

WEBVTT

1

00:01:36.210 --> 00:01:38.930

City of Kingston: Good evening, Ladies, and gentlemen,

2

00:01:39.050 --> 00:01:49.110

City of Kingston: welcome to the city of Kingston Planning Board Meeting Today is Monday, October Seventeenth two thousand and twenty-two. We'll begin the meeting with the pledge of allegiance, please.

3

00:01:53.060 --> 00:02:05.239

City of Kingston: I pledge allegiance to the flag of the United States of America and to the Republic, for which it stands one nation under God, indivisible with liberty and justice for all.

4

00:02:17.380 --> 00:02:36.310

City of Kingston: All right, before we move to introductions, just a few housekeeping notes uh exits are on either side of the council chambers. If the need arises, we have to evacuate the building. We're going to use the staircase on either side and exit through the doors at the bottom of the stairs. No use the elevators

5

00:02:36.370 --> 00:02:39.819

City of Kingston: um bathrooms are to my right,

6

00:02:40.140 --> 00:02:47.159

City of Kingston: and there are conference rooms on either side of the Council Chambers. If there's a need for a conversation, if you could please take

7

00:02:47.210 --> 00:02:50.630

City of Kingston: uh that to one of those two rooms that'd be great.

8

00:02:51.300 --> 00:02:54.990

City of Kingston: Also I ask folks to silence their cell phones at this time.

9

00:02:57.330 --> 00:02:58.700

City of Kingston: Um.

10

00:02:59.420 --> 00:03:04.859

City of Kingston: Okay, introductions. My name is Wayne Platt, Jr. I'm. The chairman. We also have members Charles Palaco,

11

00:03:05.160 --> 00:03:06.940

City of Kingston: Robert Jacobson,

12

00:03:07.120 --> 00:03:08.630

City of Kingston: Matt Gillis,

13

00:03:08.810 --> 00:03:10.400

City of Kingston: Vince, Archer,

14

00:03:10.500 --> 00:03:12.350

City of Kingston: and Sage, New Kirk.

15

00:03:12.930 --> 00:03:16.399

City of Kingston: We also have the planning director. This is an

16

00:03:16.630 --> 00:03:19.700

City of Kingston: and the assistant planner is Kyle and D day

17

00:03:26.030 --> 00:03:35.910

City of Kingston: item number. One is adoption of the September nineteenth, two thousand and twenty-two planning board meeting transcripts and minutes. Everybody has had an opportunity to take a look at them

18

00:03:36.090 --> 00:03:39.219

City of Kingston: any questions, deletions or additions.

19

00:03:40.810 --> 00:03:49.720

City of Kingston: Okay, seeing none. Um. I'll make a motion that we adopt the september nineteenth, two thousand and twenty-two planning board meeting transcripts in minutes. Do I have a second

20

00:03:50.930 --> 00:03:54.840

City of Kingston: second by Matt Gillis. All in favor I

21

00:03:55.050 --> 00:03:57.440

City of Kingston: opposed carried

22

00:04:09.440 --> 00:04:11.760

Well, it it it's not loud enough. I can.

23

00:04:12.220 --> 00:04:14.840

Can you hear this fine. Okay,

24

00:04:15.950 --> 00:04:29.850

City of Kingston: Okay, public hearings. Item Number two is four hundred and twenty-seven for twenty-nine, four hundred and thirty-three dish for thirty-five appeal Street a lot line deletion of the lands of Nancy Kay and John D. Latour

25

00:04:29.860 --> 00:04:37.450

City of Kingston: Section Block. A lot is fifty-six point, fifty, one nineteen, seventeen, sixteen, and fifteen

26

00:04:37.560 --> 00:04:44.470

City of Kingston: secret determination Zone R, one ward, nine. Nancy and John later, are the applicants and owners.

27

00:04:44.790 --> 00:04:50.179

City of Kingston: Hello, there, Um! Anybody besides the applicant or owners wishing to speak on. Item number two.

28

00:04:53.040 --> 00:04:55.530

City of Kingston: Okay, How are you, Chris?

29

00:04:56.210 --> 00:04:58.689

City of Kingston: Chris cell is here. Good.

30

00:05:00.570 --> 00:05:04.570

City of Kingston: All right. I have to turn on one of those mics up there. Chris:

31

00:05:13.900 --> 00:05:15.439

All right.

32

00:05:15.600 --> 00:05:27.239

City of Kingston: I represent the Latours, and this is a rather simple lot line deleting. They currently own four lots on the corner of Dwitt Street and a Beale Street

33

00:05:27.640 --> 00:05:36.980

uh one lot uh contains a a commercial garage. The lot next to it, as you can see, contains the house which they are renovating,

34

00:05:37.170 --> 00:05:40.099

and the other two houses, other two lots are taken.

35

00:05:40.660 --> 00:05:45.210

They would like to take out the two, three lot lines and

36

00:05:45.620 --> 00:05:48.300

make this one entire lot,

37

00:05:49.280 --> 00:05:52.440

So that's uh pretty much what they would like to

38

00:05:52.930 --> 00:05:55.110

like to do with the property.

39

00:05:57.310 --> 00:05:59.799

So we're making four lots, One, one,

40

00:06:12.820 --> 00:06:28.540

City of Kingston: Chris, Is there. Is there any commercial use in that in that, in that garage there is a commercial use. Yes, Mr. Latour is using that to store some materials for his construction business store some of his trucks there.

41

00:06:28.890 --> 00:06:33.489

It previously was used by Gregory Brothers

42

00:06:33.530 --> 00:06:35.329

for the same purpose.

43

00:06:36.670 --> 00:06:41.260

I'm sure most people do know where it is. It was on the corner of the Wit Street and

44

00:06:42.490 --> 00:06:44.010

and a Bill Street.

45

00:06:44.370 --> 00:06:46.239

That was just my question.

46

00:06:48.250 --> 00:06:56.119

I I guess my question, Chris. We just might have to confirm with Zoning if it's used by the homeowner, and there's no business

47

00:06:56.340 --> 00:06:58.530

use where people are coming and going.

48

00:06:59.010 --> 00:07:02.229

I just I don't know as a commercial property

49

00:07:02.430 --> 00:07:05.649

which is going to be the greater use to commercial or the residential

50

00:07:06.980 --> 00:07:14.390

City of Kingston: that's dealing.

51

00:07:15.170 --> 00:07:23.869

City of Kingston: So I mean he stores his trucks. He's got some pallets of blue stone there, and stores, tools and so forth in inside the metal building

52

00:07:25.400 --> 00:07:26.939

at this time,

53

00:07:27.470 --> 00:07:31.280

do we Do we know what that garage is? Zone does? Is it commercial?

54

00:07:31.670 --> 00:07:38.549

City of Kingston: I guess. I mean, I don't know what. You just got a residence, and you got a commercial property. So is it going commercial, or is it going residential.

55

00:07:43.260 --> 00:07:49.419

Yeah. But the commercial use is pre-existing. Right? Yes, it is. I'm: sure they'd like to use it for commercial purposes.

56

00:07:54.640 --> 00:08:01.210

City of Kingston: It just yeah, I think we're just gonna have to confirm with that, because if it gets all merged and it's going to be a commercial property,

57

00:08:02.440 --> 00:08:05.269

that's what they i'm sure that's what they would like,

58

00:08:06.990 --> 00:08:09.650

because they would like to use it for their business.

59

00:08:10.820 --> 00:08:13.350

City of Kingston: That'll just be one of the conditions of approval

60

00:08:13.390 --> 00:08:17.870

City of Kingston: whether we're going to check with zoning officer on that. So okay,

61

00:08:21.010 --> 00:08:22.569

Any other questions.

62

00:08:24.830 --> 00:08:26.400

Okay,

63

00:08:28.770 --> 00:08:34.569

City of Kingston: All right. So under Seeker, this is a type, two action. So no further review of the Board is required.

64

00:08:34.850 --> 00:08:37.270

City of Kingston: This time we make a motion that we

65

00:08:37.400 --> 00:08:44.290

City of Kingston: approve. Item number two, with board policy, six written descriptions, and uh

66

00:08:44.450 --> 00:08:58.259

City of Kingston: the appropriate number of maps to be submitted, and we're going to confirm with the zoning Enforcement officer um on the if it's an allowed use, It's just a technicality. So all right. But those are the conditions of approval. Uh, do I have a second on that

67

00:08:59.000 --> 00:09:03.090

City of Kingston: second by Robert Jacobson. All in favor I

68

00:09:03.150 --> 00:09:05.230

City of Kingston: opposed carried.

69

00:09:05.470 --> 00:09:07.250

City of Kingston: Thank you.

70

00:09:19.550 --> 00:09:34.150

City of Kingston: Okay. Item number three is three hundred and fifty-six Broadway special Permit renewal to operate a rooming house Section block and a lot is fifty-six point, forty-three, dash, eight there sixty-one, point, one secret determination zone, c. Two

71

00:09:34.580 --> 00:09:37.899

City of Kingston: mixed use overlay district heritage area

72

00:09:38.070 --> 00:09:43.440

City of Kingston: award nine tvg group Llc is the applicant owner

73

00:09:44.220 --> 00:09:48.069

City of Kingston: is there anybody besides the applicant owner wish to speak on. Item Number three.

74

00:09:50.840 --> 00:09:52.590

City of Kingston: Okay,

75

00:09:56.920 --> 00:09:57.800

Okay.

76

00:10:07.970 --> 00:10:09.229

City of Kingston: We'll go back.

77

00:10:13.370 --> 00:10:14.400

City of Kingston: Okay.

78

00:10:17.990 --> 00:10:22.050

City of Kingston: And I know with our discussion we had earlier today.

79

00:10:22.300 --> 00:10:23.310

It just happened.

80

00:10:23.570 --> 00:10:24.470

Okay,

81

00:10:27.690 --> 00:10:29.430

City of Kingston: All right. Um.

82

00:10:30.840 --> 00:10:36.610

City of Kingston: Nothing's jumping out with building safety division or incident reports from the Police Department. Correct? So

83

00:10:36.880 --> 00:10:38.250

City of Kingston: okay,

84

00:10:48.590 --> 00:10:52.870

City of Kingston: this seems pretty straightforward. Um: Anybody have any questions.

85

00:10:53.980 --> 00:10:56.489

City of Kingston: Okay, we we go with them

86

00:10:56.610 --> 00:10:57.830

building safety.

87

00:10:59.160 --> 00:11:05.160

City of Kingston: Yeah. Yeah. So there's no complaints or issues have been filed with building safety since the previous renewal.

88

00:11:07.940 --> 00:11:10.350

City of Kingston: Are we governed by one year on this, too,

89

00:11:16.480 --> 00:11:21.859

City of Kingston: uh under seeker. This is also a type, two action. So no further review of the board is required.

90

00:11:22.340 --> 00:11:29.069

City of Kingston: Uh this time I make a motion that we approve. Item number three for a period of one year, with all the original conditions carried forward,

91

00:11:29.480 --> 00:11:32.680

City of Kingston: Matt Gillis with a second all in favor

92

00:11:33.030 --> 00:11:35.139

City of Kingston: I opposed.

93

00:11:35.370 --> 00:11:37.380

City of Kingston: Carried All right.

94

00:11:42.030 --> 00:11:44.299

You don't have to.

95

00:11:48.870 --> 00:11:50.349

It's It's messing with

96

00:11:52.000 --> 00:11:53.459

sure is like that, too,

97

00:11:54.810 --> 00:11:57.619

because I got upside down and I signed up. So there.

98

00:12:11.220 --> 00:12:20.329

City of Kingston: Okay, excuse me. Item Number four, seven hundred and two Broadway special. Permit renewal for six residential units in mixed use overlay district,

99

00:12:20.340 --> 00:12:36.309

City of Kingston: section, block and lot is fifty-six point, twenty-five dash, one nine point, one hundred secret determination, zone, c. Two mixed use overlay district heritage, area board two. Muhammad Al Shahi is the applicant Morning Tree Corporation is the owner.

100

00:12:36.320 --> 00:12:40.570

City of Kingston: Anybody besides the owner and applicant wishing to speak on Item Number four.

101

00:12:43.450 --> 00:12:44.560

City of Kingston: Okay,

102

00:12:44.870 --> 00:12:57.069

City of Kingston: welcome, sir, can you uh state your name for the record, please? Hi! My name is Muhammad Shhari from seven o two Broadway.

103

00:13:12.280 --> 00:13:16.459

City of Kingston: Is this correct? The most recent renewal was in January of two thousand and twenty-two.

104

00:13:16.770 --> 00:13:17.760

Okay,

105

00:13:20.630 --> 00:13:23.800

City of Kingston: Have there been any changes to the operation there

106

00:13:23.990 --> 00:13:27.670

City of Kingston: So any changes since since you were here? The last time.

107

00:13:27.770 --> 00:13:35.449

City of Kingston: Yeah, a lot a lot was almost done. Okay, we almost done. My problem is a little bit with the half with the log truck,

108

00:13:35.510 --> 00:13:39.720

City of Kingston: the the

109

00:13:39.770 --> 00:13:45.979

City of Kingston: and I was looking for him in. If I answer the phone side, they beat me late, and also the blumbing some they do some,

110

00:13:50.630 --> 00:14:02.780

City of Kingston: and also right now. I still the blumbing, even does people. I try to call them to come to finish it. No one come over and and we're talking about that back building now

111

00:14:13.550 --> 00:14:18.519

City of Kingston: has building safety been there period periodically to do inspections? Okay,

112

00:14:19.590 --> 00:14:22.250

I have. What's the anything we have from them on that?

113

00:14:22.890 --> 00:14:23.840

Okay,

114

00:14:27.260 --> 00:14:30.540

City of Kingston: Okay, Yeah.

115

00:14:31.790 --> 00:14:32.790

Yeah.

116

00:14:36.360 --> 00:14:37.440

City of Kingston: Okay.

117

00:14:44.410 --> 00:14:48.179

City of Kingston: Um. What a staff recommend for a renewal period

118

00:14:48.290 --> 00:14:49.250

Twenty-

119

00:14:50.370 --> 00:14:51.690

City of Kingston: Okay.

120

00:14:55.330 --> 00:14:58.659

City of Kingston: And that's because it's in mixed. Use overlay district. Correct? Okay,

121

00:15:00.470 --> 00:15:06.280

City of Kingston: All right. So this will be converting to a site plan instead of having the periodic check. So uh

122

00:15:06.920 --> 00:15:17.120

City of Kingston: Staff says that building safety reports that progress is being made. The project is moving along. Um, Any anybody have any problems with this

123

00:15:17.580 --> 00:15:20.079

City of Kingston: being approved tonight? Any questions?

124

00:15:21.210 --> 00:15:22.160

City of Kingston: Okay?

125

00:15:22.680 --> 00:15:24.629

City of Kingston: All right. Um.

126

00:15:26.090 --> 00:15:27.180

You see here,

127

00:15:28.670 --> 00:15:29.560

Yeah,

128

00:15:33.230 --> 00:15:38.520

City of Kingston: all right under secret. This is a type, two action. So no further review of the board is required.

129

00:15:39.100 --> 00:15:44.309

City of Kingston: Um! At this time I will make a motion that we approve. Item number four

130

00:15:44.800 --> 00:15:46.569

as a small of a

131

00:15:46.720 --> 00:15:52.390

City of Kingston: These are all the original conditions, right? All right. But with all the original conditions carried forward,

132

00:15:53.190 --> 00:15:54.609

City of Kingston: do I have a second

133

00:15:54.780 --> 00:15:59.099

City of Kingston: second by Chuck, Palaco, all in favor. I

134

00:15:59.190 --> 00:16:01.440

City of Kingston: The post carried

135

00:16:01.820 --> 00:16:04.799

City of Kingston: All right. Thank you so much. Good luck, Thank you.

136

00:16:10.370 --> 00:16:12.839

This is also the same category.

137

00:16:40.620 --> 00:16:58.850

City of Kingston: All right. Item Number five is fourteen to sixteen. Thomas Street special. Permit renewal for six residential units. And the mixed use overlay district Section block and I is fifty-six point, twenty-five. There's four dash, twenty secret determination, zone, c. Two mixed use overlay district

138

00:16:58.860 --> 00:17:04.540

City of Kingston: wood, five frank widow is the applicant mateo bella the Llc. Is the owner.

139

00:17:05.359 --> 00:17:09.839

City of Kingston: Anybody besides the owner or applicant wishing to speak on Item Number Five.

140

00:17:19.829 --> 00:17:20.760

Hello,

141

00:17:21.640 --> 00:17:36.429

City of Kingston: All right. So this is also going to be a application that will be converting from a special permit renewal to a site plan approval. So you won't Have to. You won't. Have to come back here on a regular basis. Okay? Um.

142

00:17:37.880 --> 00:17:41.629

City of Kingston: Any changes since the last time you're here Everything's the same

143

00:17:49.560 --> 00:17:52.959

City of Kingston: building. Safety is uh has no issues

144

00:17:53.060 --> 00:17:54.430

City of Kingston: per staff.

145

00:17:57.840 --> 00:17:59.300

City of Kingston: Any questions.

146

00:18:00.570 --> 00:18:01.650

City of Kingston: Okay,

147

00:18:02.190 --> 00:18:08.860

City of Kingston: uh type, two action under seeker. So no further review of this board is required.

148

00:18:09.890 --> 00:18:19.770

City of Kingston: Um, at this time i'll make a motion that we approve. Item number five, with all the original conditions carried forward. I was second Matt Gillis, with a second.

149

00:18:19.900 --> 00:18:26.389

City of Kingston: All in favor I opposed carried. Thank you. Thank you, sir.

150

00:18:36.500 --> 00:18:49.979

City of Kingston: Okay. Item Number six is Nine Hone Street special. Permit renewal to renovate an existing structure, to create two residential apartment units with a four hundred and fifty square foot ground level, commercial space,

151

00:18:50.050 --> 00:18:55.640

City of Kingston: secret determination Zone Rt: around that historic district. It's in the Heritage Area

152

00:18:55.950 --> 00:18:57.310

City of Kingston: Board. Eight.

153

00:18:58.290 --> 00:19:01.560

City of Kingston: Yeah, you, Paul, I am. Okay, I'm gonna

154

00:19:01.570 --> 00:19:19.069

City of Kingston: you're gonna let you take care of that name Um, and and me and Nielsen, or the applicants, or what? What's your last name? So i'm going to bot that name. That's okay. It's Teddo shot. Okay, My wife is here. Okay, Um. Is there anybody besides the applicant or owner wish to speak on? Item Number six.

155

00:19:22.010 --> 00:19:22.860

City of Kingston: Okay,

156

00:19:25.180 --> 00:19:27.120

City of Kingston: All right. Um.

157

00:19:35.450 --> 00:19:40.549

City of Kingston: Okay. So renovations were completed in June or excuse me, January of two thousand and sixteen right?

158

00:19:41.010 --> 00:19:42.879

City of Kingston: And we're up and running.

159

00:19:42.900 --> 00:19:50.400

City of Kingston: And there's been no change. Okay? Good. Well, I'm not good, but good, I guess. Right. No changes. You got a tenant there, right?

160

00:19:50.510 --> 00:20:01.409

City of Kingston: You have a tenant

161

00:20:03.500 --> 00:20:07.420

City of Kingston: and um. There are no issues with building safety. Correct?

162

00:20:07.810 --> 00:20:13.459

City of Kingston: Okay. And Staff is recommending a five year term for the permit.

163

00:20:13.980 --> 00:20:15.570

City of Kingston: Everybody's good with that.

164

00:20:15.630 --> 00:20:17.970

City of Kingston: So anybody have any questions for the applicant.

165

00:20:18.790 --> 00:20:19.910

City of Kingston: Okay,

166

00:20:20.320 --> 00:20:33.470

City of Kingston: all right. So under Seeker this is also type two. So no further review of the board is required at this time we'll make a motion that we approve. Item Number six for a period of five years, with all the original conditions carried forward. Do I have a second,

167

00:20:33.910 --> 00:20:35.929

City of Kingston: second by Vince Archer.

168

00:20:36.420 --> 00:20:38.769

City of Kingston: All in favor I

169

00:20:38.910 --> 00:20:40.960

City of Kingston: opposed carried.

170

00:20:41.580 --> 00:20:43.650

City of Kingston: Okay, Have a good evening. Thank you.

171

00:21:00.520 --> 00:21:03.450

City of Kingston: Okay. How are you? That's fine.

172

00:21:05.150 --> 00:21:11.059

City of Kingston: Okay. Item: Number seven is two twelve and two hundred and twenty rear Flatbush Avenue

173

00:21:11.230 --> 00:21:14.370

City of Kingston: special. Permit renewal for a preschool facility.

174

00:21:14.800 --> 00:21:31.180

City of Kingston: Uh see a section black and lot is forty-eight point seventy-four dash three. There's ten point, one hundred secret determination. Zone R. Six ward, six also accounted community action is the applicant owner. Anybody besides the applicant or owners. We' to speak on. Item Number Seven.

175

00:21:33.770 --> 00:21:34.820

City of Kingston: Welcome

176

00:21:34.860 --> 00:21:35.740

Thanks.

177

00:21:35.790 --> 00:21:41.969

City of Kingston: You'll have to turn your microphone on to there, and you can state your names for the record, please.

178

00:21:43.120 --> 00:21:50.149

Ulster County Community. Actually, okay. And I'm. Pam winner. I'm the head Start director, also county community action.

179

00:22:02.040 --> 00:22:09.329

City of Kingston: Nothing's changed, right. Everything is all the same.

180

00:22:09.690 --> 00:22:11.870

City of Kingston: And we've confirmed The inspection was good.

181

00:22:12.450 --> 00:22:13.330

Okay,

182

00:22:17.340 --> 00:22:18.360

Okay,

183

00:22:20.250 --> 00:22:22.040

City of Kingston: Any questions at all.

184

00:22:24.200 --> 00:22:26.670

City of Kingston: Okay. Um,

185

00:22:27.020 --> 00:22:32.579

City of Kingston: Again, under seeker type, two action. So no further review of the board is required,

186

00:22:32.960 --> 00:22:36.719

City of Kingston: and we do. We need to do a term on this show

187

00:22:39.020 --> 00:22:40.540

City of Kingston: previous was ten.

188

00:22:44.140 --> 00:22:45.739

Ten is good with everybody.

189

00:22:46.350 --> 00:22:47.340

Okay,

190

00:22:47.750 --> 00:22:48.720

all right.

191

00:22:48.820 --> 00:22:53.920

City of Kingston: Okay. So um. At this time i'll make a motion that we approve. Item Number seven

192

00:22:54.260 --> 00:22:59.849

City of Kingston: for a period of ten years, with all the original conditions carried forward. Do I have a second on that

193

00:22:59.910 --> 00:23:03.969

City of Kingston: second by Matt Gillis, all in favor I

194

00:23:04.120 --> 00:23:06.300

City of Kingston: opposed carried.

195

00:23:06.710 --> 00:23:09.650

City of Kingston: Thank you, ladies.

196

00:23:12.920 --> 00:23:15.139

Well, then, we'll see you in ten. Years.

