

Members of the Kingston Common Council,

As an elected official and a life long resident of Kingston, I am in support of the Kingstonian. The benefits of this project for the community are extensive. There will be a much needed parking garage and public restrooms. It will encourage tourism bringing many new consumers daily into the stockade district which will increase our sales tax revenue. It is a solution to the lack of affordable housing that we now face in our community adding additional housing stock to the City of Kingston. And of course, with a project of this size there will be additional construction jobs. To enable our community to benefit from this project we must repurpose Fair Street Ext.

I encourage the Common Council to look at the consequences of approving the partial closure of this street. The pedestrian plaza will create a public space for visitors and area residents to appreciate all that the Uptown has to offer. As County Clerk, I have worked hard to promote our rich history of the Stockade District and what better way to do it by creating a space where historic kiosks, entertainment, and meeting spaces exist. Visitors will now be able to identify historic sites throughout the area.

I believe working together we can ensure positive change within our community. I appreciate the opportunity to express my thoughts and support of this project.

Sincerely,

Nina Postupack



**Sills, Dee**

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**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 2:06 PM  
**To:** Sills, Dee  
**Subject:** Fwd: [EXTERNAL EMAIL] We Support the Kingstonian

Sent from my iPhone

Begin forwarded message:

**From:** "A.J. Gruner" <ajgrunerjr@yahoo.com>  
**Date:** January 11, 2022 at 12:57:26 PM EST  
**To:** "Tinti, Elisa" <emtinti@kingston-ny.gov>  
**Subject:** [EXTERNAL EMAIL] We Support the Kingstonian

Dear Ms. Tinti & Council Members:

We are the parents of 7 year-old twin children who would like to continue to live in the greater Kingston area and the Kingstonian will provide a much needed economic boost to both Kingston and Ulster County. In addition, it will be a great place to live for a variety of people; including long time area residents who as they age would like to live in the convenience of Uptown Kingston. Furthermore, Kingston has finally found the right developers for the old parking garage in the Jordan and Bonura Family's. With a long history of taking meticulous care of their current real estate, employing 100's of local residents, and supporting countless charitable causes, the Jordan's and Bonura's are the right developers for Kingston.

Lastly, please vote "Yes" in support of the transfer of Fair St. extension to the developers to allow this project to finally put a shovel in the ground.  
Please do not allow "outsiders" from New York City who have no roots in Kingston to affect your decision.  
Thank you!

Respectfully,

Albert & Jennifer Gruner

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**Sills, Dee**

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**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 2:07 PM  
**To:** Sills, Dee  
**Subject:** Fwd: [EXTERNAL EMAIL] I Support the Partial Road Closure of Fair Street Extension

Sent from my iPhone

Begin forwarded message:

**From:** Annie Demosthenes <anniedemosthenes@icloud.com>  
**Date:** January 11, 2022 at 12:56:30 PM EST  
**To:** "Tinti, Elisa" <emtinti@kingston-ny.gov>  
**Subject:** [EXTERNAL EMAIL] I Support the Partial Road Closure of Fair Street Extension

Please resubmit this letter for Wednesday, January 12th meeting. Many thanks!

Annie Demosthenes

Sent from my iPhone

Begin forwarded message:

**From:** Annie Demosthenes <anniedemosthenes@icloud.com>  
**Date:** December 2, 2021 at 3:52:16 PM EST  
**To:** emtinti@kingston-ny.gov  
**Cc:** mayor@kingston-ny.gov, info@kingstonianny.net  
**Subject:** 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,

My name is Andrea Demosthenes and I have been a resident of Ulster County for 50 years. I began working in the area, for the Kingston City School District, in 1997. My husband, Jim, has lived his entire life in Kingston as well, and has been a small business owner in this community since 1987. Eleven years ago we invested in a small business in the Uptown Kingston area because of our belief in its vibrancy and potential to flourish; we care deeply for Kingston and its residents. Kingston is our home.

Over the last 3 decades, my husband has had the good fortune of providing more than 300 jobs to local residents, while I have had the pleasure of working in our public schools with 1000+ local youth. We feel that as lifelong members of the Kingston community, we have a good understanding of the diversity and needs of its residents and those who choose to visit here.

