

William F. Stote  
415 Country Club  
Lane Kingston, NY 12401

Kingston Common Council  
Kingston City Hall  
420 Broadway  
Kingston, NY 12401

December 6, 2021

To the Kingston Common Council,

My name is Bill Stote, and I am a lifelong resident of Kingston, NY. My family has been in numerous businesses in Kingston and Ulster County for decades.

My reason for writing this letter is to say that I am in full support of the Kingstonian project and the road abandonment of Fair Street Extension which is necessary for this project to move forward.

I have been following this project for years and feel that the developers have done everything that has been asked of them to complete this. The Kingstonian is one of the best projects that Kingston has seen in decades. The developers have been very patient, and it would be a disservice to our city not to have it move forward. I believe not moving forward sends a negative message to any developer looking to invest in our community.

I would like to thank the Kingston Common Council members for their involvement thus far and am hoping for "aye "votes for the road abandonment.

Thank you.

Sincerely,

Bill Stote

**Tinti, Elisa**

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**From:** Patricia Betterton <betterton56@gmail.com>  
**Sent:** Monday, December 06, 2021 2:39 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] THE KINGSTONIAN

***Dear Kingston Common Council Member,***

***I am writing in favor of the Council voting to partially close Fair Street Extension. I believe the multitude of public benefits the Kingstonian project brings speaks for itself and clearly warrants this decision.***

***I thank you for your continued support of this vital economic initiative.***

***Thank you for your service,***

Patricia Betterton



PATRICIA BETTERTON  
Murphy Realty Group  
304 Wall St., Kingston NY 12401  
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I was very disappointed by the chaos at last Thursday's open meeting, and felt too many people had not been heard. The fact that the Common Council would not agree to stop and re-schedule is just another instance that promotes suspicion and lack of faith in the process. There is no immediate need for Fair St extension to be closed, why not reschedule so everyone can be heard and the Mayor's letter and proposal can be discussed by all.

My objections to the Fair street extension closing echo those heard on Thursday. Traffic problems are already tying up Front Street - why invest in those bump outs when the street is going to carry more traffic once the extension is closed. Why destroy the remains of the historical stockade by filling in the remaining vestiges of the old cliffs? Why give away a street?

Of course the main question is why persist in saying Kingston needs the Kingstonian. Circumstances are very different to a few years ago when we were begging for investment. Our problems are different now and if we want to keep tourists attracted to our quaint uptown, building an out of date monstrosity is not the way to do it.

I dont understand how the Common Council can support on one hand an enormous out of place development like the Kingstonian, and on the other, support Dover Kohl who espouse goals of "small is beautiful and easy to build" and "incremental development, using what you have already". Judging by the support Dover Kohl got from Kingston residents, more of your constituents like the latter. Incidentally, why, if you support form based zoning, were not more Alderman proactively telling their constituents about the Charrette, encouraging participation and participating themselves?

Here's hoping this comment is read by at least some of the Common Council members - It would be nice to get an acknowledgement directly from them.

Thank you  
Gai Galitzine  
51 Glen Street

## Tinti, Elisa

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**From:** Karine Duteil <KaN@kanlandstudio.com>  
**Sent:** Monday, December 06, 2021 2:21 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Kingstonian

Hi,

This is Karine Duteil and Nadej Hocini from KaN, we are very pleased to have received this morning an email from Imagine Kingston asking for feedback.

Here are our thoughts:

**We think adding affordable housing and economic opportunity to uptown is great.**

But as designers and business owners based in uptown we have two objections with the current design:

**1. The entrance of the parking cuts off Wall street to the beautiful Catskill Mountains focal point** which has always made this street (and uptown) so special (Is this scenic view recorded in Kingston as a [Scenic Landmark](#)? this is a community asset and should remain so)

This is for us a major flow in the design, and that might be why none of the rendering by the architect are showing the impact of the Kingstonian from Wall Street (the major artery)

Imagine from this photo (and this is not the best photo) having a parking entrance and basically a brick wall instead of the view of the Catskills, not a city/community improvement.





It would be great if we could collectively conceive of a place that integrates housing with planting as a cooler/humidifier/fire resistant element/greenroof/community building/food /and passive energy? Imagine walking along this building, this does not look pedestrian friendly. Rightfully so there are no pedestrians in this image., this is a car centric design and concept based.

What about creating semi-public space, transition from public to private space? Is there a community room?

