

From The Desk Of Ellen Difalco  
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To: Elisa Tinti, City Clerk  
Andrea Shaut, Council President  
Laws and Rules Committee Members

RE: Public Comment for Laws and Rules Public Hearing

DATE: August 24, 2022

Why is the **spot** “rezoning” action being considered at this time when the City has engaged Dover, Kohl and Partners to create a new FORM-BASED ZONING CODE for the City of Kingston at a cost of \$499,394 (according to the Resolution No. 67 of April 6, 2021)?

**The zoning change from RRR to O-2 on the 20.14 acre parcel for the proposed housing development project means that it will allow for office, residential and mixed-use development for four or more families AND no restrictions on building height. RRR limits maximum building height to 35 ft.**

**The proposed project "will develop an intergenerational, affordable mixed-income housing community consisting of the construction of a 5,000 sq. ft. Community Building to include a day care center; a four-story 76,600 sq. ft./ 80-unit senior building; a three-story 57,607 sq. ft./ 48-unit family building; one (1) two-story 7,758 sq. ft. townhouse building and three (3) three-story 12,432 sq. ft. townhouse buildings with a total of 36 townhouse units. Architectural plans support 164 residential units, ranging from one-bedroom to three-bedroom apartments and nine (9) of which will be ADA compatible."**

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In addition, the second 20.87 acre parcel, owned by Ulster County, will remain in the RRR zoning district. At this time, Ulster County has not divulged what its future plans are, though they are considering expanding their UCAT facility. (See UC Housing Development Corporation Regular Meeting Minutes of July 12, 2022 provided.)

**Our quality of life and property values will be drastically altered if the re-zoning for the 164-unit housing development project is approved *prior* to our traffic safety and infrastructure issues being resolved.**

Thank you.

EDD;s  
Attachment  
Page 3 and 4

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Ulster County Housing Development Corporation  
Regular Meeting Minutes  
July 12, 2022 2:00pm

Old Business: Penrose/Golden Hill • Planning board tomorrow night to discuss SEQR • Last month jail demolition approved by legislature • Bids came back, leg with updated \$ is before leg this month. • On track to be completed by end of year if approved Draft easements relative to subdivision that the City is currently looking at. One or more will have to go back to legislature because it is on Golden Hill Drive and needs easement because not on parcel and they need to get to route 32. Should go in this month or next month to the legislature. 'Package of easements' similar to the nursing facility because splitting up a infrastructure. Hayes: Reception to project from planning board? Dennis: Well served by staff, both in board members and the engineer, supportive of project and diligent in details. Allowed County to address the concerns of the neighbors, including the stormwater, traffic data, made determinations requiring separate consulting firm review the traffic study, including addressing adding a traffic signal. City did a good job with their review an relying on their consultants to require signal and deal with proposed easements.

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Engaged relative to open space committee and engaged them, (City Planning) **committee asked the county to declare the remainder of Golden Hill as open Space (County elected not to – under advisement with planning board now) rezoning is still necessary.** Anticipate tomorrow night the city planning board will have the SEQR decision with respect to the **subdivision and site plan, conditional to rezoning.** Should be in good shape to move forward from a planning angle of the product and can move forward with finding the necessary money to fund it. Hayes: SEQR? Dennis: Sustainability checklist component is part of the County review for projects as well, not sure if the city is using this. Recycle 30% by weight. Tomorrow night will garner many answers in respects to SEQR. Dennis addition: Financing mechanism for Penrose is changing in terms of ownership pattern, may need to renegotiate or resign purchase and sale agreement. (Facility needs to be majority owned by non-profit given the funding source) Clarification for Tracey- this is not Penrose changing ownership, it is the individual facility.

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