197

00:23:30.540 --> 00:23:34.920

City of Kingston: Okay. Item Number eight is thirty-eight, Mac and T. Street

198

00:23:35.030 --> 00:23:37.970

City of Kingston: special Permit renewal to operate a cafe

199

00:23:38.040 --> 00:23:50.390

City of Kingston: section blocking lot is fifty-six point thirty-five, one dash three seek a determination zone Rt: it's in the Heritage area. It's Rhonda, historic District Ward nine,

200

00:23:50.430 --> 00:24:01.100

City of Kingston: Christine Simonas. Did I press that right? Okay, is the applicant, Jeffrey Simon. This is the owner anybody besides the applicant or owners wishing to speak on. Item Number eight

201

00:24:03.960 --> 00:24:05.439

City of Kingston: welcome folks.

202

00:24:13.500 --> 00:24:15.030

City of Kingston: How are things going?

203

00:24:15.380 --> 00:24:19.589

City of Kingston: It's going Wonderful

204

00:24:19.940 --> 00:24:22.109

City of Kingston: good like to hear that?

205

00:24:30.320 --> 00:24:33.019

Yes, we are. Yeah, we are

206

00:24:33.050 --> 00:24:36.610

business doing well. We're very um.

207

00:24:36.670 --> 00:24:39.639

I'm happy to say we're going to hire one full time

208

00:24:39.700 --> 00:24:49.059

City of Kingston: person, and who actually completed her study at the Cia,

209

00:24:49.300 --> 00:24:52.900

and we're looking to gear that up to potentially another

210

00:24:57.860 --> 00:25:00.739

City of Kingston: good. That's awesome. Very good.

211

00:25:01.420 --> 00:25:02.800

City of Kingston: Um.

212

00:25:04.890 --> 00:25:13.059

City of Kingston: The previous term was for five years, and there's no issues with um Health Department, building, safety or police.

213

00:25:14.130 --> 00:25:17.579

City of Kingston: Oh, sorry. Previous Staff Recon is fine. Yes, thank you, Robert.

214

00:25:17.830 --> 00:25:21.709

City of Kingston: Five years is good with everybody's staff recommendation. Okay?

215

00:25:22.280 --> 00:25:24.430

City of Kingston: And you have any questions.

216

00:25:25.210 --> 00:25:39.819

City of Kingston: Okay? Um seeker Uh under Seeker the type. Two action again here. So no further review of this board is required. Um! This time I make a motion that we approve. Item Number eight for a period of five years.

217

00:25:39.920 --> 00:25:48.470

City of Kingston: Um! With all the original conditions carried forward. Do I have a second on that second by Robert Jacobson. All in favor I

218

00:25:48.520 --> 00:25:50.870

City of Kingston: opposed carried.

219

00:25:51.260 --> 00:25:55.150

City of Kingston: Okay, folks take care, Good luck.

220

00:26:05.970 --> 00:26:06.990

All right.

221

00:26:13.070 --> 00:26:22.290

City of Kingston: Okay. Item number nine is four hundred and eighty-eight Broadway special Permit renewal for an apartment on the second floor. In the mixed use overlay district

222

00:26:22.300 --> 00:26:37.540

City of Kingston: Section blocking lot is fifty-six point, twenty-six, nine. There's thirty-four secret determination, zone, c. Two mixed use overlay district ward, five nick, ten passes as the applicant jonathan passes maria

223

00:26:37.750 --> 00:26:40.359

City of Kingston: um reach us is, Are the owners

224

00:26:40.710 --> 00:26:45.009

City of Kingston: anybody besides the owner applicant wish to speak on? Item Number Nine.

225

00:26:54.390 --> 00:26:56.060

Yeah. Okay,

226

00:26:56.530 --> 00:27:02.389

City of Kingston: yes. This will be a site plan conversion as Well, like as Robert just said, Um,

227

00:27:09.310 --> 00:27:11.879

City of Kingston: No issues with building safety or police

228

00:27:14.650 --> 00:27:16.090

City of Kingston: any questions.

229

00:27:16.910 --> 00:27:18.920

City of Kingston: No? Okay.

230

00:27:19.680 --> 00:27:24.920

City of Kingston: All right. Under secret. It's a type, two action. So no further review of the board is required.

231

00:27:25.270 --> 00:27:30.219

City of Kingston: Uh, this time I will make a motion that we approve. Item number nine,

232

00:27:30.470 --> 00:27:36.070

City of Kingston: with all the original conditions carried forward as a site plan.

233

00:27:36.880 --> 00:27:40.589

City of Kingston: Second by Robert Jacobson. All in favor I

234

00:27:40.670 --> 00:27:42.950

City of Kingston: opposed carried

235

00:27:56.890 --> 00:28:05.320

City of Kingston: all right. New business item number ten one thirty-two Lensley Avenue. It's a site plan amendment to approve

236

00:28:05.630 --> 00:28:09.200

City of Kingston: for for approval to construct a retaining wall.

237

00:28:09.450 --> 00:28:20.389

City of Kingston: Section. Blocking lot is fifty-six point twenty-eight dish, one. There's four point two See seeker uh type two award. Eight zone triple R.

238

00:28:20.580 --> 00:28:22.810

City of Kingston: Listed Historic landmark

239

00:28:23.630 --> 00:28:28.490

City of Kingston: Heritage area one hundred and Thirty-two Lindsay Avenue Llc. Is the applicant owner

240

00:28:28.870 --> 00:28:30.000

City of Kingston: Hello, there,

241

00:28:30.720 --> 00:28:36.599

City of Kingston: All right good to see you. Okay. So your name for the record time, please. Is that call from Kda

242

00:28:36.810 --> 00:28:38.479

with the architects on the project

243

00:28:41.860 --> 00:28:45.230

City of Kingston: we're going to get a picture up here.

244

00:28:51.380 --> 00:28:54.579

City of Kingston: Okay. So we're up by the mansion up top.

245

00:28:54.910 --> 00:29:06.960

City of Kingston: Exactly. And this is the um, the smaller building of the two on the site. This is the carriage. You have to speak up a little bit there, too. This is the carriage house Um, which is the smaller of the two buildings on site.

246

00:29:07.340 --> 00:29:08.360

Uh,

247

00:29:08.740 --> 00:29:15.210

City of Kingston: there was an existing a retaining wall that you can see on that angled line that's dashed.

248

00:29:15.260 --> 00:29:21.089

City of Kingston: That is, um was a historic um a brick retaining while that was failing.

249

00:29:21.180 --> 00:29:23.190

And so

250

00:29:23.390 --> 00:29:40.529

City of Kingston: you can see It's proximity to that that corner of the um of the carriage house. There it's it's only about four feet away. Um! So instead of removing or repairing um, because any kind of repair would have required removal. Um! We had

251

00:29:41.100 --> 00:29:49.200

City of Kingston: decided to make an emergency um decision and encapsulate the existing retaining wall.

252

00:29:49.500 --> 00:29:53.670

Um, I have photos here, so you can see um

253

00:29:53.910 --> 00:29:55.950

the condition it was in.

254

00:29:59.530 --> 00:30:17.990

City of Kingston: It was Um! It was not sounded any way, so um! We were concerned that the carriage house, top right corner, was going to kick out, and if we were to disturb that wall in any way. So instead, we took the the safe route and filled with with crushstone up against the existing brick wall,

255

00:30:18.000 --> 00:30:23.090

and then used modern um unilocked pavers that were uh

256

00:30:23.560 --> 00:30:29.599

City of Kingston: secured into the ground, using, like geotech style fabric so fairly

257

00:30:29.840 --> 00:30:31.010

common.

258

00:30:31.060 --> 00:30:32.980

City of Kingston: For now, um!

259

00:30:33.220 --> 00:30:43.919

City of Kingston: We made this decision, based on the proximity um where it sat on the site. Um, it's as you can see these um total lines uh top of our pool lines drop,

260

00:30:44.400 --> 00:31:01.069

City of Kingston: Drop quite a bit, and it's about probably twenty thirty feet um into the woods. So there is no spot at Edgewood. Um. Where you could actually see this wall. Um, and basically, the only place you may be able to see it is from the Central Hudson easement on the other um button land. So

261

00:31:03.110 --> 00:31:04.060

it's My,

262

00:31:08.810 --> 00:31:13.020

what it looks like now,

263

00:31:13.790 --> 00:31:15.559

before it was encapsulated.

264

00:31:17.960 --> 00:31:18.870

Yeah,

265

00:31:19.270 --> 00:31:20.100

you know,

266

00:31:20.190 --> 00:31:27.329

City of Kingston: visually No impact to the other side, because the existing wall didn't go above the grade, either. So we

267

00:31:27.940 --> 00:31:30.860

replaced it, inclined as much as we could. We had to,

268

00:31:31.020 --> 00:31:38.030

City of Kingston: as you can see it will. On the drawing you saw that it. The wall had to be ten feet out, but that was that was in order to get enough backfill. Um.

269

00:31:38.200 --> 00:31:41.020

So I was retaining the wall that was retaining the Wall,

270

00:31:58.920 --> 00:32:02.899

we're with that making a conditional, but the condition of a pro.

271

00:32:03.150 --> 00:32:03.990

Yeah,

272

00:32:04.390 --> 00:32:06.820

City of Kingston: Anybody have any questions other questions,

273

00:32:10.520 --> 00:32:11.620

and that

274

00:32:15.660 --> 00:32:20.120

why? Why did you knew what it was possible to You changed it,

275

00:32:21.010 --> 00:32:22.950

and I don't know why you

276

00:32:25.480 --> 00:32:26.580

um

277

00:32:27.160 --> 00:32:46.779

City of Kingston: thank you for the uh, the building inspector recommend. We come, we come in and present the uh, the plan. And um! It was really it was really a judgment call um given the work that was happening on site that we wanted to secure that existing retaining wall. Once we found the shape that it was in

278

00:32:46.850 --> 00:33:02.860

City of Kingston: um. It was in really bad shape. I can like. I can show you these photos um! And it was really the concern of that top right part of the foundation. Um, As we were developing a scope to re-point, the foundation. Um!

279

00:33:02.920 --> 00:33:17.949

City of Kingston: We were seeing signs at that corner that it was starting to fail. Um! The retaining wall itself had obviously already started to fail. Um! We thought that we'd be able to rebuild it in kind. And um! That was

280

00:33:19.290 --> 00:33:20.580

really

281

00:33:20.620 --> 00:33:22.589

City of Kingston: not the right decision to make,

282

00:33:22.610 --> 00:33:31.779

City of Kingston: because it would have jeopardized the existing carriage house.

283

00:33:32.160 --> 00:33:40.750

Just a reminder to use your mic, please, as you can. People are having difficulty hearing, so we have to speak into it.

284

00:33:43.510 --> 00:33:44.560

Okay,

285

00:33:44.800 --> 00:33:51.749

I I I There has been a history of having things after the fact, but my understanding is that this was more.

286

00:33:52.200 --> 00:34:03.110

City of Kingston: I don't want to use the word landscaping, but it was more in line with protecting the property, and I believe, because this was a commercial site plan

287

00:34:03.190 --> 00:34:10.150

before building and safety one to sign off on it. They wanted to come back to us because it wasn't shown on the original site plan,

288

00:34:10.719 --> 00:34:12.400

but it wasn't actually

289

00:34:12.830 --> 00:34:14.499

they weren't doing

290

00:34:14.630 --> 00:34:21.820

anything to the actual existing structures that were on the property. So this is a little bit of a gray area for the applicant, So they

291

00:34:21.960 --> 00:34:26.820

City of Kingston: made the change to the wall, which one would consider,

292

00:34:28.270 --> 00:34:34.480

but I believe, building safety before they signed off on it wanted the planning boards blessing because of the size of the project,

293

00:34:34.550 --> 00:34:36.270

and what was going on,

294

00:34:36.540 --> 00:34:41.059

City of Kingston: because it wasn't on the original site plan, because it wasn't something that was originally contemplated,

295

00:34:44.370 --> 00:34:47.929

and that's why they immediately call the building department. Right?

296

00:34:47.969 --> 00:34:49.690

All right. Okay.

297

00:35:04.320 --> 00:35:06.140

City of Kingston: All right. Any other questions.

298

00:35:07.290 --> 00:35:08.330

Okay.

299

00:35:08.550 --> 00:35:18.289

City of Kingston: Um. So this has received Um has been reviewed by both landmarks and heritage, and has been approved by both part both the words correct.

300

00:35:18.370 --> 00:35:19.310

Okay,

301

00:35:22.370 --> 00:35:30.099

City of Kingston: All right. Um. So under Seeker this is a type, two action. And again, no further review of this board is required.

302

00:35:30.170 --> 00:35:31.450

City of Kingston: Um,

303

00:35:34.240 --> 00:35:35.759

Do we need to know?

304

00:35:39.140 --> 00:35:50.410

City of Kingston: Okay, Um. We are recognizing that there's an ornamental or ornamental house on the front law of the property, and this was to screen a sewer clean out. Is that what that was used for?
Okay,

305

00:35:52.170 --> 00:35:53.109

Okay,

306

00:35:56.870 --> 00:35:59.419

City of Kingston: all right. So um,

307

00:36:00.260 --> 00:36:04.819

City of Kingston: I will. This time I make a motion that we approve. Item Number ten,

308

00:36:04.890 --> 00:36:08.210

City of Kingston: and we are going to need some uh

309

00:36:08.980 --> 00:36:18.250

City of Kingston: verification from both city, city engineering and building safety on this to make sure that it was constructed properly. So that's just a a condition of approval.

310

00:36:18.280 --> 00:36:20.009

City of Kingston: Any other, anything else

311

00:36:21.460 --> 00:36:24.100

City of Kingston: and board policy Six. Yes,

312

00:36:25.080 --> 00:36:26.670

City of Kingston: have a second on that

313

00:36:27.870 --> 00:36:31.769

City of Kingston: second by Matt Gillis, all in favor I

314

00:36:31.940 --> 00:36:34.049

City of Kingston: opposed carried.

315

00:36:34.090 --> 00:36:35.369

City of Kingston: Thank you, sir.

316

00:36:36.370 --> 00:36:37.290

Thank you

317

00:36:53.270 --> 00:36:58.590

City of Kingston: all right. Item Number Eleven is one hundred and four. Smith Avenue, a site plan,

318

00:37:03.940 --> 00:37:10.160

City of Kingston: I say, site plan to construct a mixed use development with one hundred residential units,

319

00:37:16.510 --> 00:37:30.599

City of Kingston: warehouse space and supporting infrastructure and improvements Section block and Lot is forty-eight point eight, two, one there seven secret determination zone. M. Two mixed use overlay district

320

00:37:30.810 --> 00:37:37.159

City of Kingston: Mhv Bf. Developer Llc is the applicant second win. Trust is the owner.

321

00:37:38.320 --> 00:37:52.650

City of Kingston: How are you doing? I'm. Well, Mr. Chairman, good to see you. Can you both of you state your Nas or the record, please uh Dan Simone, with Mh. Three development. This is my partner, Danny Saratkin. Um,

322

00:37:53.150 --> 00:38:08.279

City of Kingston: it's good to be here, ladies and gentlemen of the board. Um! We are back in Kingston for a project located uh one of four Smith Avenue. Um! It's currently occupied by a large warehouse building

323

00:38:08.290 --> 00:38:20.189

City of Kingston: which is comprised of the existing Fowler and Keith building on Smith Avenue Uh. And the historic Kingston Barrel factory on brune uh an additional accessory garage structure

324

00:38:20.270 --> 00:38:28.599

City of Kingston: in the late eighties and early nineties. A two-story addition was added to the F. And K. Building which connected the F and the barrel factory

325

00:38:28.680 --> 00:38:36.459

City of Kingston: um the properties L. Shaped, as you can see on the site plan. It fronts Smith Avenue, Brun Avenue and Cornell Streets

326

00:38:38.020 --> 00:38:46.500

City of Kingston: now a little property history. The Kingston barrel factory is located at thirty-five Brun Avenue. It was constructed circa one thousand nine hundred.

327

00:38:46.790 --> 00:39:03.340

City of Kingston: The building has supported a variety of uses through the years. Uh, for the last ten to fifteen is remain predominantly vacant. The building is a two-story brick and heavy timber frame building uh, containing about nineteen thousand one hundred and fifty-five square feet,

328

00:39:03.820 --> 00:39:16.760

City of Kingston: and it's most historically significant period. This property operated as a cooperage from about one thousand nine hundred and ten to one thousand nine hundred and fifty-four for several different corporations, American cooperage, Kingston Coup Bridge, Kingston barrel, Corp

329

00:39:17.020 --> 00:39:18.359

City of Kingston: uh it.

330

00:39:19.060 --> 00:39:35.689

City of Kingston: At its height. It was probably one of the largest manufacturers in the city of Kingston, with over seventy seventy employees. Um! During the prohibition here a notorious gangster uh jack Legs diamond stored illegal alcohol in the barrels of this factory.

331

00:39:35.970 --> 00:39:42.659

City of Kingston: Uh the ale was manufactured at a brewery across town, and the barrel factory property was used to run the logistics

332

00:39:42.730 --> 00:39:53.520

City of Kingston: uh. The factory was rated, and what was known as the million dollar sees uh over one million dollars in ale. Liquor and equipment were confiscated, and one of the biggest raids during prohibition.

333

00:39:53.960 --> 00:39:55.100

City of Kingston: Um!

334

00:39:55.340 --> 00:39:59.880

City of Kingston: They kind of uh, you know, avoided.

335

00:40:00.100 --> 00:40:10.699

City of Kingston: You know the police for many years, because they had a half mile of rubber hose that was snake through the city sewer district uh from the brewery across town to the barrel factory,

336

00:40:11.150 --> 00:40:20.120

City of Kingston: since one thousand nine hundred and fifty-four when the American cooperage was foreclosed upon the property has been operating as a series of logistical or building supply uh companies.

337

00:40:20.160 --> 00:40:29.829

City of Kingston: The Fowler and Keith Building, which is the one on Smith Uh. Was also constructed in the early nineteen hundreds, and operated as a feed mill. Originally

338

00:40:29.970 --> 00:40:37.140

City of Kingston: a series of additions have been made to that building over the years, the latest of which was the nineties addition which connected the two

339

00:40:37.420 --> 00:40:42.340

City of Kingston: uh the pre nineteen nineties building is approximately twenty-one thousand square feet

340

00:40:42.490 --> 00:40:52.740

City of Kingston: Um! That building will be re-skinned new roof windows um, and uh it' be utilized as a warehouse space, as it currently exists.

341

00:40:53.070 --> 00:41:00.609

City of Kingston: Uh the current connection and the additions will be removed under the present application to separate the buildings to their historic form.

342

00:41:01.120 --> 00:41:08.790

City of Kingston: The F. And K. Building. While part of the site plan overall application is not planned for a change of use or interior renovations at this time.

343

00:41:11.410 --> 00:41:15.680

City of Kingston: Now, the proposed project contemplates the construction of a new four story building

344

00:41:16.900 --> 00:41:21.339

City of Kingston: the L-shaped building along Brun and Cornell.

345

00:41:21.660 --> 00:41:35.330

City of Kingston: Uh the four story building will be a new woodframe building will contain approximately one hundred residential units, ten which will be affordable along with a two thousand nine hundred square feet of commercial space along Cornell Street.

346

00:41:35.840 --> 00:41:43.449

City of Kingston: The residential components will consist of fifty-four studio, apartments, twenty, eight, one bedroom apartments, and eighteen two bedroom apartments.

347

00:41:43.960 --> 00:41:46.469

City of Kingston: The historic barrel factory building

348

00:41:46.630 --> 00:41:49.620

City of Kingston: which is to the rear of it along Brun.

349

00:41:50.050 --> 00:42:02.480

City of Kingston: Uh will contain, uh residents, spaces like a gym uh live uh some live work apartments for artists, commercials, flex space, and other residents spaces

350

00:42:03.750 --> 00:42:16.149

City of Kingston: uh the F. And K. Building, which is located on Smith again at about twenty-one thousand square feet will be renovated, New roof, siding windows, and the current warehouse use will be maintained.

351

00:42:16.450 --> 00:42:25.919

City of Kingston: Um. As mentioned, the the project site is currently in the M. Two general manufacturing district, and also governed by the mixed juice, overlay district.

352

00:42:28.970 --> 00:42:30.299

City of Kingston: Um.

353

00:42:30.350 --> 00:42:36.339

City of Kingston: I have a series of renderings to give the Board an idea of what the buildings will look like.

354

00:42:46.110 --> 00:42:52.419

City of Kingston: This is the proposed new build on the corner of Brun and Cornell.

355

00:42:52.710 --> 00:42:54.719

City of Kingston: We are, uh

356

00:42:55.190 --> 00:43:07.439

City of Kingston: simulating the existing industrial feel of Cornell street with the shirt factory and the lace mill. Um, four stories similar structure, and similar mass into those two buildings.

357

00:43:07.820 --> 00:43:14.310

City of Kingston: The ground floor, as you can see along the front on Cornell will contain a ground floor, retail, commercial,

358

00:43:15.120 --> 00:43:24.390

City of Kingston: with residential units to the back, and the upper three stories will be all residential units total of one hundred residential units in this building,

359

00:43:31.410 --> 00:43:39.390

City of Kingston: now the existing barrel factory building.

360

00:43:40.240 --> 00:43:42.220

City of Kingston: We have, uh,

361

00:43:42.650 --> 00:43:44.549

City of Kingston: fifty-four studios,

362

00:43:45.250 --> 00:43:49.380

City of Kingston: uh twenty, eight, one bedrooms, and eighteen two bedrooms,

363

00:43:52.520 --> 00:43:59.380

City of Kingston: now the existing barrel factory again two story, about nineteen little over nineteen thousand square feet

364

00:43:59.450 --> 00:44:18.430

City of Kingston: um it'll contain the tenant spaces uh leasing community spaces, co-working gym resident storage. It'll also have approximately five thousand square feet of flex commercial space. Um, which will be utilized as small artist studios, or you know,

365

00:44:18.490 --> 00:44:33.839

City of Kingston: perhaps gallery space. Um. The upstairs will contain seven live work. Artist lofts approximately eight hundred plus square feet each. Each unit will contain workspace as well as living living accommodations,

366

00:44:35.590 --> 00:44:43.399

City of Kingston: the exterior will get a full renovation re-pointing of the brick facade new roof new windows.

367

00:44:44.790 --> 00:44:46.179

It's a beautiful building

368

00:44:53.900 --> 00:44:58.300

City of Kingston: Now this is a really cool old building, the F. And K. Building Um.

369

00:44:59.550 --> 00:45:19.029

City of Kingston: Our plan is to strip the old aluminum siding, bring back some nice vertical sighting. Bring it back to a period uh history of barn structure. Um, the existing warehouse uses will be maintained. We'll be installing new windows, new siding, new roof. So no no major demolition. This is

370

00:45:19.040 --> 00:45:31.649

City of Kingston: just the new addition that was connected it in the early nineties. That's that's the two story piece. If you know the property onto the you know, on the left there. Yeah, where the loading dock is. Yeah, that stuff will come down. Okay, Yeah. And the connection between them

371

00:45:32.240 --> 00:45:38.480

and and the connection between this building and the brick building correct

372

00:45:40.480 --> 00:45:52.619

currently that two-story addition occupies this portion of the property and it wraps between the two, and there's ramps that connect the two buildings internally on the first and second floor.

373

00:45:52.720 --> 00:45:53.750

Um,

374

00:45:53.800 --> 00:46:09.970

City of Kingston: Now we had uh when we came back up to Kingston Um. With this project we had met a few times with the uh Kingston uh the Midtown Arts uh District and the Midtown Business Alliance. Um.