I am writing in support of the Kingstonian project. When this project comes to fruition, our area will gain additional jobs opportunities, housing opportunities, and a significant increase in sales and consumer spending, as well as an increase in annual sales tax for the city. All of this benefits those who call Kingston *home*, but the partial road closure of Fair Street Ext must happen to maximize these benefits. Our community stands to prosper, both financially and civically, from the Kingstonian, in large part due to the public plaza which is contingent upon the partial road closure. This aspect of the project will pave the way for the housing, public parking, public gathering space, and the improved safety and walkability of the Stockade area that is to come.

The Kingstonian is an important addition to the area. Currently, there are many existing Ulster County residents in search of for suitable housing which meets their needs: location, amenities, price point. Additionally, the Kingstonian will be a valuable asset in attracting new residents to the area, many working remotely and spending their income locally. Lastly, the pedestrian plaza and public parking will offer numerous benefits to anyone wanting to enjoy/need to use the uptown area.

My husband and I look forward to welcoming more people to the uptown community, whether they are current residents of Ulster County or newcomers to the area who have discovered what we already know - just how special our community is!

I fully support the Kingstonian project and believe it will have a meaningful impact on the Kingston community. The community benefits delivered by the project justify the partial road closure needed to create them; please consider supporting this development.

Thank you for your service & with warm regards,

Andrea Demosthenes

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## Sills, Dee

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**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 3:21 PM  
**To:** Sills, Dee  
**Subject:** FW: [EXTERNAL EMAIL] Re: Kingstonian Project

*Elisa Tinti*

City Clerk and Registrar  
City of Kingston

(845) 334-3914 Office  
(845) 334-3918 Fax

[Kingston City Clerk Webpage](#)



**From:** Rask, David [mailto:david.rask@ironmountain.com]  
**Sent:** Tuesday, January 11, 2022 2:48 PM  
**To:** Barbara Hill <bhillward1@gmail.com>  
**Cc:** Tinti, Elisa <emtinti@kingston-ny.gov>  
**Subject:** [EXTERNAL EMAIL] Re: Kingstonian Project

Thank you for getting back to me. My view on the partial abandonment of the Fair street extension is that it would not cause an issue. I am not against the closing of that section of road.

On Tue, Jan 11, 2022 at 11:47 AM Barbara Hill <[bhillward1@gmail.com](mailto:bhillward1@gmail.com)> wrote:

Good Morning David.

Thanks for reaching out to me. It would be great if you could comment on how you view the issue at hand...the partial abandonment of the Fair Street Extension.

If you could include your comment to Elisa Tinti...cc:d here that would be greatly appreciated. My new email address is included below.

I hope to meet you sometime!

Barbara Hill  
Alderman Ward 1  
[ward1@kingston-ny.gov](mailto:ward1@kingston-ny.gov)

On Tue, Jan 11, 2022, 10:01 AM Rask, David <[david.rask@ironmountain.com](mailto:david.rask@ironmountain.com)> wrote:

Barbara,

My name is David Rask and I live at 39 Lafayette Avenue in Kingston along with my wife and 2 adult children. I am writing in regards to the Kingstonian Project. I am in favor of the project and wanted to express this to you. Thank you for taking the time to read this email and thank you very much for representing me in Ward 1.

Regards  
David Rask

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**Sills, Dee**

---

**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 3:20 PM  
**To:** Sills, Dee  
**Subject:** FW: [EXTERNAL EMAIL] Kingstonian

***Elisa Tinti  
City Clerk and Registrar  
City of Kingston***

***(845) 334-3914 Office  
(845) 334-3918 Fax***

***Kingston City Clerk Webpage***

***—Original Message—***

***From: Steven Peruso [mailto:smp921@icloud.com]  
Sent: Tuesday, January 11, 2022 2:28 PM  
To: Tinti, Elisa <emtinti@kingston-ny.gov>  
Cc: Barbara Hill <bhillward1@gmail.com>  
Subject: [EXTERNAL EMAIL] Kingstonian***

***My name is Steven Peruso, and I am a lifelong resident of Kingston, and home owner, and business owner in Ward 1 for over 30 years. I fully support the abandonment of Fair st extension, for the purpose of moving forward with the Kingstonian project, and the positive benefits it will have on our city Yours truly Steven Peruso***

***Sent from my iPhone***

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City of Kingston Common Council  
c/o Elisa Tinti, City Clerk  
420 Broadway, Kingston, NY 12401  
Sent via email [emtinti@kingston-ny.gov](mailto:emtinti@kingston-ny.gov)  
cc: [carlfrankel@gmail.com](mailto:carlfrankel@gmail.com)

January 11, 2022

*RE: Kingston NY upcoming vote for the partial closure of Fair St Ext for public space (City Park)*

Dear Members of City of Kingston Common Council,

I have been working and living in Uptown Kingston, NY for the past five years and as a member of our community I would like to have my opinion noted regarding the upcoming vote for the partial closure of the Fair Street extension for public space as a part of the Kingstonian development project.

