portion of Fair Street
Extension, which are partially located within the National Historic Stockade District; and

WHEREAS, by Resolution dated January 22, 2019, the Board recognized the Action as
Type I under SEQR, and on behalf of the City of Kingston Planning Board, Planning Staff
circulated a request, on January 29, 2019, among all identified Involved and Interested Agencies,
as provided by the applicant and Planning Staff with an amendment made to Schedule A and
mailed to the Ulster County Legislature on 2/1/19; and

WHEREAS, by Resolution dated March 18, 2019, the City of Kingston Planning Board
affirmed their role as Lead Agency for the proposal; and

WHEREAS, the Kingston Planning Board conducted an official public hearing on April
10, 2019; and

WHEREAS, on May 20, 2019, the Planning Board adopted a resolution setting a Special
Meeting of the Kingston Planning Board for June 3, 2019 at 6 PM, in the Common Council
Chambers at Kingston City Hall. Said resolution also noted that all written comment would be
received by May 31, 2019: and

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

Section 1: That after full review and deliberation of all public comment provided, the City
of Kingston Planning Board requires that the applicants provide the following studies/reports to
be submitted for further review and final determination on any environmental significance:

- **Visual Impact Study**
- **SHPO Recommendations Followed**
- **JWPPP Provided - City Engineer Signed Off**
- **Archaeological Report**
- **Geological Report (Plants/Animals)**
- **Endangered Species Report**
- **Water Supply Report - KWD**
- **Soil Report/ Waste Water Report - DPW/ City Engineer**
- **Traffic Impact Analysis - Parking Demand/ Delivery**
- **Applications - Demolish/ HLPK Activ for Premises/ Rezoning**
- **Green Technologies/ Energy Efficiency**
- **Timeline/ Anticipated**

Section 2: That the following location points will be examined for a visual impact analysis
of the project:

- Senate House Beacon Corner
- John/ Wall Street
- Wall/ North Front St
Section 3: That upon receipt of the above the Board and appropriate agencies will be notified and materials will be posted on the City Website.

Section 4: That this meeting will be reconvened at the call of the Chairman.

Section 5: That this resolution shall take effect immediately.

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Wayne D. Platte Jr., Planning Board Chairman  6/3/19