375

00:46:09.980 --> 00:46:28.050

City of Kingston: We reviewed the uh Arts master plan. That kind of governs this uh area. Um, And we're bringing a lot of those elements into the plan, especially in the barrel factory building itself, which is historic Um, which is a really cool. It'll be a cool co-working space and art space.

376

00:46:30.070 --> 00:46:34.389

City of Kingston: Are there any specific questions from any members of the board? Yes,

377

00:46:36.290 --> 00:46:37.220

parking,

378

00:46:37.760 --> 00:46:57.119

City of Kingston: parking. Okay, good question. Uh, we are proposing about one hundred and thirty spots uh for the project. It's about uh the required spaces are approximately one hundred and seventy. Um! This board has the ability to wave up to fifty of that which would be about eighty. Um! But

379

00:46:57.130 --> 00:47:07.060

City of Kingston: our feel is for the residents, and to to really market the property effectively. We need at least probably one hundred and thirty, one per unit, plus a little more for the commercial.

380

00:47:10.570 --> 00:47:12.979

City of Kingston: I know, with the previous applicant

381

00:47:13.130 --> 00:47:18.960

City of Kingston: for the cooperage before this. So one of the concerns was the noise from the rail rail traffic.

382

00:47:18.970 --> 00:47:46.630

City of Kingston: Yeah, that is a it's a valid concern. Um! We actually uh enlisted a a firm Akr. F to do a noise study which they're going to be starting. Probably in the next few weeks. Um! The biggest areas that we can mitigate. That noise is obviously with the you know uh windows uh some, you know, enclosure sighting accommodations. Um, but we'll be doing. We'll be enlisting that study soon,

383

00:47:46.640 --> 00:47:53.040

City of Kingston: and that'll facilitate us in um, and being able to design the project to

384

00:47:53.070 --> 00:48:05.109

City of Kingston: go ahead. Most of the residential units will be in the new four story, which will be um, you know. Obviously the the the tightest structure built the barrel factory itself.

385

00:48:05.220 --> 00:48:20.850

City of Kingston: It. It's It's like an old, you know, old man. It rattles a little. Um, but that's gonna be predominantly commercial. So you know, the artist lofts will be in there also. Um, but uh, it fits that building

386

00:48:20.860 --> 00:48:36.510

City of Kingston: so, and just the the the sound engineer they how how it works is They leave a recorder uh on the site five days, and they listen to the the train noise, and they design the building very specifically for the the noise in that exact area, so it should be.

387

00:48:36.580 --> 00:48:56.089

City of Kingston: The most egregious noise is the horns. Yeah, you know. Uh, once it starts welded rail. Now you don't get the the the met of rail joints. So yeah, once it once it starts to rumble past it's actually soothing. It's just that horn when it blasts. So that's a Personally, i'd love to live near a railroad.

388

00:48:56.170 --> 00:49:12.510

City of Kingston: But what about uh onsite management, or what? We'll have an onsite manager Full time um during lease up. Obviously we'll have onsite leasing staff. Uh, when the project goes full we'll have an onsite property manager on site, maintenance,

389

00:49:15.050 --> 00:49:16.849

City of Kingston: any um

390

00:49:16.900 --> 00:49:36.389

City of Kingston: remediation that has to go on there at all. No, surprisingly, the buildings were clean. We did discover a an oil tank that was never pulled out, you know, many years ago, but that's been pulled out and closure report has been submitted to dece. Um. So we're not really anticipating anything, Major, at this point.

391

00:49:36.480 --> 00:49:54.989

City of Kingston: What about um utilities, any energy efficiency, or what? What's planned. Yeah. Well, we have to comply on the new structure with the new stretch code. So um! The new structure is going to be state of the art, you know. Um windows. Hbac, lighting all low low impact development,

392

00:49:55.410 --> 00:50:10.099

City of Kingston: got several av chargers on the site plan. Yes, we have. Uh, we have things set up for Eb charging stations on site. The roofs will be designed to accommodate solar voltaic, you know, and when those make sense they can be incorporated into the project.

393

00:50:11.040 --> 00:50:15.469

What type of outdoor tenant space is there anything designed or planned?

394

00:50:15.480 --> 00:50:31.859

City of Kingston: We have some outdoor tenant space located at the Cooperage building itself, which will contain some barbecue areas for the residents fire pit for the residents just outside of the fitness area and the communal space. So they'll have a little in and out space, all located within that central corridor

395

00:50:36.050 --> 00:50:39.739

any balconies or anything proposed. There is all internal apartments,

396

00:50:39.940 --> 00:50:50.270

City of Kingston: some of the our corner balconies on the back uh our corner units. I'm sorry uh on the back side. We'll have balconies. The others are just uh you know. Um!

397

00:50:51.120 --> 00:50:54.099

City of Kingston: It's It's just six out of the out of the hundred.

398

00:50:57.500 --> 00:51:08.789

City of Kingston: Yeah, we're trying to keep with the industrial look on the frontages. So we have very large windows, uh, you know, to to create that uh that window uh scape

399

00:51:14.640 --> 00:51:20.949

City of Kingston: all the just to further all the condensing units. Each unit will have its own

400

00:51:21.000 --> 00:51:26.269

uh heating air conditioning unit condensing units will be hidden on the roof.

401

00:51:26.500 --> 00:51:30.859

Um on the rear side. So you won't. None of that will be visible from the streetscape.

402

00:51:31.840 --> 00:51:33.899

I presume full landscaping plan.

403

00:51:34.140 --> 00:51:49.799

City of Kingston: Yeah, we haven't gotten to the landscape plan at this point. But yeah, there'll be a full landscape plan. Actually, the property right now is predominantly paved. There's a small grass area behind the existing cooperage. Um, but we'll be bringing in a lot more landscaping into the new plan.

404

00:51:49.810 --> 00:51:55.600

City of Kingston: There's Actually, there'll be less impervious coverage under the proposed plan than there currently exists.

405

00:51:57.170 --> 00:52:02.559

City of Kingston: And we talked about um subdividing. Do you want to? Yes, speak to that.

406

00:52:02.760 --> 00:52:03.729

Mhm

407

00:52:14.080 --> 00:52:32.140

City of Kingston: the the property used to exist as well multiple properties at one point, but the property from Cornell along Brun was a separate parcel from the property on Smith, where the F. And K. Building was when those two properties were joined in the late eighties.

408

00:52:32.150 --> 00:52:42.089

City of Kingston: Um. When When the buildings were joined, the properties were combined. So under this application also, we will be submitting a subdivision application basically to cut

409

00:52:42.340 --> 00:52:45.550

it's visible. But it's kind of think on this plan.

410

00:52:45.570 --> 00:52:47.950

I will go through these buildings

411

00:52:48.250 --> 00:52:52.519

to separate the F. And K. Building from the cooperage and the new build

412

00:52:53.460 --> 00:52:54.609

City of Kingston: and the

413

00:52:54.740 --> 00:52:59.279

City of Kingston: the uh, The new created lot, for the new build is about one point

414

00:52:59.530 --> 00:53:06.440

City of Kingston: seven, one point sorry, one point five acres, and the F. And K. Will be about three quarters of an acre,

415

00:53:09.080 --> 00:53:25.960

City of Kingston: and then cross easements will be developed, for in cross easements for ingressing out. Yes, actually, all the parking will can be contained in cross access easements. Um, so that they'll be park sharing throughout the entire project

416

00:53:26.010 --> 00:53:36.670

City of Kingston: the property. The parking along the tracks will be predominantly reserved for the Cooperage building and the commercial uses, and the prop and the parking on the interior

417

00:53:37.080 --> 00:53:40.210

City of Kingston: uh will be primarily resident parking

418

00:53:41.490 --> 00:53:51.080

City of Kingston: any provisions for outdoor space for the folks who are living there to enjoy. I mean, I, this is going to be just the place I mentioned on the

419

00:53:51.960 --> 00:54:06.589

City of Kingston: Okay. We have outdoor. We'll have an outdoor patio area for barbecue pits uh and and fire pits. Okay, And that's connected directly to the interior space where they're resident lounges and their fitness area.

420

00:54:12.740 --> 00:54:16.739

City of Kingston: We we're going to be referring it to parks and wreck, too. So yeah, yeah,

421

00:54:25.450 --> 00:54:32.969

City of Kingston: I know this is just an overview tonight, right? This is still a work in progress basically just to introduce ourselves. We appreciate that

422

00:54:33.580 --> 00:54:45.239

City of Kingston: this is an unlisted action under seeker. And uh, because of the scope of the project we've discussed with the applicant doing this as a coordinated review

423

00:54:45.990 --> 00:55:05.290

City of Kingston: under the secret process. So the Board has a resolution um in their packets to seek lead agency status. Um. There's also a proposed schedule. A. If you could take a look at those Um, If you have any questions, we'd like to ask the board to

424

00:55:05.470 --> 00:55:07.789

City of Kingston: take that action this evening.

425

00:55:07.950 --> 00:55:08.930

Um,

426

00:55:08.960 --> 00:55:26.570

City of Kingston: we do need the full eaf we've discussed that, so we'll need. We'll need that from you, and if there are any financing or funding agencies that you want to be added to that schedule, Let us know, so we can notify them as well of this.

427

00:55:26.580 --> 00:55:30.879

City of Kingston: Yeah, I sent the full eaf last week. I'm not sure if you'd looked at it yet.

428

00:55:31.840 --> 00:55:35.929

City of Kingston: Did you get it? I did not get it. No.

429

00:55:36.870 --> 00:55:39.170

City of Kingston: Was a big document. Maybe it got stuck.

430

00:55:39.760 --> 00:55:46.080

City of Kingston: If it's greater than twenty, Meg, it wouldn't go through it.

431

00:55:53.720 --> 00:55:56.169

City of Kingston: Um, you can put it in a dropbox.

432

00:55:56.800 --> 00:56:03.510

City of Kingston: I actually think I have a I just do think I have a hard copy with me tonight,

433

00:56:09.540 --> 00:56:17.249

City of Kingston: and even though a public hearing is not required for this project, i'm inclined to ask that one be held.

434

00:56:17.660 --> 00:56:20.200

City of Kingston: How does the rest of the board feel about that?

435

00:56:21.200 --> 00:56:24.799

City of Kingston: We've done it for other large projects that are similar?

436

00:56:25.220 --> 00:56:27.279

City of Kingston: So you hope I feel good about that.

437

00:56:28.040 --> 00:56:29.819

It's Chuck.

438

00:56:30.410 --> 00:56:31.330

Okay,

439

00:56:33.640 --> 00:56:51.699

City of Kingston: and maybe have a site visit along the way to. Yeah. I would love to, you know. Entertain a site visit. I'm: Sure, I I Some of you probably saw it during the last application. But there's a lot of new faces on the board. So um yeah, I would love to uh entertain a site visit whenever everyone is available.

440

00:56:58.070 --> 00:57:14.510

City of Kingston: Do you want to try and schedule one of those this evening? Um, no. You can talk to just talk to Sue, and she'll Okay, After about that. Yeah, you give us some dates and we'll send out a doodle call and figure out what works perfect, probably in the next thirty days before it starts to get cold. Okay, And do you prefer during the week

441

00:57:14.550 --> 00:57:20.870

City of Kingston: on the weekends? I know most of you probably work week later in the day.

442

00:57:21.190 --> 00:57:23.799

We will give you times. Okay, great.

443

00:57:24.200 --> 00:57:26.489

City of Kingston: And just for the record uh

444

00:57:27.270 --> 00:57:31.539

City of Kingston: uh Corporation Council, Barbara Graves Pauler is with us right now, too.

445

00:57:32.990 --> 00:57:34.149

Okay,

446

00:57:36.980 --> 00:57:40.510

City of Kingston: Any other questions before we go into the resolution.

447

00:57:43.370 --> 00:57:44.290

All right.

448

00:57:45.300 --> 00:57:47.160

You have anything else before that, you?

449

00:57:50.030 --> 00:58:06.450

City of Kingston: The only thing I would say to the board members is um between now and our next meeting, or even our site visit Um! If you um think of any other information or studies that you might want to have the applicants pursue.

450

00:58:06.460 --> 00:58:20.770

City of Kingston: I throw out a traffic studies generally the most common one. Um! Just begin to think in you know, in respect to that type of information that you'll be looking for, so that we can bring it to the board the whole board next time we meet.

451

00:58:38.530 --> 00:58:56.159

City of Kingston: Okay. Uh resolution of the city of Kingston planning Board to seek designation of Lead Agency for one hundred and four Smith Avenue section blocking lot forty-eight point eight, two, one. There's seven in the secret process under six and Ycrr. Part six, seventeen,

452

00:58:57.020 --> 00:59:13.619

City of Kingston: whereas M Mhv Bf. Developer Ilc. The applicant has submitted a completed full environmental assessment form to the city of Kingston Planning Board to construct a mixed use development consisting of one hundred residential units, seven live work units

453

00:59:13.630 --> 00:59:21.610

City of Kingston: three thousand square feet of commercial space warehouse space, along with supporting infrastructure and improvements in the action;

454

00:59:21.830 --> 00:59:33.709

City of Kingston: and whereas the project will also include Uh subdividing the property to separate the warehouse building, which presently exists in Front Smith Avenue from the residential and mixed use portion of the site,

455

00:59:34.410 --> 00:59:47.069

City of Kingston: and whereas the project is located at Number One hundred and four, Smith Avenue Kings to New York Section Black, and allowed Forty-eight Point, eight two one there seven, and also has frontage along Cornell Street and Brun Avenue,

456

00:59:47.180 --> 00:59:51.839

and whereas the application is categorized as an unlisted action of the seeker,

457

00:59:52.090 --> 01:00:07.160

City of Kingston: However, multiple agencies are involved in the review and is determined by the Board that the undertaking a coordinated environmental review would be in the best interest in the comprehensive process, and the Board desires to seek designation of lead agency,

458

01:00:07.990 --> 01:00:17.830

City of Kingston: and whereas a determination of the significance of the action on the environment must be made in order to comply with New York State Environmental Conservation Law, the Seeker Act,

459

01:00:17.860 --> 01:00:37.730

City of Kingston: and the regulations promulgated there under the regulations by the New York Department of Environmental Conservation, and whereas the city of Kingston planning department in coordination with the applicant, has identified a list of involved in interested agencies schedule a attached based upon the information submitted.

460

01:00:38.590 --> 01:00:58.540

City of Kingston: Now, therefore, be it resolved by the city of Kingston Planning Board as follows: Section One. That the action is determined to be an unlisted action, as defined in six. Nycr are part six, seventeen point, four of the see correct, and a coordinated review has been determined to be in the best interest of the comprehensive review, and should be undertaken.

461

01:00:58.750 --> 01:01:15.470

City of Kingston: Section Two: that the city of Kingston Planning Board desires to establish itself as lead agency in the Environmental review Process Section Three, that the planning department is directed to circulate a request to all involved in interested agencies as set forth in attached to schedule a

462

01:01:17.770 --> 01:01:32.570

City of Kingston: seeking, seeking concurrence with the designation of the Kingston Planning Board as a lead agency for the Seeker Review of the action in accordance with the regulations and Section Four, that the regulation resolution shall take effect immediately.

463

01:01:32.670 --> 01:01:43.000

City of Kingston: I will make a motion that we adopt this resolution. Do I have a second second by Robert Jacobson, Wayne Platte as a Yes, Charles Bolaco. Yeah.

464

01:01:43.290 --> 01:01:47.969

City of Kingston: Robert Jacobson. Yes. Matthew Gillis. Yes. Pinch. Archer.

465

01:01:48.380 --> 01:01:50.660

City of Kingston: Okay, this is adopted.

466

01:01:56.890 --> 01:01:57.859

Okay,

467

01:02:05.610 --> 01:02:07.490

City of Kingston: Okay, Um.

468

01:02:07.560 --> 01:02:09.080

City of Kingston: Any other questions,

469

01:02:09.120 --> 01:02:19.470

City of Kingston: All right. I'm going to make a motion to table. Item Number eleven. Do I have a second Robert Jacobson, with a second all in favor I opposed carried.

470

01:02:19.610 --> 01:02:24.170

City of Kingston: Thank you, gentlemen. Thank you very much. Very nice to be back. Yes. Good to see you, Dan.

471

01:02:40.990 --> 01:02:42.709

City of Kingston: Okay.

472

01:02:46.350 --> 01:02:59.679

City of Kingston: Item: Number twelve, twenty-five Detrick Street site plan to renovate an existing building for use as a photography, museum offices, Educational center and Commercial Arts activities,

473

01:02:59.690 --> 01:03:16.940

City of Kingston: Section block and a lot is fifty-six point, twenty-five dash, four. There's thirty six point one hundred secret determination. Zone, c. Three mixed use, Overlay District Board, five center for photography. A Woodstock is the applicant, and an S. Supply is the owner.

474

01:03:17.500 --> 01:03:24.659

City of Kingston: Good evening, Howdy Scott Dutton, architect uh reside in nineteen Canfield Street, in the city of Kingston.

475

01:03:24.820 --> 01:03:38.619

City of Kingston: Um Wayne. We'd like to ask the board to table this for this evening. We are um aware of the process, and we need to file a zoning map amendment

476

01:03:38.990 --> 01:03:48.310

City of Kingston: on this. So rather than take up the board's time tonight with such a full agenda. Um, Nothing you can really do this evening, so we'll save that for

477

01:03:48.350 --> 01:03:51.759

City of Kingston: a month or two from now, when you have a lighter agenda. Okay,

478

01:03:54.480 --> 01:03:56.279

promise. Okay.

479

01:03:56.390 --> 01:03:58.420

City of Kingston: I will consult with the Queen.

480

01:04:09.010 --> 01:04:12.980

City of Kingston: All in favor I opposed carried.

481

01:04:14.390 --> 01:04:15.229

Okay,

482

01:04:16.280 --> 01:04:18.959

yes, every little bit helps right

483

01:04:21.200 --> 01:04:24.710

is the longest agenda in the last decade.

484

01:04:26.420 --> 01:04:27.660

City of Kingston: Not yet.

485

01:04:35.790 --> 01:04:39.789

City of Kingston: All right. We're also showing that Emily Hamilton is here. Hello, there!

486

01:04:40.940 --> 01:04:42.080

City of Kingston: Okay,

487

01:04:46.560 --> 01:04:57.130

City of Kingston: moving into all business. Uh number Item Number thirteen is nine, seventeen, and twenty-one North Front Street, and portion of Fair Street extension.

488

01:04:57.170 --> 01:05:10.110

City of Kingston: It's a slight site plan to construct a mixed use building with a four hundred and twenty car garage, one hundred and forty-three apartments, thirty two hotel rooms, and eight thousand square feet of retail space

489

01:05:10.450 --> 01:05:15.509

City of Kingston: section block. A lot is forty-eight point eighty one. There's twenty-five point, one hundred

490

01:05:15.870 --> 01:05:17.779

City of Kingston: and twenty-six

491

01:05:18.080 --> 01:05:29.650

City of Kingston: secret termination, zone, c. Two mixed use overlay District Kingstonian development, Llc is the applicant Kingstonian development Llc and city of Kingston are the owners.

492

01:05:29.940 --> 01:05:31.430

City of Kingston: Scott button.

493

01:05:32.730 --> 01:05:36.489

City of Kingston: Yeah, if you're here, you're here

494

01:05:36.910 --> 01:05:38.600

Also like to note that

495

01:05:38.650 --> 01:05:43.690

one of the project sponsors is here in the audience. Brad Jordan's in the room if we need them. Okay.

496

01:05:44.850 --> 01:05:46.640

So just you two folks.

497

01:05:47.250 --> 01:05:48.140

Okay,

498

01:05:59.020 --> 01:06:00.860

just one of my here, too.

499

01:06:23.960 --> 01:06:25.089

All right.

500

01:06:53.800 --> 01:06:54.950

City of Kingston: Okay,

501

01:06:55.340 --> 01:06:57.240

That's not the same as this. Is it?

502

01:06:58.190 --> 01:06:59.220

Okay,

503

01:07:04.840 --> 01:07:07.969

City of Kingston: This is a letter that was submitted by the developer.

504

01:07:08.040 --> 01:07:18.449

Um, I just want to make sure that you saw it this evening because it would have gone out late by email. It came in today.

505

01:07:41.710 --> 01:07:49.100

City of Kingston: So we have the copy of the Um Resolution. The draft for Review. Has everybody had an opportunity to take a look at it?

506

01:07:49.860 --> 01:07:52.490

All the Board members have. Okay.

507

01:07:53.420 --> 01:07:54.680

City of Kingston: Um.

508

01:07:54.720 --> 01:07:58.559

City of Kingston: I have a few a few questions. Um,

509

01:07:59.040 --> 01:08:01.999

regarding some of the items in in the uh

510

01:08:03.250 --> 01:08:04.670

the resolution.

511

01:08:05.030 --> 01:08:06.339

City of Kingston: Um,

512

01:08:06.470 --> 01:08:09.479

City of Kingston: one is the parking agreement.

513

01:08:09.720 --> 01:08:19.219

City of Kingston: Um! Is there? You have a parking there. There is going to be a parking agreement between um the project and Kingston Plaza. That's has that been submitted yet?

514

01:08:20.189 --> 01:08:23.919

City of Kingston: I don't know it's been submitted, but I I believe it's a condition of approval.

515

01:08:25.810 --> 01:08:37.179

City of Kingston: That would. That's part of the parking waiver, Then that would be That would be part of Yes, if you want to review that section of the resolution. We can go to that section and review it

516

01:08:37.229 --> 01:08:38.580

any questions.

517

01:09:11.050 --> 01:09:12.819

Section twelve

518

01:09:13.870 --> 01:09:15.809

on page seventeen.

519

01:09:38.229 --> 01:09:41.630

City of Kingston: So this has been submitted then already the

520

01:09:42.260 --> 01:09:43.430

Yeah. Why,

521

01:09:43.630 --> 01:09:44.559

this?

522

01:09:56.860 --> 01:10:04.320

Yes, uh the If you can look at your review the analysis um Under the parking waiver.

523

01:10:04.390 --> 01:10:05.490

Um!

524

01:10:05.860 --> 01:10:18.859

The applicant showed an outline of a total of four hundred and twenty-seven off street parking spaces, thirteen of which would be Ada compliance so that that's information that has previously been submitted.

525

01:10:19.040 --> 01:10:21.980

Um, along with the number of ev

526

01:10:23.030 --> 01:10:25.909

stations to begin with,

527

01:10:26.160 --> 01:10:39.660

City of Kingston: then um in a memo on July twelfth. They also identified that um. The required number of spaces on the current code was three hundred and thirty-one. Okay, so that's the second bullet there.

528

01:10:40.040 --> 01:10:50.519

Um, we do recognize. There is an executed memorandum of agreement between the Developer, and the city of Kingston, which is dated January thirty, first, two thousand and twenty-two.

529

01:10:50.550 --> 01:10:55.640

It's made part of this resolution as an exhibit Um

530

01:10:55.910 --> 01:11:03.950

Um and that states that two hundred and seventy seven public parking spaces will be provided as part of the project. Okay,

531

01:11:04.030 --> 01:11:20.819

um. And just to note that that Mo. A. Does state that. So the detail implementation of that agreement will um will ultimately be established in a different format and submitted to the city of Kingston.