Having volunteered to help organize numerous community events over the years in Uptown Kingston, I am especially aware of the existing needs that this project will help fulfill. Benefits include additional public gathering space for live entertainment and public meetings, an information kiosk that will be valuable for communication for all our region, MUCH needed public restrooms, and covered public parking for residents, uptown employees, and visitors.

Beyond its benefits for public events and parking, this project will provide more tax revenue, more affordable housing, new housing stock, bring in new customers, increase tourism, provide construction jobs, and offer a SAFE (ADA compliant) pedestrian access to the business district.

As studies with traffic have concluded that the project's impact will be minimal and easily mitigated, clearly the benefits far out way any potential consequences. I encourage you to approve this partial closure of Fair Street. Thank you for your time and consideration with this important matter.

Best Regards,

A handwritten signature in black ink, appearing to read 'Robert Gaston'.

Robert Gaston  
Gpro Digital Media (Gaston Productions)  
312 Wall Street, Kingston, NY 12401  
Tel: 854-204-5750/ email: [GproDigitalMedia@gmail.com](mailto:GproDigitalMedia@gmail.com)



**Sills, Dee**

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**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 3:20 PM  
**To:** Sills, Dee  
**Subject:** FW: [EXTERNAL EMAIL] Kingstonian

*Elisa Tinti*

City Clerk and Registrar  
City of Kingston

(845) 334-3914 Office  
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[Kingston City Clerk Webpage](#)



**From:** julieprovenzano@aol.com [mailto:julieprovenzano@aol.com]  
**Sent:** Tuesday, January 11, 2022 2:43 PM  
**To:** Tinti, Elisa <emtinti@kingston-ny.gov>  
**Subject:** [EXTERNAL EMAIL] Kingstonian

Dear Sir or Madam -

I have lived in Kingston all my life, the past 35 years at 15 Dunneman Avenue. I'm writing regarding the partial closure of Fair Street Extension. The Kingstonian is exactly what we need to revitalize our beautiful city and I am confident that Mr. Jordan has the city's best interest at heart. My husband and I owned Chic's in the Kingston Plaza for 25 years before his passing and Brad (and previously, his grandfather, Mr. Herzog) were our landlords. I can't say enough about their generosity and genuine concern for our community.

I feel the tactics being taken by Mr. Bender, et al, are misleading and dishonest. I would certainly rely on Fire Chief Rea's assessment of the potential hazard of closing Fair Street Extension before I would that of Mr. Bender.

It's a win-win for the city. City maintains ownership of street, but expenses for maintenance & repair will be the Kingstonian's.

Hoping to make the meeting, but wanted to go on record in case I'm unable to attend. Thanks for your time.

Sincerely,  
Julie Provenzano

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Eli B. Basch  
Maureen A. Keegan

**BASCH & KEEGAN LLP**  
PERSONAL INJURY ATTORNEYS

Derek J. Spada  
John A. DeGasperi

307 Clinton Avenue | P.O. Box 4235 | Kingston, New York 12402  
Tel. (845) 338-8884 • [www.BaschKeegan.com](http://www.BaschKeegan.com) • Fax: (845) 338-2268

January 11, 2022

[emtinti@kingston-ny.gov](mailto:emtinti@kingston-ny.gov)

Elisa Tinti, Clerk  
City of Kingston  
City Hall  
420 Broadway  
Kingston, New York 12401

Re: The Kingstonian - Partial Road Closure Fair Street Extension

Dear Ms. Tinti:

I would like to register my strong support for The Kingstonian Project. I and my family have resided in Kingston for three generations and have always been supportive of bettering the community that my family and myself love.

I have been an owner for over three decades of historic property on Clinton Avenue in the Stockade District, have been and am a member of the Friends of Historic Kingston Board of Trustees, a volunteer tour guide of the Stockade and Rondout areas, and am fully aware of the implications of the project.