You can see the abrupt disconnection from this rendering below, the canopy stops. You can also easily anticipate that people walking on this sidewalk with big windows and no trees will experience heat and rain (this is not a climate change adaptable design) nor a friendly streetscape. The outdoor cafe will have people looking/breathing at cars while in full sun, meanwhile the most beautiful view of uptown will be the car parking entrance a few feet away, can this be redesigned, exchanged?



So in recap:

- Adding different sizes to the building (less monolithic)
- facade colorful painted buildings,

## Tinti, Elisa

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**From:** John Grossbohlhlin <grossboj@earthlink.net>  
**Sent:** Monday, December 06, 2021 2:34 PM  
**To:** Tinti, Elisa  
**Cc:** Scott-Childress, Reynolds; Morell, Jeffrey; Koop, Douglas; Worthington, Rita; Tallerman, Donald; Davis, Tony; O'Reilly, Patrick; Schabot, Steven; Hirsch, Michele; Scott Dutton; Devitt-Frank, Ruth Ann; Bob Dennison; Shaut, Andrea  
**Subject:** [EXTERNAL EMAIL] Fair St. Extension

By way of introduction, I am vice chair of the city's Complete Streets Advisory Council but am writing here as an individual.

I noticed that many of the comments at the Fair St. Extension public hearing were focused on the merits of the Kingstonian project rather than on the transportation issues that such a road closure may have on the residents of Kingston.

Of particular interest are the pedestrian and bicyclist transportation needs. The recent changes to the Kingstonian plan regarding the pedestrian bridge were a welcome step in the right direction. However, there is still a transportation gap that needs to be addressed. That being the transportation infrastructure's ability to safely move bicyclists around uptown and to and from Kingston Plaza, the Linear Park, Greenline, and O&W Rail Trail.

The challenges to cyclists needs some context:

- Plans for Clinton Ave. between Albany Ave and Westbrook Lane include adding a turning lane at Main St. for north bound traffic. This lane will reduce the available room on the street for bicyclists wishing reach Kingston Plaza, Schwenk Dr. or North Front St. With the local law prohibiting cyclists from using the sidewalks the plan creates a dangerous situation that all but eliminates Clinton Ave. as a viable cycling route.
- The plan for Schwenk Dr. includes a roundabout at Frog Alley and possible one at Fair St. Extension, with a bi-directional multi-use path on the north side of Schwenk Dr. The roundabout(s) present a real hazard for bicyclists wishing to access Kingston Plaza as the cyclists will have to trust the motorists to be courteous. Experience at the I-587 roundabouts has proven driver courtesy to be a fantasy. This as motorists never legally have to stop except for someone already in the crosswalk. Finding safe gaps in traffic for pedestrians and cyclists alike to enter a crosswalk at the roundabouts is problematic. It is especially problematic for children, the infirm, and the visually impaired. Despite curb cuts, raised crosswalks, etc. these crossings fail miserably from an ADA standpoint--they only work well for able bodied adults with reasonably good vision.

The claims that roundabouts decrease pedestrian and cyclist collisions in the U.S. is likely specious. This as the roundabouts prove so dangerous to pedestrians and cyclists that they stop using those intersections if at all possible. That is true for me and I'm a veteran cyclist who has ridden a bicycle from the state of Florida to Kingston a couple times, Colorado to Washington State, all over New York, etc.

## Tinti, Elisa

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**From:** Lee Kalish <lee@posfbk.com>  
**Sent:** Monday, December 06, 2021 3:26 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Kingstonian Fair Street Public Hearing Submission

Hello Elisa, thank you for your good service on behalf of our community. Please submit my comments to the Council in regard to the abandonment of Fair St Extension.

Dear Alderman,

I have followed the proposed Kingstonian project since its inception and there are lots of great things about this project, but there remains a fundamental design flaw!

### **My Goals:**

- Retain the Public Plaza in its historic location, at the top of Wall Street.
- Do no further harm to the already congested uptown corridor.

### **The Intersection of Wall & North Front is the long time and natural uptown center.**

- How is it in our community's best interest to place a parking lot entrance at this intersection?
- What logic serves Kingston in placing the Pedestrian Plaza over a closed down Fair Street?