532

01:11:21.050 --> 01:11:22.240

Um.

533

01:11:22.760 --> 01:11:35.420

City of Kingston: So based on those numbers. We came up with these, using simple math, they taking three hundred and thirty-one and subtracting two hundred and seventy-seven, a total of one hundred and eighty-one public parking spaces has to be accommodated

534

01:11:35.540 --> 01:11:44.210

in a location and manner that um conforms with the code section for Waivers Section four hundred and five

535

01:11:44.350 --> 01:11:49.839

Um. We asked the applicants to do an analysis of Kingston Plaza.

536

01:11:49.920 --> 01:12:04.839

City of Kingston: They have done that, and that's in part five here, then. Yes, they have done that and they do show that there is excess parking um available to accommodate the one hundred and eighty-one spaces

537

01:12:04.850 --> 01:12:13.960

they have submitted, and that's part of the resolution, as well as exhibit, c. You should have received that along with your um,

538

01:12:14.090 --> 01:12:16.619

with the resolution on Friday,

539

01:12:17.000 --> 01:12:34.590

and it shows that um under that post construction, an area identifying when defining two hundred and six spaces, will be set aside and establish this public parking. To offset the need for the Kingstonian project.

540

01:12:36.920 --> 01:12:40.219

I just wanted to make sure that that was going to be made part of the

541

01:12:40.630 --> 01:12:43.340

that that was we had that in hand. Then.

542

01:12:44.510 --> 01:12:59.550

City of Kingston: Hmm, Dennis, do you? I know you did the exhibits. Is there anything that you would like to add? Well, we provide an exhibit on how things would work during construction, because it'll be some displaced parking during construction from the existing lot.

543

01:12:59.750 --> 01:13:02.409

And then your request uh

544

01:13:02.610 --> 01:13:05.880

City of Kingston: um, We provided an exhibit to

545

01:13:06.030 --> 01:13:14.440

City of Kingston: exhibit one or two um, and submitted. That would show a post construction That area designated for uh,

546

01:13:15.390 --> 01:13:19.510

overflow parking, so to speak, from the

547

01:13:20.280 --> 01:13:38.740

City of Kingston: you should have received in your email as well the exhibits that Dennis is referring to. There was a um during construction diagram of the Plaza. It identified two areas that will be made available for public parking, obviously at no charge.

548

01:13:38.750 --> 01:13:53.750

Um! And those areas are on either end of the plaza.

549

01:13:53.760 --> 01:14:04.789

City of Kingston: The other two things that are identified. There have been a construction staging area that will handle materials and equipment.

550

01:14:04.840 --> 01:14:11.719

Um, and that will be a fully fenced in secured area that is currently um

551

01:14:12.160 --> 01:14:20.349

City of Kingston: pretty well. Um! It's it's vacant, and it's scrub a little scrub. But there's a lot of hardscape um paving

552

01:14:20.370 --> 01:14:38.409

City of Kingston: there right now. Um, We did know um when I did a site visit with Dennis. Uh that there are some mature trees, and Dennis has indicated on that drawing that those will stay in tack. Those will not be removed. Um as part of this um staging area

553

01:14:38.650 --> 01:14:45.630

uh the other thing that that drawing did indicate. And this goes then to the county, comments

554

01:14:45.640 --> 01:15:09.169

City of Kingston: one of the county comments was that the sidewalk area, when they, uh, individuals or pedestrians exit off of the overhead walkway across Wink Drive that they are, you know, they had no way to get really to the inside part of the plaza. They were being directed across five lanes of traffic to a walkway that went down

555

01:15:09.180 --> 01:15:27.469

City of Kingston: uh to where the parking area one of the parking areas will be. Um, but the developer has now proposed, and this is consistent. Um it isn't exactly what the county had recommended, but it's consistent with the intent of the county's comment,

556

01:15:27.480 --> 01:15:44.140

City of Kingston: and that is to provide a defined walkway for pedestrians when they exit the overhead walkway into the plaza safely and around and down into the Walgreens area. And that's on that drawing as well.

557

01:15:46.480 --> 01:15:54.099

City of Kingston: And how far. How far is that new side walk going to be? Oh, it might maybe uh two hundred, two hundred and fifty feet.

558

01:15:54.210 --> 01:16:00.669

City of Kingston: Okay, and that would align. Uh. So it goes past. I I don't have the picture. So um.

559

01:17:06.680 --> 01:17:13.469

So the walkways will get you access to the whole plaza. Then right, that's a correct. Yeah. And then there's a possibility that the

560

01:17:13.720 --> 01:17:20.859

the re the uh Midtown linear Park will extend um along this whole. Okay,

561

01:17:21.380 --> 01:17:25.670

fronting the plaza as well, but that we don't know that for sure at this time.

562

01:17:29.680 --> 01:17:32.920

Those are really the two questions that I had on my

563

01:17:33.410 --> 01:17:37.009

for me. I know we're going to talk about. Um.

564

01:17:37.620 --> 01:17:38.580

What about

565

01:17:38.830 --> 01:17:43.489

Do you have any points that you want to bring up on the resolution?

566

01:17:44.250 --> 01:17:51.469

I just ask if it's not too much to ask that you um read the Recreation Commission's letter.

567

01:17:51.790 --> 01:17:54.290

That's what I was gonna get into next year.

568

01:18:17.110 --> 01:18:28.359

City of Kingston: Okay, So the payment in Blue of Parkland is Section four in your resolution. It begins on page eight. As for discussion purposes,

569

01:18:29.250 --> 01:18:35.250

the letter which I had circulated is the letter that came through today.

570

01:18:35.350 --> 01:18:39.009

Um, So please take a moment and just review that letter

571

01:18:44.990 --> 01:18:53.169

we do have. I do have a question. Um! When they're referring to a similar project. Um in pypsy, The Water Club.

572

01:18:53.580 --> 01:19:08.499

City of Kingston: Um! How does that compare to this project in terms of units like this project? Has studios, ones, twos and threes. Is that a similar makeup. And is it apartments and or condos?

573

01:19:08.600 --> 01:19:12.660

City of Kingston: It's apartments? And I believe it's a comparable mix.

574

01:19:12.930 --> 01:19:14.559

Okay, Um,

575

01:19:15.560 --> 01:19:27.719

City of Kingston: that you know, there are three bedrooms, very similar target demographic units there as well. Are there large units there as well? I don't know if there's three, so i'll red, you know

576

01:19:30.250 --> 01:19:35.740

City of Kingston: I believe it's a very comparable mix and a very

577

01:19:35.820 --> 01:19:39.040

City of Kingston: comparable target demographic for for rental

578

01:19:50.200 --> 01:20:01.110

reason, i'm. I'm. Bringing it up is that the language of the law um speaks to population growth. And so,

579

01:20:02.350 --> 01:20:07.400

City of Kingston: when Staff made the recommendation as it exists in the resolution

580

01:20:07.650 --> 01:20:12.160

Um, we looked to try and and get

581

01:20:12.180 --> 01:20:17.609

City of Kingston: the numbers of the population anticipated in this um project.

582

01:20:17.810 --> 01:20:26.130

City of Kingston: Um, we didn't have any real numbers to rely back on. We know what is anticipated,

583

01:20:26.400 --> 01:20:33.550

and we know how the project is ultimately really looking to be designed who it's being designed for

584

01:20:33.640 --> 01:20:35.589

um, but that doesn't

585

01:20:36.560 --> 01:20:43.979

City of Kingston: negate the fact that there potentially could be school or younger children, eighteen and younger, eighteen years and younger.

586

01:20:44.170 --> 01:20:58.270

City of Kingston: Um. So we looked when we. When we looked at this, we I reviewed the Rec Commission's discussion. Um, I think that they brought the subject up, but they couldn't come to a viable way to discern

587

01:20:58.520 --> 01:21:12.650

the population break down. Um! They didn't have that any information at their fingertips at the time. Um, So they made their recommendation based on um their best judgment and information that they had.

588

01:21:12.900 --> 01:21:22.430

City of Kingston: Um, I believe that um. You have provided an alternative way to look at the improvements in the benefits

589

01:21:22.560 --> 01:21:33.429

City of Kingston: providing cost analysis. So the Board now needs to look at both and um ask any additional questions you might have

590

01:21:33.460 --> 01:21:35.140

um to determine.

591

01:21:35.370 --> 01:21:39.049

Um if one approach is more suitable than the other.

592

01:21:39.110 --> 01:21:41.129

Um! If there's a

593

01:21:42.030 --> 01:21:45.950

City of Kingston: a compromise in between um, you need to

594

01:21:47.290 --> 01:21:57.770

think it through um, and make a determination. We can certainly amend the resolution this evening. If the language is something that you want to change.

595

01:21:57.850 --> 01:21:59.639

I'm more than open to doing that.

596

01:21:59.990 --> 01:22:04.089

City of Kingston: It would just like to highlight do the um. You know there is

597

01:22:04.640 --> 01:22:09.019

City of Kingston: a large public area being constructed as part of the project.

598

01:22:09.220 --> 01:22:13.649

City of Kingston: Um, at a significant cost that will be open to the public,

599

01:22:13.750 --> 01:22:21.490

including public restrooms and gathering spaces and event spaces for the public, you know, function as a quasi park,

600

01:22:21.940 --> 01:22:27.340

City of Kingston: and besides the construction cost, there is annual maintenance costs that will be

601

01:22:27.680 --> 01:22:30.060

City of Kingston: fall on the owners of the project.

602

01:22:30.540 --> 01:22:44.049

Um, which are in Mr. Brenor's letter for for snow removal, cleaning, cleaning the bathrooms twice two or three times a day uh lighting, and all those services that surround that public area

603

01:22:44.120 --> 01:22:50.189

like that, that those expenses are in perpetuity of the project. So

604

01:22:50.660 --> 01:23:00.960

City of Kingston: beyond the capital expenses. Here there's a significant ongoing servicing expense to the project and the developers.

605

01:23:04.230 --> 01:23:05.769

I'll open the floor.

606

01:23:05.810 --> 01:23:12.530

City of Kingston: Well, I know that uh, historically, we've relied on the uh

607

01:23:13.010 --> 01:23:21.909

City of Kingston: the different boards to give us their views on on how we and how we move forward with projects. Um,

608

01:23:22.760 --> 01:23:25.610

City of Kingston: you know, and talking about the Recreation Department.

609

01:23:25.700 --> 01:23:28.160

City of Kingston: Um, Historically we've always

610

01:23:28.390 --> 01:23:41.810

City of Kingston: gone with their recommendations. So I think that if we're going to have a discussion, we have to. You know that that's what the determinant of uh, and I see that you know you put a lot of work in the staff, but a lot of work into this um

611

01:23:42.190 --> 01:23:46.789

City of Kingston: coming up with the this is the number you've come up with forty-three thousand four hundred and fifty-two.

612

01:23:47.020 --> 01:23:48.490

Yes, Okay.

613

01:23:48.690 --> 01:23:50.019

City of Kingston: Um.

614

01:23:50.460 --> 01:23:51.660

City of Kingston: So

615

01:23:51.950 --> 01:23:57.300

City of Kingston: this board is gonna have to make a determination. Tonight. If we're going to go with the recommendation of the

616

01:23:59.670 --> 01:24:01.889

City of Kingston: Recreation Commission, or do we?

617

01:24:02.940 --> 01:24:11.500

No, there was a letter circulated by recreation. Um! Was there any fact binding done by them in that letter, or

618

01:24:11.980 --> 01:24:13.530

we do. We have that letter

619

01:24:13.960 --> 01:24:14.870

Um

620

01:24:15.360 --> 01:24:16.940

came from their meeting.

621

01:24:28.220 --> 01:24:30.250

They add that we made a

622

01:24:31.040 --> 01:24:39.480

detailed presentation to the Rec Commission, and they did ask questions at that meeting, and I think, um

623

01:24:40.700 --> 01:24:59.290

in light of the fact that this is New Parkland being developed, and there were questions about the the times and access to the general public and all of the public benefit, that snowflake best of all, and on and on and on that, and the fact that the developer

624

01:24:59.720 --> 01:25:07.140

City of Kingston: would be responsible in perpetuity for that, so that it would not be a burden to the taxpayers. It's a true benefit

625

01:25:07.480 --> 01:25:10.279

City of Kingston: without any burden, So that's a valid point,

626

01:25:10.740 --> 01:25:11.889

that is.

627

01:25:15.430 --> 01:25:18.879

City of Kingston: But I think, Robert, in their letter they've said they've

628

01:25:20.850 --> 01:25:22.239

in the um

629

01:25:22.650 --> 01:25:34.389

in the letter it says the determinant was based on the project's. Transformation of public lands in the public closet which are operating cords with our public park. Guidelines, in addition to developers, will construct maintain restrooms and no cost to kings and taxpayers.

630

01:25:34.400 --> 01:25:46.560

Why, there was some discussion about demographic projections and possible impacts, other park and recreation amenities. Ultimately the consensus was that the developments, public facilities will satisfy existing and possibly future needs of the community.

631

01:25:49.080 --> 01:25:57.440

Additionally, their private facilities offer their residence, access to other recreational opportunities that might otherwise be utilized elsewhere in the city's part direct system.

632

01:26:16.410 --> 01:26:19.209

I need you to speak into a mic

633

01:26:25.200 --> 01:26:26.870

brad. You need a mic.

634

01:26:27.230 --> 01:26:34.959

Let's say one more time you asked me to get the breakdown of Water Club in reference to the letter. They are sixty, four, one bedroom,

635

01:26:35.490 --> 01:26:37.530

sixty-four two bedroom,

636

01:26:37.740 --> 01:26:39.099

and eight three bedroom.

637

01:26:59.440 --> 01:27:05.229

City of Kingston: So, Robert, how do you? What, After reading this letter from the recreation

638

01:27:07.970 --> 01:27:16.400

I wasn't at the meeting? But obviously this board has deferred to other ports. Um whether it be wreck or it'd be landmarks. And I just

639

01:27:17.600 --> 01:27:18.930

you know I,

640

01:27:19.260 --> 01:27:23.930

That's why we have these commissions and uh boards, and I don't

641

01:27:24.270 --> 01:27:26.500

know that I want to go down the road of

642

01:27:30.330 --> 01:27:33.239

second guessing or challenging

643

01:27:34.040 --> 01:27:39.300

other city residents that serve on these ports. I mean, people respect our board, and I just

644

01:27:39.670 --> 01:27:40.580

one it

645

01:27:40.610 --> 01:27:42.969

somewhat respect the other boards as well.

646

01:27:43.010 --> 01:27:43.840

Um,

647

01:27:45.160 --> 01:27:48.849

you know this is a very different project that we

648

01:27:48.900 --> 01:27:54.310

have not seen before where we do have the conversion of public lands, but we also have

649

01:27:54.390 --> 01:27:55.929

public space, and

650

01:27:56.140 --> 01:27:58.100

that is being utilized.

651

01:27:58.250 --> 01:27:59.960

Um! Moving forward

652

01:28:00.290 --> 01:28:02.259

pedestrian plaza and

653

01:28:02.810 --> 01:28:05.169

restrooms it just it

654

01:28:05.370 --> 01:28:09.999

that does have to be acknowledged, because we have not had any other project for this board

655

01:28:10.640 --> 01:28:17.779

that has provided these types of facilities, and, to be honest with you the maintenance. Um. We We

656

01:28:17.940 --> 01:28:19.869

all here as board members,

657

01:28:20.300 --> 01:28:24.210

recognize the hard work that our parks and rec department does, but

658

01:28:24.430 --> 01:28:25.739

they are very

659

01:28:26.230 --> 01:28:29.069

stretchly thinned, and maintenance

660

01:28:29.200 --> 01:28:32.300

on many of our facilities. Um

661

01:28:34.760 --> 01:28:38.100

are challenging, so I you know,

662

01:28:38.350 --> 01:28:40.110

I acknowledged the applicant,

663

01:28:40.170 --> 01:28:43.330

that it is a substantial cause to

664

01:28:43.550 --> 01:28:46.489

not only build, but maintain these in perpetuity,

665

01:28:46.590 --> 01:28:49.870

of which I don't think the city right now is in a position

666

01:28:50.400 --> 01:28:51.570

to um,

667

01:28:52.120 --> 01:28:54.469

certainly would not be in a position to take on.

668

01:28:56.960 --> 01:28:59.320

I don't know how other Board members feel about it,

669

01:29:01.050 --> 01:29:01.889

Matt.

670

01:29:05.660 --> 01:29:10.199

With what's being provided here I mean maintenance on the restrooms just

671

01:29:10.620 --> 01:29:14.729

multiple times throughout the day the gathering spaces. Um!

672

01:29:15.780 --> 01:29:17.420

I feel that this

673

01:29:18.530 --> 01:29:20.980

fills that whole, or that

674

01:29:21.980 --> 01:29:23.059

the payment would do.

675

01:29:23.440 --> 01:29:29.950

This will be maintained, and I would be willing to bet that this will be probably the nicest public space for the city

676

01:29:34.740 --> 01:29:35.840

City of Kingston: sage.

677

01:29:39.070 --> 01:29:50.430

I'd have to say i'm in agreement with parks and wreck that the amount of money that they're putting into building the space and maintaining the space I feel covers their

678

01:29:50.820 --> 01:29:54.150

there. What we would have collected in payment that

679

01:29:55.220 --> 01:29:57.760

we're able to wave it. I don't feel that

680

01:29:57.870 --> 01:30:01.130

i'd be comfortable challenging parks and racking this one.

681

01:30:05.560 --> 01:30:06.599

Emily,

682

01:30:09.700 --> 01:30:10.730

you want a mic.

683

01:30:16.980 --> 01:30:17.960

So

684

01:30:18.300 --> 01:30:22.070

yeah, I mixed feelings um, because

685

01:30:22.920 --> 01:30:24.250

my job is

686

01:30:24.610 --> 01:30:31.700

City of Kingston: a developer at Roco. And uh, we normally have to pay fees like this. Um! When we develop in the city of Kingston.

687

01:30:31.860 --> 01:30:40.310

City of Kingston: But I also do understand, um that in this case this development will be providing

688

01:30:40.520 --> 01:30:46.090

quasi public space, and we maintain that space that is not normally something that um

689

01:30:46.470 --> 01:30:48.210

other developers

690

01:30:48.270 --> 01:30:56.979

City of Kingston: that I know of in Kingston have provided. But I do want to address um. There's one comment on this letter i'd like to address. It mentioned some

691

01:30:58.070 --> 01:31:08.619

City of Kingston: that the likelihood of families in this space and in uh living in these units is not very likely, and i'm just curious how that works with the fourteen affordable

692

01:31:09.070 --> 01:31:14.049

City of Kingston: units, and how the compliance of those will work, because normally, if they are

693

01:31:14.110 --> 01:31:17.860

City of Kingston: there's any. I I don't understand the compliance of this units. Um,

694

01:31:18.360 --> 01:31:35.829

City of Kingston: you know, if there's any sort of normal, affordable housing compliance, you know, in a three bedroom unit, you would at least have three people you have up to six people, i'm saying by normal is hud compliance. So i'm not understanding how those units, and how that relates how those units uh

695

01:31:35.890 --> 01:31:42.880

City of Kingston: who will be doing the compliance on those units, and how that relates to this? Um paragraph about who will live there?

696

01:31:44.280 --> 01:32:01.670

City of Kingston: I can add that I've spoken to the project sponsors about this, and they are not excluding anybody right? It's just that they have a very specific target market in order to make the pro form of work. And um,

697

01:32:01.690 --> 01:32:20.810

City of Kingston: I've inquired at the city level number of times over recent years about that specific policy, the affordable housing policy unless something's changed recently. I don't believe that the city has perfected how they're going to implement that and that's a Maybe

698

01:32:20.820 --> 01:32:32.840

City of Kingston: it'd be done through the office of the housing initiatives. Director I'm. Not the same. The policy has not been perfected yet. Right?

699

01:32:32.870 --> 01:32:41.209

City of Kingston: And so that's right. I understand as well. Whatever the city policy is the the developers will need to comply with that. Okay,

700

01:32:42.650 --> 01:32:52.609

City of Kingston: And I just want to. I know we've described it as a quasi-public space, but this is a true public plaza. This is going to be. Yes, that's just the application. The applicants are gonna

701

01:32:52.760 --> 01:32:56.600

acknowledged that right? That's a full, fully public plaza.

702

01:32:56.640 --> 01:33:01.750

Okay, and to emily just to kind of back up um on that.

703

01:33:02.150 --> 01:33:15.010

City of Kingston: I know a number of people that rent multi-unit apartments that are not married necessarily right? Um in a relationship. It could be

704

01:33:16.310 --> 01:33:23.729

two friends, three friends, right? And they could very well meet the income. Eligibility requirements there.

705

01:33:24.780 --> 01:33:30.710

Yeah, it's just It's just different from the compliance that I'm used to. Right. So yeah, right

706

01:33:32.750 --> 01:33:33.809

since,

707

01:33:36.460 --> 01:33:38.130

Mike, please sorry

708

01:33:39.720 --> 01:33:41.350

the whole comments i'm going to,

709

01:33:45.190 --> 01:33:47.079

I think it would add value to.

710

01:33:47.500 --> 01:33:50.799

I was always a proponent of this, so I think it would add value

711

01:33:51.250 --> 01:33:55.030

to have this uh public space available to

712

01:33:55.090 --> 01:33:58.059

residents as well as those that are

713

01:33:58.090 --> 01:34:00.099

living in the facility. Still,

714

01:34:00.170 --> 01:34:01.130

I think it's a good thing.

715

01:34:01.490 --> 01:34:03.120

I don't know what the cost,

716

01:34:04.760 --> 01:34:07.810

but it's any reference to the

717

01:34:10.130 --> 01:34:11.749

now what it it cost to see

718

01:34:12.430 --> 01:34:17.859

what it would cost the city to build.

719

01:34:21.060 --> 01:34:23.160

We don't know we don't have that number

720

01:34:23.590 --> 01:34:25.100

just based on this number.

721

01:34:25.290 --> 01:34:26.169

It sounds like it

722

01:34:26.730 --> 01:34:27.800

sizable amount of money.

723

01:34:28.860 --> 01:34:31.200

I'm going to show you that number will never go down.

724

01:34:31.510 --> 01:34:35.879

City of Kingston: That number will never go down. It will just get more and more expensive.

725

01:34:45.930 --> 01:34:46.760

Chuck.

726

01:34:48.300 --> 01:34:50.339

City of Kingston: I also concur with,

727

01:34:50.880 --> 01:35:00.860

City of Kingston: but the other Board members have brought forth. Uh, I see on a letter. They estimate a hundred and fifteen thousand dollars a year just for the maintenance cost.

728

01:35:01.520 --> 01:35:04.369

City of Kingston: And this is for the life of the building,

729

01:35:04.970 --> 01:35:06.460

so that could be

730

01:35:06.600 --> 01:35:09.850

City of Kingston: a lot more money that the city would save than

731

01:35:09.970 --> 01:35:11.340

but they would good

732

01:35:12.230 --> 01:35:13.300

City of Kingston: flush

733

01:35:13.410 --> 01:35:14.269

uh

734

01:35:29.310 --> 01:35:31.800

not. I could carve all of the

735

01:35:32.600 --> 01:35:36.120

direct departments the one that came up with the number, so

736

01:35:36.380 --> 01:35:38.779

I trust what they have to say.