The Kingstonian will fill a gaping hole in the Stockade, while at the same time provide residences, parking and with the partial closure of Fair Street a public park.

In addition to the direct benefits there will be indirect benefits to all citizens of Kingston since a portion of the project will be returned to the tax rolls. Moreover, the enhancement of the Stockade area by The Kingstonian will stabilize the adjoining properties and stand as an example of Kingston progressing forward with appropriate development.

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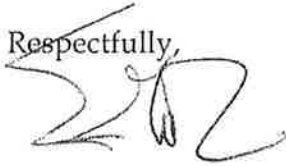
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Page 2

The Kingstonian - Partial Road Closure Fair Street Extension  
January 11, 2022

I am sorry that I cannot attend in person to state publicly my support because of the ongoing Covid health crisis. I, therefore, ask you to consider this letter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Eli B. Basch', written over the word 'Respectfully,'.

ELI B. BASCH, ESQ.  
EBB:kwm



January 11, 2022

Robert Carey  
84 Clifton Ave.  
Kingston, NY 12401

City of Kingston Common Council  
c/o Elisa Tinti, City Clerk  
420 Broadway  
Kingston, NY 12401

Re: Kingstonian Project – Partial Closure of Fair St. Ext.

Dear Council,

I own commercial property near uptown area from which I work.

I own my home in mid-town area.

I travel the up-town area most days to promote my work and/or personal shopping.

I support the partial closure of Fair St Ext. because of the multitude of benefits the project will bring.

Sincerely,

Robert Carey



**Sills, Dee**

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**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 3:58 PM  
**To:** Sills, Dee  
**Subject:** FW: [EXTERNAL EMAIL] Closing Fair Street Extension

**Elisa Tinti**  
**City Clerk and Registrar**  
**City of Kingston**

**(845) 334-3914 Office**  
**(845) 334-3918 Fax**

**Kingston City Clerk Webpage**

**—Original Message—**

**From:** mark geary [mailto:mjgg04@msn.com]  
**Sent:** Tuesday, January 11, 2022 3:50 PM  
**To:** Tinti, Elisa <emtinti@kingston-ny.gov>  
**Subject:** [EXTERNAL EMAIL] Closing Fair Street Extension

***I have lived in the City of Kingston my entire life 63 years. I have worked in the past in the Kingston Plaza a couple of times. When traveling to or from uptown Kingston it was rare to use the Fair Street Extension.***

***I support the Kingstonian project in the future growth of Kingston.  
The closing of Fair Street Extension will not cause any problems***

**Mark J. Geary**  
**47 West O'Reilly St.**  
**Kingston, NY 12401**  
**Sent from my iPhone**

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Kerri Culhane  
Architectural Historian &  
Historic Preservation Consultant  
107 N River Road  
Fort Miller, New York 12828  
[culhaneblack@gmail.com](mailto:culhaneblack@gmail.com)  
646/737-3390

January 11, 2022

Common Council of the City of Kingston  
420 Broadway, Kingston, NY 12534

By email: [commoncouncil@kingston-ny.gov](mailto:commoncouncil@kingston-ny.gov); [emtinti@kingston-ny.gov](mailto:emtinti@kingston-ny.gov)

Re: The Abandonment of Fair Street Extension

To the Members of the Common Council:

I am writing in connection with your consideration of the application for the discontinuance of Fair Street Extension. As set forth in more detail below and in my letter to the Kingston Historic Landmarks Preservation Commission dated 01/07/2022 on which the Common Council was copied, the entire Kingstonian project in its current iteration, including the street abandonment, will have a significant, permanent and irreversible adverse impact on Kingston's historic Stockade Area, and I urge you not to approve it.

The period of significance for the Kingston Stockade District extends from the 17<sup>th</sup> century to the mid-20<sup>th</sup> century. For nearly 150 years, the Fair Street Extension has been part of the street pattern, and the street pattern in the Stockade Area contributes to its significance. In preservation practice, the historic district as a whole is the resource, and an adverse impact on part of a historic district impacts the entire district.