*\*I ask you to consider your roles in looking to the best interests of our community, and to rightfully consider these questions*

**Top of Wall is perhaps the busiest pedestrian crossing in the city.** It is already a very busy automobile intersection. Currently you can turn left or right, adding an entrance to the Kingstonian parking garage presents multiple challenges:

- Imagine Pedestrians walking east on North Front Street towards the proposed Fair St Plaza. Do they have to stop for cars entering/exiting the parking garage, how is their safety compromised??
- What happens when the Wall St light turns green...do pedestrians on the north sidewalk scramble or does a car crossing North Front simply block the entire intersection?
- Do Wall & North Front Streets get backed up when the garage is unable to handle the stream of traffic entering?
- How does this effect our First Responders?
- Why should our primary shopping street be the queue for a private developer's parking lot entrance?

*\*Retaining Fair St Ext alleviates this! Wall & North Front streets continue to flow as they have, and vehicles can turn down the hill to enter the parking garage, with at least some buffer to alleviate congestion!*

### **Imagine the proposed Public Plaza at the Top of Wall Street!**

- The plaza can serve as an important buffer, to appropriately separate the architectural components of old and new!
- For generations public events have served Kingston well, all taking their rightful place at this intersection and extending onto the traditional Wall and North Front Street retail areas!
- With the proposed Plaza located over Fair, the entire experience changes, significantly!

*\*Moving the Pedestrian Plaza to Wall Street is not a dealbreaker for the developers. But it should be for the Common Council! Please consider your role, please guide this development to insure it serves our citizens!*

Kind regards,  
Lee

Lee S Kalish  
Positive Feedback Inc.  
168 Wrentham Street  
Kingston, NY 12401  
c. 914-388-4899  
[lee@posfbk.com](mailto:lee@posfbk.com)

## Tinti, Elisa

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**From:** Don Verity <dverity@pamal.com>  
**Sent:** Monday, December 06, 2021 3:50 PM  
**To:** Tinti, Elisa  
**Cc:** Noble, Steve; info@kingstonianny.net  
**Subject:** [EXTERNAL EMAIL] I Support the Partial Road Closure of Fair Street Extension

City of Kingston Common Council  
c/o Elisa Tinti, City Clerk  
420 Broadway  
Kingston, NY 12401  
Email: [emtinti@kingston-ny.gov](mailto:emtinti@kingston-ny.gov)  
Phone: (845) 334-3915

Dear Kingston Common Council Member,

I am writing in favor of the Council voting to partially close Fair Street Extension. I believe the multitude of public benefits the Kingstonian project brings speaks for itself and clearly warrants this decision.

I thank you for your continued support of this vital economic initiative.

Thank you for your service,

DON VERITY  
Kingston Market Manager  
WBPM WGHQ

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## Tinti, Elisa

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**From:** Lynn Johnson <lhjohnson47@gmail.com>  
**Sent:** Monday, December 06, 2021 4:23 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Fair street extension abandonment

I am opposed to the partial abandonment of the Fair Street extension. I happen to use this extension myself somewhat frequently, but of much greater significance is that many other drivers do as well. Closing it would seriously overload traffic flow on nearby streets, particularly at peak hours. I am also against giving away for free to developers a public resource. Thank you. Lynn Johnson

Sent from my iPhone

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## Tinti, Elisa

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**From:** Frank Brice <frabric@me.com>  
**Sent:** Monday, December 06, 2021 4:31 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Comments for Public Hearing on Closing the Fair Street Extension

Although I live in Hurley, I used to be a Kingston resident and still perform many activities in Kingston. I often use the Fair Street Extension to get from Schwenk Drive or Kingston Plaza to the Stockade area. I attended last week's public hearing on this matter (suffering through the extensive technical problems) and heard as many comments as were audible from people opposed to the closing of this public street. All of them expressed valid reasons for keeping the street open. The comments in favor of ceding the street to the Kingstonian project were all, of course, in favor of the project itself, essentially asking the public to sacrifice the street to what they perceive as "a greater good."

This idea of "a greater good" opens the matter to whether the Kingstonian project is "a greater good." I vociferously maintain that the project is not "a greater good." The amount of public subsidies being showered on the project make a mockery of the idea of its being a "privately-funded" project, as supporters of the project are wont to claim. The negative vote of our school board to grant tax abatements was ignored. The promise of public parking seems to wander all over the lot in news reports, and I have seen nothing about how much such parking will cost. The initial design of the buildings would have been a blight on our historic area, and, frankly, the recently-introduced revised design, although significantly better, still serves the developers' budget more than the aesthetics of our city.

If this project does go forward, why do we need the public plaza that will claim the Fair Street Extension? Why can't the street remain intact while we do without a plaza that serves no purpose other than to distract from the unfortunate designs of the accompanying buildings? If the developers want to connect their buildings (which, from my understanding, they already do underground beneath the projected plaza), they can build an aerial walkway above the Fair Street Extension.