737

01:35:40.030 --> 01:35:41.750

I I just again I I

738

01:35:41.930 --> 01:35:44.350

We went around the table, but I want to be

739

01:35:45.620 --> 01:35:46.500

um

740

01:35:46.710 --> 01:35:47.880

explicit.

741

01:35:48.200 --> 01:35:51.070

From my point of view. This was

742

01:35:51.160 --> 01:35:53.059

referred to parks and Wreck.

743

01:35:53.240 --> 01:35:57.720

It was discussed amongst the members of Parks and Rec, who are city residents.

744

01:35:58.240 --> 01:36:03.259

It was debated by them, and they obviously gave us a recommendation like any other board,

745

01:36:03.590 --> 01:36:06.069

and I do hold that

746

01:36:06.600 --> 01:36:07.540

uh,

747

01:36:09.280 --> 01:36:12.220

because I don't feel that it's right

748

01:36:12.390 --> 01:36:14.059

for me as a board member

749

01:36:14.240 --> 01:36:22.729

to uh challenge that. But certainly I You know any any recommendation comes to this board from another um

750

01:36:23.260 --> 01:36:27.439

city agency, Um, you know, carries a lot of weight,

751

01:36:28.170 --> 01:36:34.639

and my my thoughts revolve around what you just said as well, and then we have the letter from the direct department

752

01:36:35.230 --> 01:36:36.250

um,

753

01:36:36.990 --> 01:36:38.440

saying that they

754

01:36:38.810 --> 01:36:40.769

but a lot of thought into

755

01:36:40.880 --> 01:36:42.179

their decision.

756

01:36:42.350 --> 01:36:46.010

You know the the items that they were presented with

757

01:36:46.200 --> 01:36:48.660

um, and also the

758

01:36:49.070 --> 01:36:58.050

the projected cost as we've we've seen here at one hundred and fifteen thousand dollars to maintain that thing through the through the year. It is quite substantial, and it

759

01:36:58.810 --> 01:37:00.999

and, as Scott says, it will go up.

760

01:37:01.190 --> 01:37:02.580

So. Uh

761

01:37:04.040 --> 01:37:07.430

um for me. Personally, I'm I'm. Inclined to

762

01:37:08.080 --> 01:37:09.230

concur with

763

01:37:09.440 --> 01:37:14.269

the Recreation departments. The Recreation commission's findings to wave the fee.

764

01:37:15.090 --> 01:37:19.090

Okay, So Kyla has put on the screen

765

01:37:19.610 --> 01:37:38.590

City of Kingston: the resolution Um, Section Four again, is the section that addresses this issue. Um, So we will now need to look at that section. Look at the wording, and um modify it to the Board's satisfaction.

766

01:37:38.600 --> 01:37:42.920

Um, so I guess we'll just begin by reading it through.

767

01:37:45.480 --> 01:37:47.129

Obviously the first.

768

01:37:53.320 --> 01:38:02.149

City of Kingston: No, I don't mean to drop. I think the first paragraph is just the finding of fact uh on part of the uh parks and red, and if we can just scroll down,

769

01:38:05.370 --> 01:38:07.539

and that's really really we're picking up

770

01:38:07.700 --> 01:38:08.540

right.

771

01:38:14.630 --> 01:38:21.939

I think we need to start. Start a couple of lines down where it starts with. However,

772

01:38:22.300 --> 01:38:23.280

okay,

773

01:38:27.790 --> 01:38:30.290

you went too far. G.

774

01:38:31.060 --> 01:38:36.190

However, it is reasonable to assume that not all that's where

775

01:38:36.360 --> 01:38:40.400

we should be picking up, and I think from there down

776

01:38:42.020 --> 01:38:43.400

should be removed.

777

01:38:44.360 --> 01:38:45.939

Okay, Good. Insert.

778

01:38:46.440 --> 01:38:48.859

Okay. So let's take that out.

779

01:38:49.550 --> 01:38:55.669

Do you want to recognize that this option had been reviewed and analyzed,

780

01:38:55.910 --> 01:39:01.040

and that's the other. Okay, So let's not take, maybe take it all out.

781

01:39:01.510 --> 01:39:05.469

Let's talk about a way toward it, so that this

782

01:39:05.580 --> 01:39:08.170

City of Kingston: option was reviewed by the board,

783

01:39:08.300 --> 01:39:13.310

and then go on to say. However, it's been determined that

784

01:39:14.130 --> 01:39:20.270

I don't think we can say. However, it's been reasonable to assume that that all needed. And no, I agree that that line can come out,

785

01:39:21.780 --> 01:39:22.760

so that

786

01:39:25.340 --> 01:39:26.740

so take that out.

787

01:39:28.220 --> 01:39:31.750

I would say that the uh uh planning board

788

01:39:32.160 --> 01:39:34.080

discuss the following,

789

01:39:51.920 --> 01:39:57.090

and I would take out the building

790

01:39:57.910 --> 01:39:59.569

and then just leave

791

01:40:00.510 --> 01:40:01.760

that out

792

01:40:03.410 --> 01:40:04.539

and then

793

01:40:05.420 --> 01:40:10.020

leave these in until we get to the bottom.

794

01:40:13.000 --> 01:40:13.960

Okay,

795

01:40:16.220 --> 01:40:18.469

Um, And so,

796

01:40:19.380 --> 01:40:21.989

and I would say, after G

797

01:40:22.240 --> 01:40:23.590

after yeah,

798

01:40:24.430 --> 01:40:31.859

where is it going to say in here that the fee has been waved? I would say in G. The board has reviewed the above

799

01:40:32.280 --> 01:40:33.750

along with

800

01:40:34.360 --> 01:40:35.679

discussion.

801

01:40:38.260 --> 01:40:43.679

Where do we make? An H. No, I think it should go below. G. I'm sorry i'm not there, Kyla,

802

01:40:47.520 --> 01:40:50.590

I would Just we're just You're gonna now, just

803

01:40:50.930 --> 01:40:53.299

to a new paragraph below that to say that

804

01:40:53.480 --> 01:40:54.440

the board

805

01:40:55.520 --> 01:40:57.150

as reviewed the above

806

01:41:02.620 --> 01:41:03.620

facts

807

01:41:03.900 --> 01:41:04.860

findings

808

01:41:06.230 --> 01:41:07.170

I would,

809

01:41:10.670 --> 01:41:13.090

along with the communication

810

01:41:16.790 --> 01:41:17.670

from

811

01:41:23.590 --> 01:41:25.580

Uh no, i'm talking about the parks,

812

01:41:26.370 --> 01:41:28.960

the parks, and rec communication

813

01:41:29.820 --> 01:41:32.739

the effects of management along the commission's, parks, and

814

01:41:33.900 --> 01:41:34.969

creation,

815

01:41:36.540 --> 01:41:37.460

twelve, twenty,

816

01:41:40.570 --> 01:41:42.629

or by the parks and direct Department,

817

01:41:43.750 --> 01:41:45.090

October twelve

818

01:41:48.410 --> 01:41:50.209

by the Parks and Rec. Department.

819

01:42:04.300 --> 01:42:05.309

Okay,

820

01:42:05.400 --> 01:42:06.380

Commission.

821

01:42:08.640 --> 01:42:11.210

I just don't have a letter in front of me to reference

822

01:42:12.520 --> 01:42:13.769

when you have that,

823

01:42:18.220 --> 01:42:21.830

it says the Parks and Recreation Commission, Kylie,

824

01:42:22.950 --> 01:42:23.830

It

825

01:42:25.050 --> 01:42:33.869

Okay. So you can take a long way of communication. The Parks Recreation: Yeah, get rid of the I think you can take prepared by the parks and rec Commission out because

826

01:42:33.890 --> 01:42:36.540

you have from the parks and recognition of

827

01:42:37.100 --> 01:42:39.480

Okay. So there you Which recommended, by

828

01:42:40.290 --> 01:42:41.490

which recommended

829

01:42:46.460 --> 01:42:48.200

that the recreation fee

830

01:42:49.360 --> 01:42:50.610

be waved

831

01:42:53.840 --> 01:42:55.870

based upon their analysis.

832

01:43:07.880 --> 01:43:10.599

What is this? Uh, what are they saying?

833

01:43:16.770 --> 01:43:17.660

Yeah,

834

01:43:24.730 --> 01:43:26.509

and they cite the wall here,

835

01:43:28.980 --> 01:43:29.849

this

836

01:43:29.870 --> 01:43:32.010

this this parkland law that they

837

01:43:32.190 --> 01:43:33.200

reviewed.

838

01:44:02.690 --> 01:44:03.719

Where is now?

839

01:44:06.760 --> 01:44:07.650

No,

840

01:44:13.260 --> 01:44:15.680

it's a really.

841

01:44:16.440 --> 01:44:17.679

They wear

842

01:44:21.730 --> 01:44:24.190

It's hard.

843

01:44:27.970 --> 01:44:29.290

Okay, Um,

844

01:44:32.050 --> 01:44:36.829

Do you want to recognize the communication received today?

845

01:44:37.780 --> 01:44:40.080

Because that included the costs?

846

01:44:40.410 --> 01:44:43.350

Okay, So then, I think um.

847

01:44:45.030 --> 01:44:46.550

In addition,

848

01:44:54.590 --> 01:44:56.300

are we good? But we acknowledged it.

849

01:44:57.430 --> 01:44:58.530

Yes,

850

01:44:58.610 --> 01:45:00.399

it's just from an email.

851

01:45:02.920 --> 01:45:05.779

Yes, that was emailed to me today,

852

01:45:11.370 --> 01:45:12.330

based on

853

01:45:18.480 --> 01:45:19.769

period there

854

01:45:20.400 --> 01:45:21.719

two paragraphs:

855

01:45:23.680 --> 01:45:24.750

Um.

856

01:45:24.890 --> 01:45:26.280

Additionally,

857

01:45:27.590 --> 01:45:29.580

the Board recognizes

858

01:45:31.480 --> 01:45:33.500

communication received

859

01:45:35.160 --> 01:45:36.639

Um, Joseph

860

01:45:37.150 --> 01:45:38.160

the Nora,

861

01:45:40.850 --> 01:45:41.920

on

862

01:45:51.250 --> 01:45:53.979

on October seventeenth,

863

01:45:54.410 --> 01:45:56.519

two thousand and twenty-two

864

01:45:57.760 --> 01:45:59.160

outlining

865

01:46:00.710 --> 01:46:06.610

if you don't mind me that that came in response to a request from you

866

01:46:08.960 --> 01:46:09.830

the Memo,

867

01:46:12.120 --> 01:46:16.630

City of Kingston: all right. The Joe was responding to a question

868

01:46:16.860 --> 01:46:18.030

by Staff,

869

01:46:20.010 --> 01:46:20.950

Right?

870

01:46:22.870 --> 01:46:31.929

Right? But there is no communication with that, right? Okay, I was just going to say it outlines the direct costs of the amenity spaces.

871

01:46:33.040 --> 01:46:34.230

Um,

872

01:46:37.300 --> 01:46:46.520

and how we came about with the decision to wait. Annual maintenance costs. I mean. It just wanted to recognize the cost, the expenses.

873

01:46:52.120 --> 01:46:53.389

I'm sorry

874

01:46:56.020 --> 01:46:59.629

City of Kingston: outlining the direct costs

875

01:46:59.720 --> 01:47:02.509

of the public amenity

876

01:47:02.920 --> 01:47:04.389

City of Kingston: spaces

877

01:47:06.910 --> 01:47:10.330

City of Kingston: at approximately four point five million,

878

01:47:14.380 --> 01:47:15.570

and

879

01:47:15.910 --> 01:47:20.410

City of Kingston: anticipated annual maintenance costs

880

01:47:23.050 --> 01:47:24.150

of

881

01:47:26.160 --> 01:47:28.909

one hundred and fifteen thousand

882

01:47:29.820 --> 01:47:31.350

in perpetuity,

883

01:47:46.840 --> 01:47:49.410

where it has to make a find that you

884

01:47:50.550 --> 01:47:51.429

that great

885

01:48:00.150 --> 01:48:02.790

to the board. Um!

886

01:48:10.930 --> 01:48:17.190

Well, you have to. You've recognized both options, and now you have to concur.

887

01:48:17.330 --> 01:48:19.519

You have to find you have to board

888

01:48:20.270 --> 01:48:25.149

is is going to find now in this paragraph the board here by fines.

889

01:48:31.550 --> 01:48:32.500

Mhm

890

01:48:33.050 --> 01:48:34.730

You want to reread it again

891

01:48:35.610 --> 01:48:36.749

from the top.

892

01:48:38.610 --> 01:48:39.559

Okay,

893

01:48:51.670 --> 01:48:52.559

keep going.

894

01:49:09.020 --> 01:49:22.720

So it now reads: the Board has given the recommendation for consideration, and it is agreed that there is a public benefit which is being provided; and it is further noted that there is a substantial investment in public park, setting

895

01:49:25.180 --> 01:49:34.380

City of Kingston: the planning board, discuss the following, and then we go through A. Through G, with no changes, so we'll scroll down,

896

01:49:36.360 --> 01:49:46.819

and then we pick up with the board, has reviewed the above facts and findings, along with communication from the Parks and Recreation Commission, dated October twelve, two thousand and twenty-two,

897

01:49:46.830 --> 01:49:58.130

which recommended that the payment in Lou of Parkland be waived, based on their analysis, in accordance with local law, Number six of two thousand and four, and local on number two of two thousand and five.

898

01:49:58.140 --> 01:50:10.049

Additionally, the board recognizes the communication received from Joseph Nora, Jr dated October the seventeenth, two thousand and twenty-two outlining the direct costs of the public amenity spaces

899

01:50:10.120 --> 01:50:18.880

at approximately four point five million, and anticipated annual maintenance costs of one hundred and fifteen thousand dollars in perpetuity.

900

01:50:22.440 --> 01:50:23.360

Where

901

01:50:23.750 --> 01:50:25.700

this is gonna You're gonna need to have it.

902

01:50:26.790 --> 01:50:30.109

Well, now you have to right the the board.

903

01:50:30.500 --> 01:50:34.850

So here, by fines, and and now you have to pull the board

904

01:50:35.260 --> 01:50:39.649

and make sure I We did a separate vote for that, and we,

905

01:50:40.220 --> 01:50:50.180

and then, when you do the resolution, this will be become part of the residents. So, Robert, you're in agreement with that. You have a ticket since. Yes, back to us here. Yes,

906

01:50:50.730 --> 01:50:52.650

so it's a

907

01:50:55.760 --> 01:50:57.220

We use the Yes,

908

01:50:58.540 --> 01:50:59.750

so

909

01:50:59.980 --> 01:51:03.360

the Board finds, based on the above

910

01:51:07.040 --> 01:51:08.030

that

911

01:51:10.980 --> 01:51:14.210

No. The payment in lieu of Parkland

912

01:51:17.210 --> 01:51:18.210

see

913

01:51:19.290 --> 01:51:20.309

is

914

01:51:20.450 --> 01:51:21.340

waved

915

01:51:34.930 --> 01:51:38.619

anything else in the resolution that the Board wishes to

916

01:51:38.740 --> 01:51:39.779

take a look at.

917

01:51:56.800 --> 01:51:57.800

Okay,

918

01:52:01.720 --> 01:52:02.610

Okay,

919

01:52:11.880 --> 01:52:14.319

Okay. So the fee should.

920

01:52:14.950 --> 01:52:15.990

It is,

921

01:52:19.680 --> 01:52:23.350

if he will, will not be assessed.

922

01:52:27.900 --> 01:52:28.760

Okay,

923

01:52:37.580 --> 01:52:39.790

I mean, from the outset we've discussed

924

01:52:40.100 --> 01:52:43.040

at length a lot of everything that's in this document,

925

01:52:43.360 --> 01:52:44.559

you know. And uh

926

01:52:45.640 --> 01:52:50.420

for me, the the points that I just brought up tonight, or what

927

01:52:51.160 --> 01:52:54.960

for me needed to be resolved in in my mind; and

928

01:52:55.070 --> 01:52:59.119

but as anybody else have any concerns or questions on the rest of the

929

01:52:59.780 --> 01:53:02.969

the resolution that they don't feel has been addressed yet.

930

01:53:09.810 --> 01:53:10.860

Hey, alright,

931

01:53:17.330 --> 01:53:19.110

Where? Where? Where's my level?

932

01:53:23.710 --> 01:53:28.889

Instead of going through the whole document, you know it will be part of the public record. But

933

01:53:28.960 --> 01:53:31.379

i'm not going to read every

934

01:53:32.570 --> 01:53:33.679

word, and

935

01:53:34.890 --> 01:53:37.590

we got some guidelines from

936

01:53:37.910 --> 01:53:40.610

from a Corporation council on

937

01:53:41.280 --> 01:53:43.960

how to go through, how to go forward with this. So

938

01:53:44.090 --> 01:53:45.320

um

939

01:53:48.490 --> 01:54:00.299

City of Kingston: city of Kingston Planning Board, Resolution and decision granting conditional final approvals in the matter of the application of Kingstonian Development Group LLC. For the Kingstonian Redevelopment Project

940

01:54:00.340 --> 01:54:05.199

City of Kingston: site, Development plan, approval and special. This is not no longer in there.

941

01:54:06.060 --> 01:54:08.119

We need to ex that out there.

942

01:54:09.100 --> 01:54:12.279

Yeah, special use is not especially used for me. It is not

943

01:54:12.580 --> 01:54:14.139

part of this anymore.

944

01:54:20.840 --> 01:54:24.330

And just read:

945

01:54:25.050 --> 01:54:26.290

Okay, it's room. Yeah.

946

01:54:30.160 --> 01:54:31.269

Okay.

947

01:54:32.060 --> 01:54:46.909

City of Kingston: Whereas Kingstonian Development Group Llc: here. And after the applicant has submitted a complete application to the city of Kingston Planning Board here, and after planning board for the Kingstonian project, consisting of the following

948

01:54:47.140 --> 01:54:51.090

City of Kingston: letters: A. Through G on page one,

949

01:54:53.890 --> 01:55:12.810

City of Kingston: everybody has reviewed A. Through G. Okay, whereas the statutory governing authority for the Kingstonian project is set forth within the city of Kingston, Zoning, Ordinance City of Kingston. Subdivision regulations, associated provisions of sections, twenty twenty-seven, a twenty-seven b.

950

01:55:12.820 --> 01:55:27.039

City of Kingston: Twenty-nine, thirty-two thirty-three thirty-four and eighty-three of the general city law of New York State; and whereas the Kingstonian project applicants first appeared upon the project, application for the planning board

951

01:55:28.880 --> 01:55:41.479

City of Kingston: on December seventeenth, two thousand and eighteen, and the Kingstonian project has now undergone the following meetings, including multiple public hearings to date, and this is Letter I through

952

01:55:42.230 --> 01:55:50.129

City of Kingston: that. This is on page two, and it continues over into page three going down to letters. L. I. I

953

01:55:50.380 --> 01:55:52.730

City of Kingston: everybody reviewed that.

954

01:55:53.540 --> 01:56:06.310

City of Kingston: Okay, And whereas a comprehensive secret coordinator type, one Action Review before thirty-five, involved in interested agencies was conducted by the Planning Board as Lead Agency,

955

01:56:06.390 --> 01:56:20.729

City of Kingston: resulting in a December sixteenth, two thousand and nineteen negative declaration of environmental significance, which was duly circulated pursuant to six. Nycr. Our part six, seventeen, point twelve, Letter I. And

956

01:56:20.740 --> 01:56:29.820

City of Kingston: whereas over the course of a nearly four Year Administrative Review process. The following approvals have been granted to the Kingstonian project:

957

01:56:30.310 --> 01:56:35.239

City of Kingston: numbers one through five at the bottom of page three. Everybody's agreement with that

958

01:56:36.930 --> 01:56:43.880

City of Kingston: continuing over to the top of page four numbers six through nine. Everybody is acknowledging them.

959

01:56:44.000 --> 01:56:44.880

Okay,

960

01:56:46.480 --> 01:56:55.060

City of Kingston: whereas the two point seventy, two, plus or minus Kingstonian project, is located at nine dash seventeen,

961

01:56:55.070 --> 01:57:13.089

City of Kingston: because that's acres right. We're going with that. Yes, um, That nine there's seventeen and twenty-one North Front Street section block a lot. Forty-eight point eight, one. There's twenty-five point, one and section block, a lot forty-eight point eighty one there's twenty-six,

962

01:57:13.100 --> 01:57:21.900

City of Kingston: and whereas the complete list of project related plans for the Kingstonian project as submitted to the planning board, is as follows:

963

01:57:22.440 --> 01:57:29.260

City of Kingston: Uh letter. A civil drawings sheet index numbers one through sixteen. That's at the bottom of page four.

964

01:57:30.720 --> 01:57:32.469

City of Kingston: Everybody's an agreement with that

965

01:57:33.480 --> 01:57:39.260

City of Kingston: containing over to page five we have the landscape architect drawings, Sheet index,

966

01:57:41.250 --> 01:57:52.370

City of Kingston: and we also have the Kingstonian landscape architectural presentation, prepared by studio thirty-nine, dated May nineteenth, two thousand and twenty-two. This is on

967

01:57:52.390 --> 01:57:54.759

City of Kingston: what what did I say?

968

01:57:54.870 --> 01:57:59.169

City of Kingston: May ninth excuse me twenty twenty-two and these, uh

969

01:57:59.210 --> 01:58:02.690

City of Kingston: and indices are on page five,

970

01:58:06.540 --> 01:58:17.479

City of Kingston: and they also carried. Yes, we get pay, carry over to page six, um and letter, c. Is the architectural drawings. Sheet index also on page six

971

01:58:18.700 --> 01:58:21.410

City of Kingston: agreement. Yes, okay.

972

01:58:22.100 --> 01:58:32.649

City of Kingston: Whereas concurrent administrative reviews were undertaken within the city with the city of Kingston. Historically a marks Preservation Commission and the city of Kingston Heritage Area Commission

973

01:58:32.900 --> 01:58:45.410

City of Kingston: and the Attendance Site Plan slash, special use permit submissions in both instances by the applicant. The public and project opponents are all collectively made part of record

974

01:58:45.690 --> 01:58:50.949

City of Kingston: for consideration here with and as set forth as follows: And

975

01:58:51.860 --> 01:59:01.760

City of Kingston: whereas the planning Board held a public hearing on its site plan on the site plan and the special use permit on May seventeenth, two thousand and twenty-two

976

01:59:02.040 --> 01:59:19.679

City of Kingston: and said public hearing was held open until May, twenty-four, two thousand and twenty-two for written comments. All comments received have been published on the city of Kingston website, and are available for individual review or by foil requests with the city clerk's office; and

977

01:59:19.690 --> 01:59:26.840

City of Kingston: whereas the planning board has received and considered the ulster County planning Board, June first, two thousand and twenty-two recommendation,

978

01:59:27.080 --> 01:59:29.719

City of Kingston: see discussion set forth below;

979

01:59:30.650 --> 01:59:43.930

City of Kingston: and whereas the applicant has submitted comprehensive responses to at to address project related comments and written submittals and the applicant has also made um

980

01:59:43.940 --> 02:00:03.859

City of Kingston: project refinements to the Kingstonian project plans which the King, which the planning Board has reviewed at length, and whereas the applicant has addressed the public oral and written comments, and the applicant has further satisfactorily addressed all site, plan, and special use permit criteria

981

02:00:03.970 --> 02:00:09.399

City of Kingston: as set forth within the city of Kingston zoning law by way of the Seeker negative declaration,

982

02:00:10.650 --> 02:00:23.199

City of Kingston: the entire administrative record. The proceedings had before the city of Kingston historic Landworks preservation commission and in consideration of all submittals to the planning board;

983

02:00:23.340 --> 02:00:39.440

City of Kingston: and whereas the applicant appeared before the city of Kingston Tree Commission on July twenty first two thousand and twenty-two, and at said meeting a decision was reached with conditions and recommendations for landscape plans for public areas,

984

02:00:39.620 --> 02:00:47.409

City of Kingston: and whereas, owing to the previous extensive litigation and continuing anticipated proceedings

985

02:00:47.460 --> 02:01:04.860

City of Kingston: instituted by project opponents. The Planning Board has endeavored to comprehensively address the Kingstonian project in light of the special use permit objectives and the site plan objectives. See also, December sixteenth, two thousand and nineteen seeker negative declaration,

986

02:01:05.740 --> 02:01:14.510

City of Kingston: pursuant to the city of Kingston, zoning law, as well as in arriving at the resolutions embodied within this decision;

987

02:01:14.780 --> 02:01:28.669

City of Kingston: and whereas the members of the Planning Board have read this resolution and decision, know the contents there up, and desire to to adopt the same subject to the conditions subsequent as set forth here in.