In addition to the loss of a significant historic feature of the district, there is no contextual precedent in the historic district for a pedestrian plaza. Changing a public vehicular street to a pedestrian plaza is incompatible with the character of the historic district, and would adversely impact the district's legibility and sense of place in a highly visible location. This type of visually and functionally incompatible use, in one of New York State's oldest and most rare historic areas, runs counter to the accepted standards for preservation, the Secretary of the Interior's Standards, in particular, Rehabilitation Standards 9 & 10:

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A further impact that would result from the abandonment of Fair Street Extension is detailed in the developer's own traffic study, which predicts a massive increase in traffic on Clinton Avenue, Kingston's first National Register Historic District. The closure of Fair Street Extension, therefore, will have an adverse impact on both the Kingston Stockade and the Clinton Avenue National Register Historic District, where traffic is anticipated to back up along the street in a nearly four-fold increase (33.6 in a no build/existing scenario to 119 in a build scenario; "Traffic Impact Study: The Kingstonian", Creighton Manning for the City of Kingston Planning Board, July 23, 2019, p.30), by far the highest increase anywhere in the study.

It is not only my professional opinion that the closure of Fair Street Extension will have an adverse impact, but it has been the consistent finding of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). On September 19, 2019, Weston Davey, Historic Site Restoration Coordinator for OPRHP, determined that the proposed Kingstonian development would have an adverse impact upon the KSHD. Among the many adverse impacts cited by Davey were the closure of the Fair Street Extension north of North Front Street, thereby altering the historic street pattern (Davey to Bonura, September 19, 2019). On February 14, 2020, in a letter to Meghan Ferrelli of Empire State Development acquiescing to the Kingstonian project, John Bonafide, now former Director of the Technical Preservation Services Bureau and Agency Historic Preservation Officer for OPRHP, acknowledged the agency's own findings of "scale, parking entry, hotel reconstruction and loss of the Fair Street Extension" as having adverse impacts on the KSHD (Bonafide to Ferrelli, February 14, 2020). These adverse impacts remain unmitigated. As was stated by community member in the HLPC/HAC public hearing on Monday 1/10/2022, a digital kiosk describing the historic features it unnecessarily replaced is not an acceptable mitigation.

The abandonment of Fair Street Extension would chip away at the boundary of the historic district, and suggests that the Council can selectively abandon or diminish publicly-owned historic resources for the benefit of a private developer. This dangerous precedent would be set for any public resource within the district.

Thank you for your careful consideration of this irreversible decision.



Kerri Culhane, MA, MS  
Architectural Historian

cc: Suzanne Cahill, Planning Director <scahill@kingston-ny.gov>

Encl: HLPC Letter

Kerri Culhane  
Architectural Historian &  
Historic Preservation Consultant  
107 N River Road  
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[culhaneblack@gmail.com](mailto:culhaneblack@gmail.com)  
646/737-3390

January 7, 2022

Mark Grunblatt, Chairman  
Historic Landmarks Preservation Commission  
420 Broadway, Kingston, NY 12534  
By email via the City Clerk & Planning Director:  
[emtinti@kingston-ny.gov](mailto:emtinti@kingston-ny.gov); [scahill@kingston-ny.gov](mailto:scahill@kingston-ny.gov)

Re: The Kingstonian

Dear Chairman Grunblatt & Members of the Commission:

As an independent architectural historian, I have over 20 years of experience in the evaluation, documentation and preservation of culturally and architecturally significant resources in New York State, with particular experience working with historic districts. In 2010 and again in 2021, I received awards from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) recognizing my work evaluating and documenting historic districts, including an urban district in New York City and a cultural landscape here in the mid-Hudson Valley. I am qualified as a historic preservation professional and architectural historian consistent with the United States Secretary of the Interior's Professional Qualification Standards (36 CFR 61).

I have been engaged by William Gottlieb Real Estate to review the proposed designs for the Kingstonian. I have closely reviewed the official findings from the OPRHP; the reports submitted to the City of Kingston by the Kingstonian's developers; public comments; the Kingston Stockade Historic District (KSHD) National Register Nomination; and the code guiding the work of the Kingston Historic Landmarks Preservation Commission (HLPC) within the local Stockade Area Landmark District. The Kingston HLPC has a mandate to consider impacts and

aesthetic relationships between proposed new construction and historic resources. My comments related to impacts and aesthetic relationships are grounded in accepted historic preservation practice and based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. Of particular relevance to the Kingstonian proposal is Standard 9 of the Secretary of the Interior's Standards for Rehabilitation:

*New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. <https://www.nps.gov/tps/standards.htm>*

The Kingston Stockade Historic District is a State and National Register-listed historic district encompassing one of the earliest Dutch Colonial settlements in New York, chosen by the Dutch settlers for its specific topography. The KSHD's National Register nomination form notes it as a significant "historical, architectural and archaeological area in New York State," with a period of significance that extends from the 17<sup>th</sup> century to the mid-20<sup>th</sup> century. Historic districts are judged in aggregate – the district is not just a collection of resources, it is the resource, therefore altering part of the district impacts the entire resource. Accordingly, clearly defined and cohesive boundaries are critical to the character, preservation and legibility of the district; the quality and character of the resources at the boundary – whether buildings or landscape features – literally define the district.

Because of the extraordinary significance of the Kingston Stockade District, including its topography and archaeological potential, Weston Davey, Historic Site Restoration Coordinator of the OPRHP, determined early on that the proposed Kingstonian development would have an adverse impact upon the Stockade Historic District (Davey to Bonura, September 19, 2019). Davey explicitly objected to:

- The destruction of "the natural contour [that] clearly marks the northern boundary of the 1658 stockade";



- Large-scale development beyond the boundaries of the district, impacting its setting and sense of place;
- The elimination of a section of Fair Street Extension north of North Front Street, altering the historic street pattern;
- The monolithic nature and character of the proposed development, in contrast to the scale and material variety of the historic district.

After minor aesthetic modifications by the developer, Davey's objections were waived by the OPRHP's John Bonafide in his communication with Empire State Development (February 14, 2020). Regardless of even the most recent aesthetic modifications made to the façades (The Kingstonian Presentation, November 4, 2021), there remain unmitigated and unmitigable issues raised by Davey that threaten the character, integrity and sense of place of the Kingston Stockade Historic District. These include:

- Destruction of historic resources, including the landform and potential archaeological features.
  - The likelihood of excavations encountering and destroying archaeological features of the historic stockade is high, as is the likelihood of finding prehistoric or Dutch and British Colonial features. (Joseph Diamond, PhD, Phase 1A Cultural Resource Investigation, 19PR00786, September 4, 2019.)
  - The proposed destruction of the landscape sloping to the Esopus Creek would be a loss of a poorly documented but widely understood and experienced feature of the district. In a district chosen by 17th century Dutch settlers specifically for its location along and above the creek, a National Register nomination today would ascribe contributing resource status to this landform as a cultural and/or natural landscape. As it is, these resources are part of the KSHD under National Register Criterion D.
- Destroying the coherence and integrity of the defined district boundary.
  - In a historic district, the district as a whole is the resource.
  - At this highly visible district boundary the developers have proposed a "recreation" of the historic Herzog warehouse at a significantly larger scale, defying accepted historic preservation practice and the Secretary of the Interior's Standards for Reconstruction. Altering the scale of the "reconstructed" building gives a false sense of history.

- The Kingstonian extends beyond the boundaries of the National Register Historic District, defying the inward-facing character of North Front Street that is a clear vestige of an area enclosed by a stockade.
- Straddling the KSHD boundary with a massive complex and pedestrian mall threatens not just the adjacent buildings but the character of the entire historic resource.
- Loss of the historic street pattern and creation of new traffic problems
  - The Fair Street Extension is part of Kingston's historic street pattern and stands within the local Stockade Area Landmark District.
  - Traffic Studies model a threefold increase of traffic on Clinton Avenue, (Kingston's first historic district and also part of the Stockade Area and KSHD) including lengthy backups if the Fair Street Extension is closed, creating additional adverse impacts on Clinton Avenue."Traffic Impact Study: The Kingstonian", Creighton Manning for the City of Kingston Planning Board, July 23, 2019, p.30.
  - A pedestrian mall is out of character with Kingston's urban form and the character of the KSHD.
- Overwhelming "monolithic" scale and its physical and aesthetic incompatibility.
  - The sheer bulk of the project is overwhelming in relationship to the surrounding scale and quality of the historic fabric;
  - The enormous footprint of the project blurs the boundary of the district and alters the approach to the district.
  - The bulk (height and footprint) of the project alienates the interior of the district from the contextual borrowed view to the Catskills.