The Fair Street Extension is a public asset that serves important purposes and provides much more value than the proposed public plaza that would replace the street. If, against the wishes of all of those opposed to sacrificing the street, a decision is made to cede it to the Kingstonian developers, a market price should be attached to the transaction. The public street should not be yet another giveaway to pad the profits of the Kingstonian developers.

Frank W. Brice  
Hurley, NY 12443

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## Tinti, Elisa

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**From:** Joe Mangrum <mangrum.joe@gmail.com>  
**Sent:** Monday, December 06, 2021 4:35 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Public Comment - Abandonment of Fair Street Ext.

I want to voice my strong opposition to the Abandonment of Fair St. I feel the Kingstonian project is unimaginative and disregards the historic character of Kingston and fails miserably in its aesthetic. Additionally to give any sort of tax break to a project in one of the most sought after real estate markets is ludicrous. I pay taxes as a homeowner in Kingston Midtown and I expect those with viable profit opportunities making market rate condos equal to the rents I paid in Brooklyn just 2 years ago.

Not only are the developers potentially given tax breaks they also literally own the lumber yard where materials can be procured at wholesale.

Education is key to building this community and public roadways should not be given to private entities.

J Mangrum  
Kingston Homeowner

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## Tinti, Elisa

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**From:** Barbara Hill <bhillward1@gmail.com>  
**Sent:** Monday, December 06, 2021 4:40 PM  
**To:** Tinti, Elisa  
**Cc:** Morell, Jeffrey; Shaut, Andrea  
**Subject:** [EXTERNAL EMAIL] Kingstonian project and the Fair Street extension - Comments to add to Public Hearing

I attended the Kingston Common Council's Public hearing last Thursday and it was quite a challenge to hear those on the Zoom call. I had to leave early as it was too difficult to hear all involved and quite distracting with the technology glitches.

I was disappointed that the issue of whether the developers of the Kingstonian project should pay for the rights to use that street did not seem to be a central topic. Why are the developers getting that street for free? And was it a legal process?

It is unfortunate that the proposed project:

1. Will negatively impact the vehicle traffic circulation in uptown. It is already more challenging due to increased foot traffic in the area of Wall and North Front Streets. The removal of the Fair Street extension will remove one way to move out of that congested area of uptown.
2. Does not fit with much of what I learned at the Dover Kohler charrette events in early November re: bringing the new form-based zoning code to Kingston. I concur with other City residents that the Kingstonian concept is from old thinking. If the new form-based code had already been written and approved I do not believe this project would have been approved. Someone on the Dover Kohler team was adamant about cities not letting go of streets! It can change the walkability of neighborhoods significantly. It has always been my wish that a parking solution could be found for uptown but not achieved by building such a large complex. I agree with something I read about zoning that there should be incremental development that is related to existing buildings. The project has always seemed to me to be out of place and would make uptown Kingston look like cities that are trying to revive an abandoned core of the City. We have a rich historical character right there and it will dwarf the elegance of the Senate garage and that area of Kingston.
3. Does not have enough Green building elements to warrant the special treatment it has received as related to tax benefits etc.
4. Will create a "viewscape" that psychologically blocks the view down out Wall Street by the massive size of the building. It blocks more than the view of the Catskills because of its size and positioning. It is a challenge because of the years-long drive to get a parking garage built in that spot...some large garage or complex was inevitably going to happen there and this is what has been proposed/developed.

I have heard the comments from a variety of voices over the years and I am surprised that this project has made it so far along. I truly wish there could have been another path to achieving a scaled down building with ample parking for uptown residents, workers and visitors. I have been resolved that this will move along and be developed but I did want to voice my concerns at this last moment in this process.

Thank you for this opportunity to share my views.

Barbara Hill

Alderman-Elect Kingston Common Council Ward 1

**Tinti, Elisa**

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**From:** Annika Adelman <annika.adelman@gmail.com>  
**Sent:** Monday, December 06, 2021 4:58 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Public Comment on Fair Street Extension

Hello,

Thank you for extending the public comments for this issue. I oppose the closing of Fair Street Extension. Many of the people we heard from in favor of closing the street are not those who use it on a daily basis. This will cause many traffic issues, congestion and confusion. There are better ways to go about this project, I would also like to mention that having a parking garage entrance at this location is not necessary and also will be an eyesore.

Thank you,  
Annika Adelman  
63 Green Street

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