988

02:01:39.920 --> 02:01:40.959

Okay.

989

02:01:44.490 --> 02:01:58.130

City of Kingston: Now, therefore, it be it resolved that pursuant to sections twenty-seven a and twenty-seven B of the New York State City Law and Chapter Four, Oh, five of the city of Kingston Code and and Zoning law,

990

02:01:58.140 --> 02:02:08.530

City of Kingston: the city of Kingston Code, as well as all other applicable State and local laws relevant to the Planning Board's Review, and upon the record had here in

991

02:02:08.720 --> 02:02:26.750

City of Kingston: the city of Kingston Planning Board hereby adopts and issues this resolution slash decision upon the vote thereupon, and the signature of the Planning Board Chairman Here, with, and in accordance with the following additional recitations made a part here of as follows:

992

02:02:30.230 --> 02:02:34.849

City of Kingston: it's like the follow along here to that.

993

02:02:35.620 --> 02:02:37.139

Okay,

994

02:02:45.040 --> 02:02:46.320

just page eight.

995

02:02:46.480 --> 02:02:49.150

It's the same.

996

02:02:53.600 --> 02:02:59.000

City of Kingston: Okay. And the written resolution as sections, one through three on page eight.

997

02:03:01.030 --> 02:03:01.950

Agree.

998

02:03:02.680 --> 02:03:04.120

Okay, Okay.

999

02:03:05.970 --> 02:03:11.269

City of Kingston: Section Four pertaining to the payment in lieu of Parkland as written and edited

1000

02:03:11.370 --> 02:03:13.639

on pages eight, and

1001

02:03:24.100 --> 02:03:26.809

it was nine started right, right,

1002

02:03:28.530 --> 02:03:33.930

City of Kingston: eight and nine, eight, and just on pages eight and nine, so it'd be, and pages eight and nine.

1003

02:03:35.470 --> 02:03:37.690

City of Kingston: Everybody in concurrence with that.

1004

02:03:42.370 --> 02:03:44.150

This will not change.

1005

02:03:47.120 --> 02:03:47.980

Bye.

1006

02:03:48.580 --> 02:03:50.080

It should be on nine right?

1007

02:03:51.500 --> 02:03:53.099

Okay.

1008

02:03:53.730 --> 02:04:02.130

City of Kingston: Section Five pertaining to the historic Lamar Preservation Commission Preservation notice of action, and that is on page

1009

02:04:02.170 --> 02:04:03.660

City of Kingston: ten, ten.

1010

02:04:05.870 --> 02:04:07.590

City of Kingston: Everybody concurs.

1011

02:04:09.610 --> 02:04:10.519

Okay,

1012

02:04:12.010 --> 02:04:15.979

City of Kingston: sections six pertaining to site plan,

1013

02:04:16.110 --> 02:04:20.539

and we're not going to fill in this part here. This is, and special permit Set: Okay,

1014

02:04:20.950 --> 02:04:25.810

City of Kingston: pertaining to site, plan and special Permit sections from page

1015

02:04:27.330 --> 02:04:30.489

City of Kingston: page ten to page

1016

02:04:54.290 --> 02:04:55.540

two hundred and fourteen,

1017

02:04:55.870 --> 02:04:59.069

City of Kingston: All right. So that'll be from pages ten to

1018

02:04:59.090 --> 02:05:00.469

City of Kingston: page fourteen.

1019

02:05:01.450 --> 02:05:02.940

City of Kingston: Everybody's good with that

1020

02:05:03.920 --> 02:05:05.320

It's okay.

1021

02:05:05.590 --> 02:05:13.579

City of Kingston: Sections seven, eight, nine, and ten pertaining to consistency and determination of other claims.

1022

02:05:14.220 --> 02:05:16.649

City of Kingston: That's from page fourteen

1023

02:05:28.650 --> 02:05:30.130

to sixteen

1024

02:05:30.270 --> 02:05:34.049

City of Kingston: There, that's pages fourteen to sixteen.

1025

02:05:35.360 --> 02:05:36.729

City of Kingston: We're all good with that

1026

02:05:37.410 --> 02:05:38.440

all right.

1027

02:05:39.560 --> 02:05:45.080

City of Kingston: Section eleven, addressing the Ulster County Planning Board comments and responses

1028

02:05:45.450 --> 02:05:48.000

City of Kingston: from page sixteen

1029

02:05:57.090 --> 02:05:59.330

City of Kingston: to page seventeen,

1030

02:06:04.560 --> 02:06:10.950

City of Kingston: All right. Section twelve, addressing the parking waiver with findings That's page eighteen

1031

02:06:16.160 --> 02:06:18.679

City of Kingston: through page.

1032

02:06:21.730 --> 02:06:23.460

City of Kingston: What's that? One Kyle?

1033

02:06:24.260 --> 02:06:25.510

Nineteen,

1034

02:06:25.620 --> 02:06:27.659

City of Kingston: eighteen through ninety.

1035

02:06:28.430 --> 02:06:29.280

City of Kingston: Okay,

1036

02:06:29.990 --> 02:06:31.890

City of Kingston: Okay, everybody is good. With that

1037

02:06:33.150 --> 02:06:38.800

City of Kingston: sections thirteen and fourteen pertaining to administerial actions.

1038

02:06:39.120 --> 02:06:41.440

City of Kingston: That's page nineteen.

1039

02:06:41.640 --> 02:06:42.749

Is that just

1040

02:06:43.250 --> 02:06:44.920

City of Kingston: just page nineteen?

1041

02:06:47.060 --> 02:06:48.160

Okay,

1042

02:06:49.810 --> 02:06:51.919

City of Kingston: good, and everybody is good with that

1043

02:06:53.400 --> 02:06:59.599

City of Kingston: section fifteen pertaining to the flood plane development permitting. That's page twenty,

1044

02:07:01.400 --> 02:07:04.230

City of Kingston: No, nineteen. Sorry nineteen,

1045

02:07:07.270 --> 02:07:09.869

City of Kingston: and that's it. Right. Page nineteen

1046

02:07:13.230 --> 02:07:21.439

City of Kingston: section, sixteen and seventeen, pertaining to incorporating and complying with all decisions and standards,

1047

02:07:21.650 --> 02:07:24.489

City of Kingston: and that is page nineteen

1048

02:07:25.130 --> 02:07:28.610

City of Kingston: and twenty, nineteen, through twenty,

1049

02:07:32.220 --> 02:07:33.110

good

1050

02:07:35.710 --> 02:07:43.349

City of Kingston: section, eighteen pertaining conditions of approval listed in items. Letter I. Through

1051

02:07:43.380 --> 02:07:45.269

City of Kingston: letters X. V.

1052

02:07:47.650 --> 02:07:49.790

City of Kingston: And that is pages

1053

02:07:51.340 --> 02:07:53.719

is that continuing from twenty or twenty one.

1054

02:08:03.090 --> 02:08:04.000

Oh,

1055

02:08:07.810 --> 02:08:08.700

you guys,

1056

02:08:13.570 --> 02:08:15.259

That's Section Eighteen.

1057

02:08:15.450 --> 02:08:16.760

Do we have to strike that?

1058

02:08:19.820 --> 02:08:24.409

City of Kingston: No, it will in Section Eighteen

1059

02:08:25.410 --> 02:08:35.060

Number three Three Eyes, it said. It reads right now. Payment of recreation fee to the city of Kingston prior to the issuance of a building permit.

1060

02:08:35.160 --> 02:08:42.349

So we will just recognize that that is, do we want to strike it or destroy it.

1061

02:08:58.170 --> 02:09:01.519

City of Kingston: Everything else Good! So that'd be

1062

02:09:01.700 --> 02:09:09.399

City of Kingston: um. That'll be through letters I through.

1063

02:09:10.780 --> 02:09:12.569

We give her back her working copy

1064

02:09:19.270 --> 02:09:21.970

City of Kingston: right, and those are on pages. What?

1065

02:09:24.340 --> 02:09:26.430

So now you're on page.

1066

02:09:32.470 --> 02:09:33.690

So you're starting with the

1067

02:09:34.510 --> 02:09:37.040

City of Kingston: that's page twenty through

1068

02:09:40.640 --> 02:09:44.019

twenty-one twenty-one twenty through twenty-one.

1069

02:09:45.270 --> 02:09:47.359

Agreed. Okay,

1070

02:09:48.480 --> 02:09:49.900

City of Kingston: Um.

1071

02:09:49.930 --> 02:09:55.060

Sections nineteen and twenty pertaining to regulatory issues,

1072

02:09:56.820 --> 02:10:00.449

City of Kingston: and that'll be pages twenty-one through

1073

02:10:00.590 --> 02:10:03.080

City of Kingston: twenty, two,

1074

02:10:05.300 --> 02:10:06.309

agreed

1075

02:10:07.060 --> 02:10:08.110

Great

1076

02:10:10.060 --> 02:10:11.059

twenty-two

1077

02:10:13.660 --> 02:10:16.509

City of Kingston: We didn't go to Section twenty-three, yet

1078

02:10:18.620 --> 02:10:22.129

City of Kingston: all right Section twenty one planning board policies,

1079

02:10:23.280 --> 02:10:25.630

City of Kingston: page twenty-two

1080

02:10:26.220 --> 02:10:27.139

and

1081

02:10:30.450 --> 02:10:33.980

City of Kingston: twenty the pages twenty-two and twenty-three. Everybody's in agreement

1082

02:10:34.870 --> 02:10:35.790

Okay,

1083

02:10:36.370 --> 02:10:39.759

City of Kingston: section twenty-two additional language for not

1084

02:10:40.080 --> 02:10:41.739

City of Kingston: for knox box

1085

02:10:43.190 --> 02:10:44.429

City of Kingston: page

1086

02:10:46.060 --> 02:10:47.490

City of Kingston: twenty-three

1087

02:10:49.530 --> 02:10:50.490

great

1088

02:10:50.650 --> 02:10:55.390

City of Kingston: sections twenty-three. On page we got to read this one

1089

02:11:13.470 --> 02:11:21.610

City of Kingston: on page twenty-three. There is a spot for board policies, eighteen and eighteen a that has to be stricken,

1090

02:11:21.750 --> 02:11:25.119

City of Kingston: which is recreation fee and little of public Parkland

1091

02:11:31.870 --> 02:11:33.569

would be at page twenty-three.

1092

02:11:35.300 --> 02:11:37.309

Uh

1093

02:11:41.120 --> 02:11:46.350

City of Kingston: okay, uh section twenty-three this is on page twenty-three

1094

02:12:00.780 --> 02:12:19.400

City of Kingston: section twenty-three that final Site Development Plan. Approval for the Kingstonian project is here by granted by the city of Kingston, Planning Board for the Kingstonia project upon the vote set forth below. And the execution of this resolution. Slash decision by the planning board chairman here with and

1095

02:12:19.710 --> 02:12:23.730

City of Kingston: Section twenty-four is also on page twenty-three

1096

02:12:24.980 --> 02:12:39.429

City of Kingston: section twenty-four reads that the city of Kingston Planning Board, Chairman shall sign and date the final site. Development Plan Maps. Following the execution and dating of this resolution, slash, decision and issuance of the special use permit

1097

02:12:39.470 --> 02:12:42.600

City of Kingston: that would be stricken there. Right. We need to strike that

1098

02:12:45.710 --> 02:12:47.970

City of Kingston: we're going to strike special use, permit

1099

02:12:57.380 --> 02:13:01.469

City of Kingston: and section twenty-five, which is also on page twenty-three.

1100

02:13:01.570 --> 02:13:14.589

City of Kingston: Section twenty-five reads that this resolution shall take take effect immediately, and everybody's in current in concurrence with how we've just read sections twenty-three, twenty-four and twenty-five.

1101

02:13:15.590 --> 02:13:16.580

City of Kingston: Okay,

1102

02:13:19.620 --> 02:13:30.769

City of Kingston: All right. Um. So before we proceed, does anybody on the board have any questions or wish to return back to any section of the resolution under consideration for further discussion.

1103

02:13:32.740 --> 02:13:34.070

City of Kingston: Everybody's good with

1104

02:13:35.550 --> 02:13:36.559

Okay,

1105

02:13:43.080 --> 02:13:47.580

City of Kingston: Okay, this time i'll make a motion that we adopt this resolution.

1106

02:13:48.390 --> 02:13:49.749

City of Kingston: I have a second

1107

02:13:50.210 --> 02:13:52.560

City of Kingston: second by Matt. Gillis.

1108

02:13:53.200 --> 02:14:02.279

City of Kingston: All in favor. Wayne Platt is a Yes, Charles Bilacco, Robert Jacobson, Matthew Gillis. Yes,

1109

02:14:02.470 --> 02:14:07.120

City of Kingston: Vince Archer. Okay, excuse me, um

1110

02:14:07.580 --> 02:14:09.050

City of Kingston: It is adopted

1111

02:14:09.150 --> 02:14:10.610

Now, i'm gonna check.

1112

02:14:14.920 --> 02:14:16.360

City of Kingston: Thank you. Folks.

1113

02:14:18.840 --> 02:14:20.310

Yeah, I got a little plug here

1114

02:14:22.120 --> 02:14:23.819

right at the end of the whole thing.

1115

02:14:25.680 --> 02:14:26.639

Oh,

1116

02:15:23.780 --> 02:15:26.019

you could just send an email to

1117

02:15:33.210 --> 02:15:34.100

you an email

1118

02:16:58.990 --> 02:17:03.019

City of Kingston: All right. What time is it? Here? Eight hundred and eighteen?

1119

02:17:03.299 --> 02:17:04.129

Yeah.

1120

02:17:04.570 --> 02:17:06.899

City of Kingston: All right. Item fourteen,

1121

02:17:07.250 --> 02:17:12.719

City of Kingston: one hundred and ninety-nine rear early avenue and two o three and two hundred and five early avenue,

1122

02:17:12.799 --> 02:17:28.180

City of Kingston: and four hundred and ninety-three d. Four hundred and Ninety-five Washington Avenue site. Plan to construct a sixty unit senior housing structure, along with supporting infrastructure and improvements. Section block and lot is forty-eight, point seventy one. There's seven point, two hundred,

1123

02:17:28.190 --> 02:17:34.959

City of Kingston: forty-eight point, seventy one there's, two, one, forty-eight point seventy, one there's fifteen point, two,

1124

02:17:35.430 --> 02:17:43.169

City of Kingston: forty-eight point; seventy dish one dish, fifteen, point, one zone o two, and c. One it's in Ward One

1125

02:17:43.420 --> 02:17:48.209

City of Kingston: Hudson Valley Housing Development Fund is the applicant owner. Hello, there!

1126

02:17:48.910 --> 02:17:50.910

City of Kingston: Turn your microphones on

1127

02:17:51.990 --> 02:18:04.369

there. We go to state your names for the record, please. Good evening. My name is I'm. Here this evening, representing Hudson Valley Housing Development Fund Company Ink joining me is Don Sports, the project

1128

02:18:04.450 --> 02:18:05.629

architect,

1129

02:18:06.150 --> 02:18:09.940

and also Larry Podge, the Project Civil Engineer.

1130

02:18:10.910 --> 02:18:20.569

This project was before the Board as recently as March, when we requested the Board's consideration of a reaffirmation of our secre neg deck,

1131

02:18:20.690 --> 02:18:31.110

following the submission of updated reports. The Planning Board did indeed issue a reaffirmation of the negative declaration, and we thank you for that.

1132

02:18:31.209 --> 02:18:42.099

Since that time we have worked to secure the crossing over the Ulster County right of way over the Ulster and Delaware real trail

1133

02:18:42.530 --> 02:18:52.249

as of September twentieth. It was voted on by the Ulster County Legislature to grant our request for the crossing over the right of way

1134

02:18:52.559 --> 02:19:05.119

this evening. We're here to um update the board. I know there's some new Board members um to what we're looking to do, and to answer any questions you may have,

1135

02:19:05.410 --> 02:19:10.940

and to that end I would like to at this point.

1136

02:19:11.820 --> 02:19:18.600

Uh good evening, Mr. Chairman, Members of the Board. My name is Donald Swartz. I'm. The president of Sports Architecture,

1137

02:19:18.930 --> 02:19:21.449

Tbc. And in in pkipse

1138

02:19:21.490 --> 02:19:36.750

um, as Peg had mentioned. Um, we are here before you for the three-story senior residence facility it's approximately sixty-three thousand gross square feet on ten point two nine acres

1139

02:19:36.830 --> 02:19:37.860

Um.

1140

02:19:38.190 --> 02:19:42.959

The property just to give you orientation north is to the right

1141

02:19:43.799 --> 02:19:44.679

Curly avenue,

1142

02:19:45.940 --> 02:19:47.170

south, side,

1143

02:19:47.350 --> 02:19:54.249

east, and or the north and southbound through way on the west side and the Isopas Creek on the north.

1144

02:19:54.710 --> 02:19:58.070

The entrance would be down off of the properties on Early Avenue

1145

02:19:58.240 --> 02:20:02.440

and down into a ten point, two nine acre parcel

1146

02:20:02.970 --> 02:20:04.669

at the foot of that hill.

1147

02:20:05.320 --> 02:20:15.169

The building itself, as I said, is approximately sixty-three thousand gross square feet. There are sixty units in total, fifty-eight, one bedroom units,

1148

02:20:15.220 --> 02:20:24.000

two two bedroom units. The one bedrooms are about seven hundred square feet on average, and the two bedrooms about nine hundred and nine square feet.

1149

02:20:24.250 --> 02:20:32.410

All units are visible. Six or mobility, impairment units, and six units are hearing or visually impaired units.

1150

02:20:33.430 --> 02:20:34.610

Um,

1151

02:20:35.140 --> 02:20:36.190

The

1152

02:20:39.150 --> 02:20:50.680

The property itself as you come down off of Hurley and come into it. The parcel proper parking is on the west side, on the through way side.

1153

02:20:50.720 --> 02:20:55.940

This is a landscape plan, but it's a combination of landscaping and other site features.

1154

02:20:56.390 --> 02:21:05.490

The through way is heavily buffered. At this point You have a parking lot, as I say on the west that's comprised of forty seven spaces.

1155

02:21:05.630 --> 02:21:08.769

There are forty-nine spaces. There are

1156

02:21:08.800 --> 02:21:10.600

uh thirty-nine,

1157

02:21:12.870 --> 02:21:22.980

yes, forty-seven spaces. There are thirty-seven conventional parking spaces, and uploading the curve facing the building ten handicapped spaces.

1158

02:21:23.100 --> 02:21:31.500

There are sidewalks to a portico at the main entrance on the west side, and then you enter the building

1159

02:21:32.130 --> 02:21:43.919

there are. Although the building looks asymmetrical, This is really just a mirror off of a central core, so it's a it's a fairly symmetrical building. There are sidewalks out in about,

1160

02:21:44.720 --> 02:22:03.150

and both the north and the south sides, and they come up onto a central patio that overlooks the balance of the property uh to the east, and the Sofas Creek along that walkway on the outside. As I said,

there are various landscape beds, as you can see uh park benches for walking and sitting one hundred and fifty

1161

02:22:11.530 --> 02:22:14.730

again. It's a little hard to see at this scale.

1162

02:22:14.770 --> 02:22:24.169

We've now reversed, and the through way is down at the bottom of this page walking in. There's a central core that goes out onto a patio

1163

02:22:24.190 --> 02:22:30.150

through a community space, and then there are a mix of one and two bedroom units off on each way.

1164

02:22:30.350 --> 02:22:43.799

The two bedrooms are typically at the end units on the first floor, and again the balance of three stories as they grow up, are the one bedroom units. This is a typical one bedroom unit here, where you would walk in the door.

1165

02:22:43.830 --> 02:22:53.050

The restroom bathroom is over on your right, the kitchen to your left, the living room facing out, and then the bedroom is over on the side.

1166

02:22:53.280 --> 02:23:07.160

In the two bedroom again, walking in through the front door. The The restroom is again on your right hand side, and the kitchen on your left. In this instance, with the living room in the center. We have a residence

1167

02:23:08.110 --> 02:23:18.540

bedroom over on the right hand side, and then potentially a caregiver or another occupants bedroom on the left side,

1168

02:23:24.220 --> 02:23:29.979

and a real quick overview, and i'll get this a little closer because it's getting very small.

1169

02:23:30.080 --> 02:23:40.539

Um, but the building is kind of uh I guess you would call it Adirondack in style. It's uh exterior materials, or asphalt shingle roof.

1170

02:23:40.660 --> 02:23:44.810

There will be horizontal siding,

1171

02:23:45.610 --> 02:23:48.009

and again it's a timbered entry way

1172

02:23:48.030 --> 02:23:49.630

on that from portico.

1173

02:23:51.010 --> 02:23:53.770

That's a that's a real quick overview of

1174

02:23:54.770 --> 02:23:56.950

fairly large building. Yes,

1175

02:23:57.640 --> 02:24:01.759

City of Kingston: hard to see. But are there any balconies or outdoor space for

1176

02:24:06.270 --> 02:24:11.420

side which overlooks the balance of the property towards the Sofa Creek.

1177

02:24:12.310 --> 02:24:18.059

That'll be for residents that is, residents for for all the residents to use as a community space,

1178

02:24:18.270 --> 02:24:20.610

and it goes out onto an outdoor patio.

1179

02:24:21.720 --> 02:24:34.979

City of Kingston: And I believe um. The plan has walking paths around the perimeter around the perimeter of the building itself, like, you know, with some places to stop and sit. That is correct. Okay,

1180

02:24:42.320 --> 02:24:48.589

City of Kingston: So basically, this how it how it's shown tonight was how it was originally

1181

02:24:49.180 --> 02:24:57.179

the years ago. Okay. So okay, because i'm one of the old. I still on the the board. Just want to make sure that I'm: i'm seeing it properly so

1182

02:24:57.510 --> 02:25:10.139

not seen as well as we used to It's not seen as well. The drawings have gone smaller. Excuse me. One of the major changes. Um, not architecturally is that we're doing zero fossil fuel.

