

Denis E. White
18 Rega Road
Fishkill, NY 12524

March 6, 2021

Wayne Platte, Jr. Chairman and Members of the Planning Board
City of Kingston
City Hall
420 Broadway
Kingston, NY 12401

SUBJECT: 47 Unit Apartment Complex via Bluestone Court
256 – 262 Lucas Avenue

Dear Chairman Platte, Jr. and Members of the Kingston Planning Board,

I write regarding the proposed subject project and the potential access and impact on the community on Blue Stone Court.

My name is Denis E. White. I was the Managing Partner of First Capital, LLC, the company that owned and developed Kingston Oaks Estates (Bluestone Court off Lucas Avenue). As well, I was the Development Manager of the design, and gained approval Kingston City approval for development for the subdivision and road right of way, Bluestone Court.

My primary goals in the purchase and ultimate development of Kingston Oaks were a basic compatibility with the existing community homeowners, a new community that was family safe, a sensitivity to local history, i.e., Bluestone Court. Apparently, I was successful in these goals as approval for the subdivision was granted in a very short period of time, with basically no opposition. Residents with whom I had extensive conversations before project approval and throughout our development and initial house design and construction, recently reconnected with me due to their concerns regarding the potential approval for use of Bluestone Court for continuing access to a 47 Unit apartment complex and resultant loss of their quiet, traffic safe, and child / family-oriented community.

Our primary concerns in purchase and development as presented at approval hearings, were:

- compatibility with the existing zoning for single family houses
- providing a quiet and safe community for families, i.e., children playing safely (limited and community aware drivers).
- a sense of continuity and regard for the historic context of Kingston.

While there are likely no issues with regard to the design and structural capabilities of the Bluestone roadway, the impact of access by construction trucking does pose a significant continuing liability to the road surface and foundational construction.

From my professional and personal point of view, your potential approval would have a seriously negative impact on the Bluestone Court community of homeowners (and their proximate neighbors) due to the significantly increased and continuing daily traffic by the new 47 apartment

residents and the related mail, delivery and service providers. This will immediately challenge their sense of safety and compatibility with current living circumstances and the very reasons for their original purchase.

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As well, your approval would be contrary to original board considerations that led to the successful development of Bluestone Court.

Changing zoning laws to accommodate profits for a development company that originally had potential direct access to Lucas Avenue for this rather out of character apartment development seems contrary to the historic nature of Kingston and the goals of the Planning Board.

Sincerely,

Denis E. White
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