



TOWN OF KINGSTON



PLANNING BOARD

906 Sawkill Road, Kingston, NY 12401

Date: October 21, 2024

Time: 7:00 PM

Call to Order: The meeting hosted by Town Attorney, Kelly Naughton, was called to order by Chairman Dixon Onderdonk. Quorum was established.

Roll Call:	Chairman Dixon Onderdonk	Aye
	Deputy Chairman John-Paul Sliva	Aye
	Robert Long	Aye
	Brian Galvin	Aye
	Casey Schwarz	Aye
Alternate:	Edward Moore	Aye

Attendees: Town Attorney Kelly Naughton of Naughton & Torre, LLP, Town Engineer Ryan Loucks, Town Board Liaison Larry Queipo, and Planning Board Secretary Rosalyn Borghere.

Also attending were Dominick Testa, Engineer Ed Davidson, and one (1) employee, Jaime Gokey, Jeff Hogan Engineer for the Storrs project and five (5) residents.

Approval of Minutes from Previous Meeting:

A motion was made to approve the amended September 16, 2024 minutes by Brian Galvin and seconded by Robert Long. All approved.

OLD BUSINESS

530 Route 28 LLC

The applicant has appeared in connection with an application for the amendment to its existing site plan and special use permit, as well as the request for an escrow reduction. Ed Davidson informed the Board that the application seeks an increase in production from 32,000 to 250,000 tons per year based on anticipated demand looking forward. When asked

what they anticipate for annual production in the near future they estimate an annual production of 100,000 to 150,000 tpy for a one-to-three-year range. They indicated the 250,000 tons per year as a potential maximum based on an industry average of 200,000. The large number is provided as an assurance for busy years. There will be no change to the previously approved maximum cap on daily emissions.

Permits, blue smoke requirements, tiers, truck tonnage capacity were discussed along with the Ulster County contract, number of truck trips and truck sizes, production, surge capacity, and curb cut permit along Route 28 from the Department of Transportation.

A motion was made to declare intent to serve as lead agency by Robert and seconded by Brian. All approved.

Brian made a motion to type the project as an Unlisted Action which was seconded by John-Paul. All approved.

Kelly will prepare SEQR Part II EAF for the Board to consider.

Escrow is determined based on acreage and structure size;, the escrow was calculated to be \$122,500. The Town of Kingston's Town Code provides the ability for the Planning Board to modify the escrow. Kelly advised the applicant to post \$20,000 in escrow before coming to the Board with an escrow reduction request. Kelly noted that the escrow still will be able to be increased as the application moves through review.

The applicant mentioned that no aggregate is being processed on site, and that all aggregate used in the plant's operation is being purchased and trucked in to the asphalt plant's site.

A motion was made to set the escrow at \$20,000 by Brian and seconded by John-Paul. All approved.

Storrs Resubdivision – 1130 Sawkill Road & Jockey Hill Road

Discussion and a request from the Planning Board was made for the applicant to show the City of Kingston Water Department's water transmission lines on the subdivision plot. Reference to the approximate location of the water transmission lines was provided by Matthew Dysard, Superintendent of the Kingston Water Department.

Deputy Chairman John-Paul made a motion to accept part II of SEQRA which was seconded by Casey Shwarz. All approved.

A motion to issue a negative declaration was made by John-Paul and seconded by Brian Galvin. All approved.

Chairman Onderdonk opened the public hearing for the Storrs resubdivision at 7:13 PM. There were no comments.

A motion was made to close the public hearing by Chairman Onderdonk and seconded by John-Paul. All approved.

DRTG Development LLC - Riley Road - 4 Unit Multi-Family

The applicant stated that he was told that Central Hudson could not provide enough electricity to offer electric vehicle charging. The applicant additionally stated that the 4 Unit Multi-Family is designed to be constructed as an all-electric building (heat, hot water, dryer and kitchen range).

A motion was made to adopt the SEAF part II as presented by Brian and seconded by Robert Long. All approved.

A motion was made to issue a negative declaration by Brian and seconded by Casey. All approved.

A motion to schedule a public hearing on November 18, 2024 was made by Brian and seconded by Casey. All approved.

John-Paul made a motion to authorize a draft resolution which was seconded by Brian. All approved.

NEW BUSINESS

Moss Family Trust Subdivision – 97 Ruby Road

The applicant came before the Board asking what he needs to do to proceed which the Board and Kelly provided along with all forms necessary. The property consists of 29 acres: 7.6 acres containing the house, a 16.4-acre wooded lot, and a 6.7-acre wooded lot. Also, Ryan Loucks advised the applicant to go to the County Health Department for any permits needed.

Comprehensive Plan Committee

Casey has submitted an application to be on the committee.

Planning Board Procedure Binder Additions

John-Paul submitted more materials for the binders including a Bluestone Wild Forest map, statutes and protected resources, wetland protection, and a snapshot of the Town's housing and population breakdown.

Brian made a motion to adjourn the meeting at 8:57 PM which was seconded by John-Paul. All approved.

Respectfully submitted by Rosalyn Borghere, Secretary. Approved _____.____.2024