1183

02:25:10.170 --> 02:25:27.769

So we're going with the complete um. No fossil fuel. The only exception is that we will have a backup generator for the common space which will be Diesel fuel. But aside from that, there will not be gas or oil. And how do you go about it.

1184

02:25:27.780 --> 02:25:47.739

How you've accomplished. That is that you're gonna have solar right there, right or no, we're not doing so. You we're strictly doing electric. Okay, and to that end we had our um mechanical engineer calculate the load, and Central Hudson has confirmed to us that they have more than sufficient capacity in what

1185

02:25:49.820 --> 02:25:55.799

this this Diesel generator is going to cover the um common spaces, but I presume it's all I mean It's going to

1186

02:25:55.900 --> 02:25:57.390

cover the meeting

1187

02:25:57.500 --> 02:26:02.859

in the building for winter time. No. So what happens when we have an ice storm like we had, and we're out of power

1188

02:26:02.870 --> 02:26:25.099

the community space There's a term for it shelter in place. Um has to accommodate the number of uh potential tenants in the building that could congregate in that space, so that space will be heated, Then that's the base will generated. The electric will be also on. So in case anyone has oxygen, anything of that sort, Also the emergency lights in the elevator.

1189

02:26:25.180 --> 02:26:28.570

Um will be operated on the generator

1190

02:26:36.400 --> 02:26:46.699

City of Kingston: um part of the the original when you when you're here. Originally I would go. I'm gonna go for for back to that every once in a while here. Um! You said that the

1191

02:26:46.760 --> 02:26:52.860

City of Kingston: the material that was going to be excavated on site is going to remain on site right. Is that the

1192

02:26:53.040 --> 02:27:08.070

so? The plan? Our civil engineer can answer that. But I do need to explain. The parcel that We own is approximately twenty-three acres. We're building on ten point two, nine acres. The balance will be kept green we have no intentions

1193

02:27:08.080 --> 02:27:17.960

of uh developing that because it creates a buffer for us. Okay, and also, as our civil engineer will explain that also assist us with the fill.

1194

02:27:18.590 --> 02:27:29.750

So, if you remember, we were a portion of the project was within the flood plane, and we were filling a portion of the flood plane Um. So, in order to mitigate that we were excavating

1195

02:27:29.810 --> 02:27:37.689

eastern portion of the property, and we've overcompensated by providing additional flood storage that material

1196

02:27:37.700 --> 02:27:53.729

long-term be used to elevate the building so all that material is being brought in. It's basically staying on site. It's coming from the site and staying on it. So you're And I remember you had said that. So i'm just trying to reaffirm that, too. And that's and that's very well detailed actually in your in your resolution, in the uh,

1197

02:27:53.900 --> 02:27:56.000

the findings of the

1198

02:27:56.420 --> 02:27:57.360

Okay.

1199

02:27:58.470 --> 02:28:05.560

And to that end we have secured and have maintained a speedies permit for

1200

02:28:07.530 --> 02:28:08.789

um

1201

02:28:11.260 --> 02:28:12.100

coverage.

1202

02:28:20.000 --> 02:28:33.010

City of Kingston: Um! There was. There was a variance that had been gotten received, and I know you've gone back and gotten it renewed a couple of times. Um, you're going to have to get that re-certified again.

1203

02:28:33.160 --> 02:28:36.129

No, actually the forgive me um

1204

02:28:36.420 --> 02:28:48.170

City of Kingston: area. The variance that was granted was an area variance, not a use variance, and it was for the length of the building right? We were able to document to the zoning board to their satisfaction. Um!

1205

02:28:48.390 --> 02:28:58.260

That it did not have an impact, and they did approve that. And they actually did their own seeker Review, and gave us uh an egg deck on that as well. But um!

1206

02:28:58.670 --> 02:29:17.669

City of Kingston: There was a change in the law, I believe, about four years ago, that when an area variance, perhaps you but definitely area variance is granted, it runs with the land. You do not need to renew it. Okay, Historically, we we did right. We had to, but no longer. It runs

1207

02:29:18.080 --> 02:29:19.010

City of Kingston: Okay,

1208

02:29:19.770 --> 02:29:36.060

City of Kingston: um, And the emergency access Um, with the original plan was out to Washington Avenue. Um, as the secondary means of ingress; and I'm. Assuming that that is not changing, that is still intended to be

1209

02:29:36.880 --> 02:29:44.889

City of Kingston: that is developed in the same place. The primary access and egress will be through our property on over Hurley.

1210

02:29:44.990 --> 02:30:01.900

Um, But how we did maintain the emergency access which actually um Recently what our organization has done is granted um Ulster County and easement for a real trail over the U Nw. Trail one hundred and fifty,

1211

02:30:02.040 --> 02:30:15.819

and we um specifically called out that that uh, o andw would be maintained as our emergency egress for any emergency. Vehicles, ambulance, fire whatnot um!

1212

02:30:15.870 --> 02:30:29.139

I do know that the cities of Fire Department had looked at it very carefully. They were very comfortable with Early, and having that additional emergency egress and access of of Washington just

1213

02:30:29.290 --> 02:30:30.399

was icing on the

1214

02:30:30.960 --> 02:30:31.840

Okay.

1215

02:30:31.930 --> 02:30:43.460

City of Kingston: Have you gotten a copy of the final resolution executed by the Legislature? I've asked for it and have not received it?

1216

02:30:43.470 --> 02:30:52.460

He specifically had us still on the website today and look it up. And no, it's not on the website as of yet. But what is on the website?

1217

02:30:52.470 --> 02:31:11.009

Is There were four, no less than four um legislative committees that had to review that resolution, and they all approved it. And, as a matter of fact, on the twentieth of September, The res of the Ulster County Legislature as a whole, approved that resolution eighteen to four.

1218

02:31:11.020 --> 02:31:20.860

So at this point it's just a matter of paperwork, but I just. I was just curious, because i'm trying to get a copy of it as well. So we want to. We want to copy for our file. Obviously. Okay.

1219

02:31:23.000 --> 02:31:24.520

Um.

1220

02:31:25.320 --> 02:31:38.390

City of Kingston: One thing I would like to do. Um, because it a lot of time has passed since the original site plan was looked at. Um. There have been multiple changes in city agencies.

1221

02:31:38.440 --> 02:31:51.869

City of Kingston: So one thing I would um probably like to do is to get a meeting together with you. Um, with our new city engineer on uh, also with their new water department superintendent.

1222

02:31:51.880 --> 02:32:01.150

City of Kingston: Um, our new building inspectors um and our office, and just go through these plans to make sure that there haven't been any other

1223

02:32:01.650 --> 02:32:14.610

City of Kingston: statutory changes or um that that anything should be brought to light before the Board issues a final site plan. That's we can address that internally as a meeting, and

1224

02:32:14.850 --> 02:32:24.540

City of Kingston: i'd like to do it at one meeting with everybody at the table. Yeah, you guys are open to that. Good. Okay, it's. We'd like it sooner than later that.

1225

02:32:24.640 --> 02:32:27.200

City of Kingston: Oh, yeah, no, no, yeah, i'm. Not

1226

02:32:27.960 --> 02:32:31.000

City of Kingston: so. The final piece in the puzzle was

1227

02:32:31.160 --> 02:32:32.480

the engagement.

1228

02:32:32.490 --> 02:32:53.119

City of Kingston: That was it. That was what the well, actually just the crossing. It's not uh It's uh the county has a right away, that's all they have. Yeah, I mean the Cro that me talk about the Cro. That was that was the That was the final piece of the puzzle, absolutely, positively everything. I remember all the alternatives that were discussed going under the through way, you know, coming getting

1229

02:32:53.130 --> 02:33:11.379

City of Kingston: we to praise church to, you know. Go, Jensen. Yeah, Yeah, it was crazy. So uh no. But that was the final piece, Right? Yes, it it was, and we have uh, we were looking at the the file and the record today, and we we stumbled upon a letter from Sue, saying,

1230

02:33:11.390 --> 02:33:16.809

City of Kingston: Hey, you got everything but this i'm not going to tell you the date of that, though.

1231

02:33:17.000 --> 02:33:18.569

But yes, we have it now.

1232

02:33:18.980 --> 02:33:20.880

City of Kingston: So you've got

1233

02:33:20.990 --> 02:33:23.250

You're ready to go. This is,

1234

02:33:23.340 --> 02:33:27.500

City of Kingston: we are so ready when I say, ready to go um

1235

02:33:28.260 --> 02:33:37.859

until you have final approval. Um conditional, Hopefully, only on signatures. You really can finalize

1236

02:33:37.890 --> 02:33:48.730

construction financing, and you can't really finalize your selection of Gc. And things of that sort. But all those pieces of the puzzle are waiting in their wings

1237

02:33:49.600 --> 02:33:52.640

City of Kingston: is some rondac still the

1238

02:33:52.710 --> 02:34:06.920

contractor that will be doing the construction. Or is that true? So that okay, that No, um. There's been a change in actually the principle of Ron Deck relocated to Montana. Okay, Um: specifically for hunting. Hmm.

1239

02:34:08.000 --> 02:34:14.339

Okay. So we're going to need to update those that listing of who will be the parties involved in the

1240

02:34:14.400 --> 02:34:22.929

well. At this juncture we don't you don't have a Cc. Selected. Okay, Um, we will be doing a negotiation of that.

1241

02:34:23.200 --> 02:34:24.160

Um.

1242

02:34:24.430 --> 02:34:34.170

And again, we we really will want to get our construction documents. Um, beyond just a schematic phase, so that we get a solid number there,

1243

02:34:42.540 --> 02:34:44.000

What is the

1244

02:34:44.030 --> 02:34:47.799

time for build and occupancy?

1245

02:34:47.870 --> 02:34:51.329

City of Kingston: Financing is really really tough um

1246

02:34:51.340 --> 02:35:08.710

because of the market that we target um. We're targeting a seniors. We had come to this board last year and asking that you that the board consider recognizing seniors as fifty-five and older, as opposed to sixty, two and older. Um, Just so we have that option.

1247

02:35:08.720 --> 02:35:26.350

Um and typically seniors have a fixed and lower incomes. So you need to get some uh public financing involved, and that might be tax credits That may be bond financing. That may be grants. It's typically an assortment. Um,

1248

02:35:26.700 --> 02:35:46.330

City of Kingston: And it's been our experience that um, even though we're seeing an eight percent increase in social security. This January typically it's it's closer to one and a half. So we need to be very

mindful of rent and keeping them reasonable while maintaining a quality project. So in response to your question. Um,

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02:35:47.340 --> 02:35:49.789

we will be applying for financing

1250

02:35:49.920 --> 02:35:53.779

Um, Applying for financing will be tremendously

1251

02:35:53.860 --> 02:35:57.600

enhanced by having final conditional approval.

1252

02:35:57.840 --> 02:36:09.339

Um, and also because of our organization's track record. We've been doing this now for um forty years, and between the three of us we've been doing this.

1253

02:36:09.570 --> 02:36:10.539

Um:

1254

02:36:11.190 --> 02:36:14.080

City of Kingston: yeah.

1255

02:36:14.420 --> 02:36:23.780

City of Kingston: So um, we will be going for financing. Um, I do want to also say that of course we've done our market study, so we know there's a need,

1256

02:36:23.790 --> 02:36:35.070

City of Kingston: but we've also worked with a number of the cities agencies. Um to document the need as well, and we have signed agreements with a number of agencies, including the center for independent living one hundred and fifty

1257

02:36:35.130 --> 02:36:45.840

Um Don mentioned earlier. Typically there. The building code requires a certain percentage to be handicapped, accessible, and adapted. And whatnot. We go far beyond that

1258

02:36:45.860 --> 02:37:01.939

City of Kingston: Um, only because especially for seniors, especially if there hasn't been a lot of senior housing built, senior housing becomes obsolete almost overnight, and if you have appropriate senior housing with emergency, call buttons and accessible and adapted um.

1259

02:37:02.130 --> 02:37:05.710

The seniors can live. We have a tenant who is one hundred and three,

1260

02:37:06.170 --> 02:37:13.859

and uh, probably a good part of our three hundred. Almost seniors are in their eighties and nineties,

1261

02:37:14.220 --> 02:37:16.659

and still want to do line dancing.

1262

02:37:29.300 --> 02:37:32.769

City of Kingston: No um. Just wanna uh the direct fee.

1263

02:37:33.120 --> 02:37:34.749

There's a new fee schedule.

1264

02:37:35.130 --> 02:37:36.760

Yes, sir. Okay,

1265

02:37:36.790 --> 02:37:45.590

you're aware of that. Yes, okay. So it's three thousand dollars with the first four exempt, and that would bring the fee up to one hundred and sixty-eight thousand

1266

02:37:47.540 --> 02:37:50.949

just apparently I wasn't aware of the new fee.

1267

02:38:00.900 --> 02:38:04.580

I will be coming to the city of Kingston for a pilot.

1268

02:38:06.590 --> 02:38:13.570

Um! Actually we did speak with the Assessor. Uh we were looking to. Uh yes,

1269

02:38:13.590 --> 02:38:19.890

um do it based on the five hundred and eighty-one a and that's how we calculated the taxes. Yes,

1270

02:38:22.170 --> 02:38:24.349

City of Kingston: much much easier.

1271

02:38:24.430 --> 02:38:29.000

Yes, but we would like it memorialized in a pilot. So our um,

1272

02:38:29.330 --> 02:38:33.250

one of our attorneys, Patrick Sally, has been in touch with the Assessor on that.

1273

02:38:37.440 --> 02:38:39.019

Any other questions tonight.

1274

02:38:41.190 --> 02:38:56.120

City of Kingston: It's good to see you back here. Okay, Thank you. So very, very much. And hopefully, we can be back next month after meeting with all of your professionals. Yes, i'm so grateful. Thank you also very much. And it's so great to see you all again.

1275

02:38:56.160 --> 02:39:04.889

City of Kingston: Hopefully, it will be another ten years. But yeah, um, okay. This time I make a motion. That we uh table. Item Number fourteen,

1276

02:39:04.920 --> 02:39:10.939

City of Kingston: second by Robert Jacobson, all in favor I opposed carried.

1277

02:39:12.020 --> 02:39:12.940

Thank you

1278

02:39:21.690 --> 02:39:22.590

copy That

1279

02:39:26.250 --> 02:39:28.260

City of Kingston: all right. Item, fifteen

1280

02:39:29.470 --> 02:39:32.929

City of Kingston: is twenty-four days, twenty-six. Hunter Street.

1281

02:39:34.030 --> 02:39:35.839

City of Kingston: Okay, we'll move on to.

1282

02:39:49.720 --> 02:39:51.299

Are you from Prince Street?

1283

02:39:51.850 --> 02:39:53.260

Okay. What

1284

02:39:54.000 --> 02:39:55.820

Yeah. Come on up

1285

02:39:57.510 --> 02:40:04.129

City of Kingston: uh items, fifteen through nineteen. We're standing. We're in a holding pattern right now.

1286

02:40:05.180 --> 02:40:18.609

City of Kingston: All right. We are in the discussion now. Uh section. It's a item over twenty is nine print Street discussion on preliminary design of eight additional units on a multi-family property,

1287

02:40:18.880 --> 02:40:29.030

City of Kingston: section, block and lattice, fifty-six point, twenty-six there, six to eleven secret determination, zone o two board five, Cpg. Kingston,

1288

02:40:29.340 --> 02:40:30.369

City of Kingston: one

1289

02:40:30.520 --> 02:40:32.779

City of Kingston: Llc. Is the applicant owner.

1290

02:40:33.790 --> 02:40:45.210

City of Kingston: Welcome, turn on your microphone and state your names for the record, please. Hi. I am Courtney Green, the sole owner of that Llc. And the property. Okay,

1291

02:40:45.460 --> 02:40:50.769

City of Kingston: my name is Jackson Strong. I'm: the principal of Metropolitan development. Services.

1292

02:40:51.280 --> 02:40:52.130

Okay,

1293

02:41:05.230 --> 02:41:08.369

I suppose. So.

1294

02:41:08.850 --> 02:41:20.639

City of Kingston: Um. Some of you. I think we're on the board last year. Maybe a lot of you. Um! It was over zoom, so I didn't really get people's faces as well. But I was here um or not here.

1295

02:41:20.650 --> 02:41:36.720

City of Kingston: No, it was. It was nine Prince Street, but it was Foxhall. It was fifty-five fox hall before, and then the city requested an address change because of the emergency access. Um! So I was here, and some of you may remember to it's it's a large parcel with

1296

02:41:36.730 --> 02:42:02.210

City of Kingston: that had two existing buildings on it, as well as a parcel of land, and the first thing I did was turn the main building into three apartments, and then I came last year to get approval, to turn the garage and back into three more, and that's just finished in the last couple of weeks, and now sort of moving ahead with phase three of the overall vision which was to build some new units on the uh corner pulse parcel there, So that's sort of the

1297

02:42:02.220 --> 02:42:08.280

City of Kingston: um. If any of you pass by, you've probably seen it all taking shape over the last uh.

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02:42:10.750 --> 02:42:12.749

City of Kingston: Well, that's what it used to look like

1299

02:42:12.770 --> 02:42:15.960

City of Kingston: it doesn't look like that anymore. Um,

1300

02:42:16.530 --> 02:42:20.960

City of Kingston: we had some pictures that he couldn't download of how it looks now, but I guess

1301

02:42:21.150 --> 02:42:22.400

maybe they're not

1302

02:42:22.490 --> 02:42:23.660

yeah

1303

02:42:25.540 --> 02:42:26.449

right.

1304

02:42:40.210 --> 02:42:45.089

Just give a brief description of what's being proposed.

1305

02:42:45.340 --> 02:42:48.439

He's going to pull some up. He's got some rendering,

1306

02:42:54.990 --> 02:43:11.629

City of Kingston: hey? Uh, Well just kind of give a brief description of the project. Uh, First of all, thank you for the opportunity to present the the conceptual design. Uh, we wanted to solicit some feedback prior to our formal submission before the planning Board,

1307

02:43:11.640 --> 02:43:18.220

City of Kingston: and what we've proposed here on this lot. Within the O. Two Zoning district is an eight

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02:43:18.330 --> 02:43:20.200

City of Kingston: unit apartment building,

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02:43:20.230 --> 02:43:25.920

City of Kingston: four of which will be one bedroom units on the ground floor, four of which will be

1310

02:43:26.220 --> 02:43:43.360

City of Kingston: three bedroom, two bathroom duplexes above them. Uh, they are kind of a range kind of like a four pack, and the sense that the units mirror each other on all size, and therefore equal amount of light and air is provided to each unit. We wanted to

1311

02:43:43.860 --> 02:44:01.289

City of Kingston: within the confines of the zoning code. Uh, we don't request any variances, but you know we love to have some guidance, especially things around the site uh, or the the fencing around the perimeter. Uh, but we want to kind of fit in with the intent of the code.

1312

02:44:01.300 --> 02:44:19.709

City of Kingston: And this is the first infill project that Courtney is doing uh on the renovation for small scale in field development, and our objective with this design was to create a design where the overall construction costs could be kept

1313

02:44:19.720 --> 02:44:36.720

City of Kingston: at a reasonable level, so resources can be also provided to to make it to enhance the aesthetic appearance in the neighborhood. We want to choose a design that ties in with some of the exist existing brick building vernacular

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02:44:36.730 --> 02:44:40.499

uh, but it's also low scaled three-story structure,

1315

02:44:40.580 --> 02:45:00.190

and we believe that it would compliment and and be an improvement uh to the neighborhood fabric and and help uh create A. You know the walkable pedestrian environment that I believe the intent behind a lot of the the planning code and the new zoning code updates are trying to achieve,

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02:45:00.360 --> 02:45:07.469

City of Kingston: and we on just to point out also there is twelve parking spaces that are proposed as part of the site.

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02:45:07.640 --> 02:45:19.579

Uh, if you look at the zoning standards table technically as of right. It would require sixteen. However. Uh, there is a provision in your zoning code that allows the

1318

02:45:19.590 --> 02:45:39.020

City of Kingston: to wave some of those requirements. If the site is within four hundred feet of a municipal parking lot, which this is, this is actually just a couple of blocks away from here. It's almost around the corner, and it is within four hundred feet of this municipal parking lot, and we're just seeking a small reduction, because

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02:45:39.030 --> 02:45:41.869

if there were sixteen spaces it would

1320

02:45:41.940 --> 02:45:50.310

City of Kingston: create a significant amount of asphalt coverage in the rear yard. And we're hoping to create some open spaces, especially on that ground floor.

1321

02:45:50.700 --> 02:45:55.630

Um! While still making sure every unit has parking, just not

1322

02:45:55.910 --> 02:45:57.199

excessive parking.

1323

02:45:58.590 --> 02:46:07.730

Yes, uh so uh, if I think we have a just a couple of other renderings. We have a couple of site plans uh, I

1324

02:46:07.750 --> 02:46:26.210

City of Kingston: I believe. Um! Some of this wasn't sent yet to the board. I think there's an issue with the file size When I submitted it. I do apologize, so I didn't mean to kind of you know, hit you with all this information, but it would be great to solicit as much feedback as possible, because when we

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02:46:26.220 --> 02:46:34.199

retain our architect to do the formal filings, we'd like to give as much guidance so that we can have a successful project.

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02:46:34.510 --> 02:46:52.279

City of Kingston: Are the Are the the units upstairs and downstairs? Is that what they or is this? It's a rate almost like a brownstone you find in in a lot of towns with like a sort of garden unit, you could call it, and then a duplex on on top. So the upper unit is two floors, and the bottom units are just one.

1327

02:46:52.540 --> 02:46:53.949

So sort of like a

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02:46:54.050 --> 02:47:00.890

City of Kingston: just kind of echoing what you see in other parts of Kingston with that sort of old, you know. Brick sort of townhouse look,

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02:47:01.550 --> 02:47:18.010

City of Kingston: and are you? I know the old J. And a building is right down the street. Did you take some elements from that building and and incorporated into into this one? I honestly I didn't specifically from that building. This was kind of based on the

1330

02:47:18.020 --> 02:47:35.939

City of Kingston: overall uh vernacular, especially around the main street quarter, and this is in the o Two zone, which is somewhat an extension of that. Uh, but also it is a little bit. It it's slightly contemporary. You can tell something, Bill, in this century, but it also kind of uh promote some of those

1331

02:47:35.950 --> 02:47:41.329

City of Kingston: design principles that that create these aesthetically pleasing and walkable environments.

1332

02:47:43.380 --> 02:47:52.390

I think one thing I I think, would be helpful in evaluating the project would be to

1333

02:47:52.750 --> 02:48:09.950

City of Kingston: put this in the context of the neighboring properties. I think. Um some other. I did take some. I did just uh put together like a collage of the on surrounding properties. Uh, Kylie, I think that should be in that file.

1334

02:48:09.960 --> 02:48:26.350

Uh if you could show it. Um the most of the properties around uh that are surrounding, as you can see there. Uh two, three story uh structures, you know they're using final siding. So this building

1335

02:48:26.360 --> 02:48:45.539

City of Kingston: it it will it doesn't necessarily fit that exact uh vernacular. But it is in a somewhat an extension of the main street, and we believe that, although it is somewhat uh different, it is also kind of contiguous with the the other vernacular within the

1336

02:48:46.150 --> 02:48:47.270

Uh Kingston

1337

02:48:47.320 --> 02:49:00.060

right. What What I was thinking was to take these type of existing neighborhood shots and and show the how the building is with,

1338

02:49:00.090 --> 02:49:15.570

City of Kingston: you know, putting them two of them together. Kind of

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02:49:15.580 --> 02:49:20.349

City of Kingston: that, at least gives a better context of how it fits in with the actual site.