In fact, of the four New York State criteria for determining impact as set forth in 9 NYCRR 428.7, Assessment of Impact, the Kingstonian project—even its currently proposed form (11/4/2021)—meets three of the four criteria for adverse impact (only demolition by neglect is not met):

- Destruction or alteration of all or part of the property
- Isolation or alteration of the property's environment
- Introduction of visual, audible or atmospheric elements which are out of character with the property or alter its setting

Despite the acquiescence of the OPRHP to this project, The Kingstonian should not be construed as meeting the State nor Federal historic preservation standards. It does not, and the OPRHP correspondence indicates that their objections were not fully addressed before the project was hastily approved by OPRHP. The Kingstonian development (as of 11/4/2021), sprawling across the KSHD boundary, remains out of scale and character with the Kingston Stockade Historic District and the Stockade Area Landmark District, and will result in the loss of historic features and spatial relationships that are essential to the history and ongoing legibility of the stockade, its associated landform and the Stockade Area historic district.

Because the Kingston Stockade Historic District is overlaid with a local historic district, with local design review oversight that must carefully consider the project's relationships, scale, "effect on existing or historically significant spaces," and "appropriateness to the preservation of the Stockade Area", the HLPC has the opportunity to defend the fabric, integrity and character of the Kingston Stockade Historic District in a way the OPRHP failed to do.

Respectfully,

A handwritten signature in dark ink, consisting of a stylized 'K' followed by a horizontal line.

Kerri Culhane  
Architectural Historian

CC: Suzanne Cahill, Planning Director <scahill@kingston-ny.gov>  
Andrea Shaut, Alderman-at-Large <[commoncouncil@kingston-ny.gov](mailto:commoncouncil@kingston-ny.gov)>  
Elisa Tinti, City Clerk <emtinti@kingston-ny.gov>



Law Offices of

# Rodenhausen Chale & Polidoro LLP

55 Chestnut Street  
Rhinebeck, New York 12572

January 11, 2022

*Via Email [commoncouncil@kingston-ny.gov](mailto:commoncouncil@kingston-ny.gov)*

Andrea Shaut  
Alderwoman-at-Large  
City of Kingston Common Council  
420 Broadway  
Kingston, New York 12534

Re: Common Council Public Hearing  
9-17 & 21 N. Front Street and Fair Street Extension

Dear Alderwoman Shaut and Members of the Common Council:

As you are aware, this firm represents a number of landowners in Uptown Kingston that have serious concerns about the project proposed at 9-17 & 21 N. Front Street and Fair Street Extension, commonly referred to as the Kingstonian (the "Project"), including but not limited to the discontinuance of Fair Street Extension. We hereby resubmit our December 2, 2021, comment letter as part of the record of the public hearing on the proposed discontinuance of a portion of Fair Street Extension.

We urge the City to rethink this hasty and ill-advised discontinuance and to abide by its obligation to act in the public interest. Thank you for your consideration.

Sincerely,



Victoria L. Polidoro

Cc (all via e-mail): Barbara Graves-Poller, Esq.  
City of Kingston Common Council  
City of Kingston Clerk  
Michael Moriello, Esq.  
Robert Cook, Esq.  
Historic Landmark Preservation Commission  
Heritage Area Commission  
Suzanne Cahill

(845) 516-4323 ph  
(845) 516-4528 fax  
[vpolidoro@rodenhausenchale.com](mailto:vpolidoro@rodenhausenchale.com)



## Sills, Dee

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**From:** Tinti, Elisa  
**Sent:** Tuesday, January 11, 2022 4:00 PM  
**To:** Sills, Dee  
**Subject:** FW: [EXTERNAL EMAIL] Partial road closure Fair Street Extension

*Elisa Tinti*

City Clerk and Registrar  
City of Kingston

(845) 334-3914 Office  
(845) 334-3918 Fax

[Kingston City Clerk Webpage](#)



**From:** Todd McNutt [mailto:toddmcnutt93@gmail.com]  
**Sent:** Tuesday, January 11, 2022 3:59 PM  
**To:** Tinti, Elisa <emtinti@kingston-ny.gov>  
**Subject:** [EXTERNAL EMAIL] Partial road closure Fair Street Extension

I live, work and shop in the uptown area and support the partial closure of Fair Street Extension because of the multitude of benefits the project will bring.

Todd McNutt  
50 Sharon Ln, Kingston, NY 12401

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