1340

02:49:21.250 --> 02:49:29.670

City of Kingston: It's not that, but there is sort of like a there. It appears that with that image it looks almost like the entire site is flat,

1341

02:49:29.760 --> 02:49:32.390

City of Kingston: and we know that's not the case.

1342

02:49:35.130 --> 02:49:54.260

City of Kingston: You would just ask for suggestions when you come back. And basically the board would like we did have like that. But yes, the main house is actually on a hill. So this act is not taller than it. We're looking at visuals. It's looking like going down fox. All Avenue going down Prince Street. This in relation to the other buildings and the garages in the back.

1343

02:49:54.530 --> 02:50:02.639

City of Kingston: We're we're looking for basic topography. And how does all this fit together? Okay, doing, noted is the plan to excavate the entire hill.

1344

02:50:03.730 --> 02:50:21.429

City of Kingston: No, that's There's a Is that rocket basically a rocket. There's a lot of rock. That That corner personal is largely flat right there, and then it goes up so it's not go into as much of the as possible, really. And um, if I may also just to elaborate on that question.

1345

02:50:21.440 --> 02:50:32.719

Uh, we did look at the portion of the site where this footprint would lie, and there would be some cut required in that. The hill book. What we intend to do

1346

02:50:32.730 --> 02:50:51.139

City of Kingston: is simply kind of level, or uh across this portion of the site where the footprint will be. So maybe about a foot and a half above its current elevation. So that way there's no uh fill being carted out of the site. Okay, and there's this. There's a retaining wall there, too. Right now, right is there?

1347

02:50:51.360 --> 02:51:08.130

City of Kingston: Did I see it? Did I see a picture that had the There was a wall down there toward the end? Um! This site would be largely in this sort of flatter area over here. Um, and it sort of has a longer, narrow shape, with the four townhouses to kind of fit it into that

1348

02:51:08.330 --> 02:51:19.409

City of Kingston: uh footprint, without kind of going into this rocky outcropping, or all these sort of landmines that you hit in in every direction along with those visuals. We'll probably need some type of uh

1349

02:51:20.070 --> 02:51:23.760

preliminary site plan showing the parking

1350

02:51:24.110 --> 02:51:30.439

City of Kingston: just well. We're staying on the visual for a second. I just one of the things I wanted to mention is that I think

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02:51:30.540 --> 02:51:41.240

City of Kingston: something I would like to see is, we're a street facing kind of design i'm seeing, like the backside of a building on a corner. You know i'd rather see

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02:51:41.500 --> 02:51:43.990

that be the front face of the building,

1353

02:51:44.010 --> 02:51:58.600

City of Kingston: but you know right now it's like a It's a stockade fence at the corner, and i'm seeing the backside of the building, i'm not seeing the front of the building. I would like to see it more oriented to the street versus to the inside of the of the site.

1354

02:51:59.460 --> 02:52:08.009

I also think your your fence, which looks like a six-wood fence. Technically, you're going to only be allowed a four foot fence because you're on a corner so it doesn't meet code.

1355

02:52:08.160 --> 02:52:12.509

So you might as well incorporate those two sides as being more the

1356

02:52:12.880 --> 02:52:22.380

front of the building streetscape. And then just put your parking in the back so just for clarification. Uh the facade is It's the same

1357

02:52:22.450 --> 02:52:34.500

uh facade elevation on each side, just to give you an idea of what it looks like, a front and that back. But if and I wanted to just follow up on that when you say street facing facade

1358

02:52:34.510 --> 02:52:51.550

anything specific, I should know that would kind of maybe achieve that design. I i'm just thinking, you know, as you're walking down the street like, and just visualizing all of the other houses, you know. They're coming out onto the street. That's where their entry is, and so they they have a

1359

02:52:52.540 --> 02:53:14.280

like a a a presence on the street. This to me, doesn't have that. But the applicant had mentioned brownstone garden apartment. When you look on the print side you have a pair of stairs going up to your two doors, presumably. There's also some type of an entrance way to the garden apartment. We would expect that probably on the Fox Avenue side you'd have something similar.

1360

02:53:14.830 --> 02:53:27.749

City of Kingston: Well, it's just it's complicated because of the corner lot orientation, and the fact that all the parking is in the back already. So the back on the front is a little bit. Do you have only one entrance into the units? Yes, from the side where they're

1361

02:53:27.760 --> 02:53:37.940

City of Kingston: Cars would park just because if people are carrying groceries, or you know they don't want to park and then go all the way around onto the Fox Hall busy road and into their unit. So it didn't

1362

02:53:38.090 --> 02:53:49.199

City of Kingston: make sense to put the front doors on the other side of where the cars would be. So are there front, rear doors, or just front doors.

1363

02:53:49.980 --> 02:54:00.860

City of Kingston: Those are bedrooms on the side that's facing the street, so you wouldn't normally have uh front doors on that side, So it's just, you know,

1364

02:54:01.680 --> 02:54:06.049

trying to make it practical for the tenants. Uh

1365

02:54:07.040 --> 02:54:16.920

we'll. We'll work on that well, and figuring out, you know we'll figure out some, I think. Also these four units on the first floor. It's there's a bedroom

1366

02:54:17.090 --> 02:54:30.880

and also a living room. We do have some floor plans also, which you know can still be modified. Obviously. Yeah, absolutely. But I I do see so. Perhaps something that may help it is would be

1367

02:54:31.450 --> 02:54:48.119

as suggested like that to have that entry, perhaps on the first floor, like an additional one. That is, I'm: sure we could figure something out. Yeah, i'm thinking along with what the city is looking at, transitioning to the form based code. And i'm thinking

1368

02:54:48.130 --> 02:54:59.459

with this project, you know one of those things is to create, you know, streetscapes that are pedestrian, friendly, and and you know, and i'm not seeing that happening here in this building.

1369

02:55:03.240 --> 02:55:07.150

And do you think perhaps the fence might play into that as well?

1370

02:55:13.520 --> 02:55:18.280

Because I then you, I think you lose the balcony

1371

02:55:18.640 --> 02:55:28.699

City of Kingston: we'll we'll work on it to to make it more. Um. We're just yeah at the time, just trying to figure out with people like logistics with the parking. But i'm sure we can reconfigure things to, you know.

1372

02:55:29.410 --> 02:55:43.829

City of Kingston: Yeah, accommodate both of those also, as far as the set back is concerned, like oftentimes it's nice to have it aligned with the other buildings on the site. This one, though the the existing building that one is one that's located kind of on the hill and set back.

1373

02:55:43.840 --> 02:56:00.990

City of Kingston: So we kept to somewhat establish that. Uh, you know that setback distance from the street Now the existing building on the site that one doesn't really not. That's a bad building, but it doesn't necessarily. It's not conducive very much for these walkable urban environments.

1374

02:56:01.000 --> 02:56:11.360

Right. I mean you do. You do have a corner? And so you also want to be considered a site, distance, and things like that at the intersection. So you've got some other issues. But,

1375

02:56:11.560 --> 02:56:26.859

um! We reviewed a project earlier this evening. Um, that i'll share the information with you on Smith Avenue, and it's new construction, and it's more industrial style. It's a few blocks away from you in the Midtown district. Um, and they address

1376

02:56:26.870 --> 02:56:35.230

It's a corner building for residential use. It might be something to take a look at, just to kind of put you together,

1377

02:56:44.490 --> 02:56:48.450

and perhaps some, maybe adding some

1378

02:57:09.000 --> 02:57:28.090

City of Kingston: right right. I mean, that's what they're practically going to do. But of course, yeah appearance, if you want to just show the site plan. Um, just to kind of give them the illustration of what's happening. This very crude site plan. But, uh, the the unit, as you can see, is proposed in the upper right hand corner of the lot.

1379

02:57:28.100 --> 02:57:34.530

This is the arrangement of the parking. So there is a parallel slash perpendicular arrangement.

1380

02:57:34.560 --> 02:57:35.650

Um!

1381

02:57:35.830 --> 02:57:41.930

And if it were both to be parallel first, we want to use the existing curve cut

1382

02:57:42.290 --> 02:57:44.409

uh, but also

1383

02:57:44.430 --> 02:57:49.199

haven't the arrangement perpendicular on both sides, would

1384

02:57:50.180 --> 02:58:06.190

It's a little bit challenging for two reasons: first, because of that existing driveway which services uh the other two existing structures. And uh, it would also reduce the amount of green space yard space that would be available to those units so

1385

02:58:06.310 --> 02:58:09.990

trying to keep it from being a field of asphalt. Um,

1386

02:58:10.560 --> 02:58:12.759

just less pleasing for

1387

02:58:12.780 --> 02:58:24.599

City of Kingston: tenants and everyone else. So there's like a ride away for the the cars to go through for the other Yup. They go right through that that parking lot and back was existing already from the previous uh

1388

02:58:24.730 --> 02:58:43.990

City of Kingston: incarnation, where that this was a house being used as an accounting firm for forty years or so, and they'd already built a parking lot and back, and that's what all the tenants in the uh two existing buildings use. And then There' be a new one created for the use of of those, so they wouldn't be taking each other's parking It's all one lot. Chuck

1389

02:58:44.050 --> 02:58:56.329

City of Kingston: It's one lot. Yeah, that driveway with between the parking spaces. Twenty two feet is what they state in the code is required for two way uh entry and exit.

1390

02:58:59.670 --> 02:59:12.079

City of Kingston: It's sixteen. We're required just like the table requires, which is a lot for for one bedroom units and for yes, and what? And of course. And then we just wanted to highlight that. Um,

1391

02:59:12.710 --> 02:59:25.399

City of Kingston: That provision that you know enables. What Are you asking for sixteen to require? What do you need? Twelve? We were asking for to do. Twelve Um! I already have twelve in the back to, So there's a lot of parking on the site already. So,

1392

02:59:27.190 --> 02:59:30.719

and there's nothing you can do up top on anything.

1393

02:59:30.870 --> 02:59:35.029

City of Kingston: It's all parking. Now I had to have twelve spots back there,

1394

02:59:39.580 --> 02:59:46.529

City of Kingston: and for this one it would constitute one point five spaces per unit, which is uh,

1395

02:59:47.260 --> 02:59:53.389

I believe that will be uh sufficient, if not more sufficient than what the apart from demand

1396

02:59:53.510 --> 03:00:07.689

City of Kingston: it would likely require, especially given, the location being right off Main Street, based on the spaces you currently have, and the tenants that are in the property. Are you utilizing all of them? Or you have extras? There are extras back there because I have uh

1397

03:00:08.240 --> 03:00:15.619

City of Kingston: two bedroom units that have only one occupant who wanted to office, you know, and a bedroom. So we're not using

1398

03:00:15.640 --> 03:00:18.509

City of Kingston: all of the spaces, so there tends to be more, but

1399

03:00:18.870 --> 03:00:28.099

City of Kingston: you know, still wanted to make sure that every unit has at least one, if not more spots available. But um! Sixteen would just be really difficult to squeeze onto this lot and keep any

1400

03:00:28.150 --> 03:00:29.919

greenery at all. So

1401

03:00:31.040 --> 03:00:34.199

I don't know if you want to take a look at the floor. Plan

1402

03:00:34.400 --> 03:00:41.869

City of Kingston: briefly, just to have an idea of what's going on, and this is obviously going to to change in the in light of our comments and everything. But it's kind of what

1403

03:00:41.970 --> 03:00:50.500

City of Kingston: trying to minimize construction costs and create something energy efficient, and you know, having the plumbing backed up together, and that, you know, just really trying to work to

1404

03:00:50.610 --> 03:00:52.560

create something. Uh.

1405

03:00:53.150 --> 03:01:03.179

So when we look at that floor plan, where is Foxhole Avenue and Print Street? Yes, uh Fox hall is located on the right hand side, and Prince Street is located at the top,

1406

03:01:06.020 --> 03:01:13.640

so we could put doors from those living areas. For example, going out to the street to create that sort of entrance feeling.

1407

03:01:20.490 --> 03:01:24.439

This is the the second floor, which is the first floor of the duplex unit.

1408

03:01:28.810 --> 03:01:30.979

You know that quadrant arrangement.

1409

03:01:31.280 --> 03:01:34.980

Again, it allows that equal light and air for each unit,

1410

03:01:35.070 --> 03:01:44.450

and it allows that low bearing wall in the middle of the span is about twenty feet from the exterior wall to the load, bearing a load bearing to the other exterior

1411

03:01:44.720 --> 03:01:48.579

That kind of simplifies the construction method,

1412

03:01:50.180 --> 03:02:04.310

City of Kingston: the so the entry. This is the second level. Okay. So this is the basically the first level of the duplex, right? The entrance was on the parking lot side, because we didn't want stairs in the front on the facing the street.

1413

03:02:06.390 --> 03:02:19.259

City of Kingston: Internal. Okay. So those primary entrance is accessed by a staircase outside. Yes, and but each unit also has its own outdoor space to allow, you know,

1414

03:02:19.570 --> 03:02:21.189

not feeling like they're living in a

1415

03:02:21.700 --> 03:02:22.750

cage

1416

03:02:31.380 --> 03:02:38.250

City of Kingston: that that's a sort of conventional brownstone layout, with like a small like to like a smaller bedroom, a larger bedroom, and another bedroom.

1417

03:02:38.580 --> 03:02:44.310

Just to give an idea of the the dimensions, I do apologize that they're not indicated on here, but the

1418

03:02:44.930 --> 03:02:52.679

of of the building is uh forty feet, and the length of it is seventy, two feet.

1419

03:02:55.730 --> 03:03:01.239

I mean, I I will to say to the other Board members, if you have it written by this site,

1420

03:03:01.350 --> 03:03:04.500

the applicant has done a ton of work on the old

1421

03:03:05.290 --> 03:03:06.610

Project building,

1422

03:03:06.730 --> 03:03:10.819

and certainly has put a substantial investment into the neighborhood.

1423

03:03:11.270 --> 03:03:14.990

Uh, has done a nice job, from what I can see from the outside

1424

03:03:15.090 --> 03:03:18.340

and the um surrounding neighborhood.

1425

03:03:18.580 --> 03:03:19.550

Um

1426

03:03:20.950 --> 03:03:22.770

certainly can use

1427

03:03:22.960 --> 03:03:26.230

this type of of improvement. I mean it's it's

1428

03:03:26.700 --> 03:03:28.549

what she's done as far as

1429

03:03:33.330 --> 03:03:34.710

properties that have

1430

03:03:35.100 --> 03:03:38.069

that are multi-family that haven't been necessarily maintained.

1431

03:03:43.800 --> 03:03:49.580

City of Kingston: Nothing that's actual master. So if you look at some of the properties that that house never,

1432

03:03:49.970 --> 03:03:54.799

City of Kingston: or accounting firm slash,

1433

03:03:54.840 --> 03:04:00.229

I agree with. But this goes back to the conversation as a board we had when we did the Flatbush renovation

1434

03:04:00.320 --> 03:04:01.289

with Repco.

1435

03:04:01.530 --> 03:04:06.380

You got an old existing structure, and then you're adding more modern newer elements.

1436

03:04:16.830 --> 03:04:18.819

I don't think the people up there.

1437

03:04:19.730 --> 03:04:20.999

But don't you

1438

03:04:22.920 --> 03:04:24.910

what the design of this building you mean.

1439

03:04:25.180 --> 03:04:34.229

But you got to Look at his neighbor, this neighbor. It's full of warehouses. It's It's full of It's got restaurants in it. It's got a hospital and a city hall that overlook it.

1440

03:04:39.120 --> 03:04:41.909

Well, there's two doors up as a commercial warehouse,

1441

03:04:42.090 --> 03:04:44.360

two doors up as a commercial warehouse.

1442

03:04:46.250 --> 03:04:56.309

City of Kingston: Next door on Fox Hall is a larger brick building. It's currently boarded up, or under renovation, or something. There's the dry cleaners.

1443

03:05:06.590 --> 03:05:26.140

City of Kingston: Well, actually so to address that because it's your common is valid. If you look at all the other properties that surround it. Most of them are these two and a half story, you know, pitched through final client housing, and this is different from the ones that are directly across the street. And and I certainly acknowledge that.

1444

03:05:31.500 --> 03:05:41.529

City of Kingston: Yeah, you know. And so we're trying to find that balance between doing something that yes, I mean anytime we build anything. It's going to cause a physical alteration to the neighborhood.

1445

03:05:41.540 --> 03:05:58.319

City of Kingston: Uh, but we also wanted to do something that does time with some of the other vernacular in the city so well, especially in the midtown area. Yeah, especially where there are a lot of vernacular in the city.

1446

03:05:58.330 --> 03:06:15.980

Uh, we want to add some a bit more articulation into the cornice, and and to make it a building that does embody those principles that have reinforced the walkable environments. And certainly we will take into careful account uh your feedback to try and make that relationship stronger.

1447

03:06:15.990 --> 03:06:19.580

Uh, with the street, especially along Foxhall Avenue.

1448

03:06:19.630 --> 03:06:27.980

Uh, from a planning board perspective that we have somebody that's investing in the J. A. Building which is doing very nice job with. They are like building forever

1449

03:06:28.600 --> 03:06:30.170

like this. It's doing modern

1450

03:06:30.400 --> 03:06:32.720

in a neighborhood that

1451

03:06:33.170 --> 03:06:38.860

improvement sometimes this, these, these these projects, can be the catalyst to get

1452

03:06:45.830 --> 03:06:47.879

out of the building.

1453

03:07:08.740 --> 03:07:21.339

City of Kingston: Maybe it is. Maybe it's a but like some material differentiation, maybe little administration. I don't know, I mean. But there's some some of those houses are in terrible terrible condition. Um!

1454

03:07:21.550 --> 03:07:27.579

City of Kingston: Some practically tear down. So it's hard to say what's going to come of them uh in the coming.

1455

03:07:29.950 --> 03:07:37.890

City of Kingston: Well, that's kind of why we want to go with brick instead of something that's too stark like all glass building, or

1456

03:07:38.000 --> 03:07:52.229

City of Kingston: you know, paneling not to say it can't do a great job with that instruction. But that was part of it. The time that some of the historical and also just the concept of an arts district where that suggests creativity. Change modernity. You know people

1457

03:07:52.240 --> 03:07:58.399

City of Kingston: doing all kinds of, you know, creative industries there, and and not trying to stay sort of mired. And uh,

1458

03:07:59.030 --> 03:08:03.700

City of Kingston: too old fashioned of an aesthetic while still respecting that,

1459

03:08:03.930 --> 03:08:05.890

City of Kingston: I guess that's the line that you're along

1460

03:08:10.080 --> 03:08:12.110

City of Kingston: for the next set of renderings,

1461

03:08:13.170 --> 03:08:29.300

City of Kingston: um showing that brick facade, because that's going to change the whole outlook on this thing. And um, because that would then be much closer to the yeah, the one that was brick. It was just a colored brick. Uh why didn't that Just look like concrete to me? No, it's it's actually.

1462

03:08:29.780 --> 03:08:54.980

City of Kingston: But you But you can get that sort of facade and a lot of different shades. So we were just playing around with different uh concepts. But it could be. It's actually if you zoom in. Those are actually

1463

03:08:55.100 --> 03:09:01.520

those are uh would uh brain screen paneling just to kind of get right accent.

1464

03:09:01.590 --> 03:09:07.230

City of Kingston: And I like something organic looking mixed in with brick. Otherwise sometimes it feels a little austere. So

1465

03:09:07.300 --> 03:09:15.950

yeah, want it to look nice and and have something nice to look at for the neighbors across the street, because even if it is something that will tie in with the J. And A. Building

1466

03:09:16.440 --> 03:09:19.670

half a block away, and then you have some connectivity

1467

03:09:27.900 --> 03:09:29.160

any other questions

1468

03:09:32.780 --> 03:09:47.090

City of Kingston: you will work to, uh, improve upon this with your with your feedback. So yeah, thank you very much. We appreciate it.

1469

03:09:49.410 --> 03:09:58.690

Thank you so much for looking forward to seeing you again, folks. And if you guys have any questions during the process, or you want to throw things out, you can always run a past staff

1470

03:09:58.730 --> 03:10:02.349

because they're here. They obviously have worked with the board before,

1471

03:10:02.400 --> 03:10:08.029

so if you have questions, send it to them, they can give you their thoughts and opinions. Excellent. Thank you so much.

1472

03:10:27.810 --> 03:10:33.020

This this is number fifteen through nineteen.

1473

03:10:37.280 --> 03:10:40.350

Yeah, just one.

1474

03:10:40.430 --> 03:10:44.619

So just make a motion table Those,

1475

03:10:45.300 --> 03:10:46.500

or can I just do.

1476

03:10:50.120 --> 03:10:51.190

Okay,

1477

03:10:51.260 --> 03:10:56.730

City of Kingston: Um. Well, items number fifteen, sixteen, seventeen, eighteen and nineteen

1478

03:10:57.390 --> 03:10:58.699

City of Kingston: deal with

1479

03:10:58.750 --> 03:11:03.940

City of Kingston: twenty-four dish, two thousand six hundred street in thirty-three dish, Thirty-five West Union Street,

1480

03:11:04.330 --> 03:11:08.869

City of Kingston: twenty-four West Union Street, twenty-five. There's twenty-seven to beale street

1481

03:11:10.450 --> 03:11:13.030

City of Kingston: thirty-eight dish, forty West Union.

1482

03:11:17.060 --> 03:11:20.710

City of Kingston: They deal with site plan lotline revisions

1483

03:11:21.250 --> 03:11:23.350

City of Kingston: for construction of a

1484

03:11:23.370 --> 03:11:25.849

City of Kingston: three unit residential structure.

1485

03:11:26.210 --> 03:11:30.540

I'm. Going to be,

1486

03:11:33.480 --> 03:11:34.730

we having

1487

03:11:35.840 --> 03:11:37.199

Okay.

1488

03:11:37.480 --> 03:11:41.820

City of Kingston: So all of these items I've just mentioned. Um.

1489

03:11:42.700 --> 03:11:44.860

City of Kingston: The applicant is not here tonight.

1490

03:11:45.360 --> 03:11:52.079

City of Kingston: So Robert Jacobson has a motion to table. All of those items do I have a second on that

1491

03:11:52.600 --> 03:11:54.700

City of Kingston: second by Chuck,

1492

03:11:54.880 --> 03:11:56.210

City of Kingston: all in favor

1493

03:11:56.390 --> 03:11:57.530

City of Kingston: I

1494

03:11:57.820 --> 03:12:00.140

City of Kingston: opposed carried,

1495

03:12:01.180 --> 03:12:04.030

City of Kingston: and I do. We have anything else?

1496

03:12:04.610 --> 03:12:08.449

City of Kingston: Okay, I have a motion to adjourn to a second on that.

1497

03:12:08.590 --> 03:12:09.440

Okay,

1498

03:12:09.610 --> 03:12:12.659

City of Kingston: Chuck Bulaco again with the motion with the second on that

1499

03:12:13.450 --> 03:12:18.100

City of Kingston: all in favor I proposed carried,