



CITY OF KINGSTON PLANNING BOARD
MEETING DECISIONS
April 19, 2021 at 6P.M. EST
Zoom Meeting

BOARD MEMBERS/ALTERNATES PRESENT: Wayne D. Platte, Jr., Chairman, Charles Polacco, Robert Jacobsen, Matt Gillis, Kevin M. Roach and Vincente Archer.

OTHERS PRESENT: Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Ald. Don Tallerman; Common Council Liaison, Daniel Gartenstein; Assistant Corporation Counsel.

1

00:00:25.770 --> 00:00:26.460

Wayne Platte: alright.

2

00:00:28.320 --> 00:00:28.980

Suzanne Cahill: hey Wayne.

3

00:00:29.670 --> 00:00:33.570

Wayne Platte: Sorry i'm late, I lost zoom when one of my five devices.

4

00:00:35.730 --> 00:00:36.300

Wayne Platte: So.

5

00:00:54.450 --> 00:00:59.460

Suzanne Cahill: Okay, we are recording and we are live streaming, so we will get started.

6

00:01:00.300 --> 00:01:00.660

Okay.

7

00:01:01.890 --> 00:01:15.780

Suzanne Cahill: Thank you for joining the city of kingston planning board at our monthly meeting today is Monday April 19 2021 my name is Suzanne cahill and the planning director for the city of kingston and the organizer for our virtual meeting.

8

00:01:16.260 --> 00:01:24.150

Suzanne Cahill: People want to begin a meeting, we would like to go over a few meeting guidelines to help us navigate this system as efficiently and respectfully as possible.

9

00:01:24.720 --> 00:01:34.590

Suzanne Cahill: Yes, that members of the public and the press remain muted and off camera for the length of the meeting as the organizer I reserve the right to mute anyone who unmute themselves.

10

00:01:35.100 --> 00:01:44.610

Suzanne Cahill: board members and city staff will control their own new button as good practice, we ask that you mute yourself if you are not speaking to avoid background noise and feedback.

11

00:01:45.180 --> 00:01:54.090

Suzanne Cahill: If a board member or staff wishes to speak, they will raise their hand the chairperson will call them and before they speak, by stating their name clearly for our audio listeners.

12

00:01:54.480 --> 00:02:00.360

Suzanne Cahill: The board member will then unmute themselves state their name and speak clearly muting after finished.

13

00:02:00.780 --> 00:02:08.610

Suzanne Cahill: All of our meetings are recorded both video and written transcriptions will be made available to the public on the city website at a later date.

14

00:02:09.060 --> 00:02:20.100

Suzanne Cahill: The meeting is also being live streamed on the city of kingston YouTube channel in lieu of public speaking during the monthly meeting we requested all comments to be received by 2pm on Friday.

15

00:02:23.130 --> 00:02:24.390

Suzanne Cahill: nights could have been emailed.

16

00:02:24.570 --> 00:02:28.230

Suzanne Cahill: Sustainable director at s kl.

17

00:02:28.530 --> 00:02:28.860

At.

18

00:02:33.420 --> 00:02:37.680

Suzanne Cahill: outside of co written comments have been posted on the city.

19

00:02:37.680 --> 00:02:46.350

Suzanne Cahill: website all board members in advance of the meeting with as persons wishing to speak to contact the office in advance of the evening.

20

00:02:46.770 --> 00:02:52.680

Suzanne Cahill: So, as the public hearing is called those who have already indicated, they wish to speak will be called upon first.

21

00:02:53.070 --> 00:03:07.980

Suzanne Cahill: For all those who are joining by audio and did not pre register, but we just speak for hearing matter, please text, the following number 845-443-0416 with her name and the agenda item number.

22

00:03:08.370 --> 00:03:24.690

Suzanne Cahill: And the address again, please text your name and the Item number and the address of the public hearing you wish to speak on 285-443-0416 if you wish to be called to speak for a public hearing.

23

00:03:25.350 --> 00:03:39.780

Suzanne Cahill: If you have any audio issues, send a text message to that same number 845-443-0416 I will repeat the number again will be that phone calls will not be answered during the meeting.

24

00:03:40.230 --> 00:03:52.590

Suzanne Cahill: The number to text again is 845-443-0416 as the organizer for today's meeting I reserve the right to lock and pause the meeting to reject anyone who has behaved.

25

00:03:52.920 --> 00:03:57.300

Suzanne Cahill: inappropriately or to enter into attorney client conference if needed.

26

00:03:57.960 --> 00:04:12.570

Suzanne Cahill: materials for this meeting may be found on the city of kingston website [www dot kingston dash ny.gov](http://www.kingston.ny.gov) once on the homepage click on the government services tab select planning projects and then planning board.

27

00:04:13.320 --> 00:04:24.780

Suzanne Cahill: Thank you for your patience during these difficult times, and on behalf of the planning board, I wish you and your family good help, I will now turn the floor over to chairman, we plan to call the meeting to order at 6:08pm.

28

00:04:27.330 --> 00:04:28.200

Wayne Platte: Thank you Suzanne.

29

00:04:29.850 --> 00:04:30.900

Wayne Platte: Hello everybody welcome.

30

00:04:34.200 --> 00:04:37.140

Wayne Platte: Welcome to the resume scroll down here.

31

00:04:39.090 --> 00:04:49.590

Wayne Platte: April 19 2021 planning board minute meeting will begin with introductions my name is Wayne platt jr and the Chairman, we also have Members Charles Polanco.

32

00:04:50.490 --> 00:04:52.710

Wayne Platte: hello, Robert jacobson.

33

00:04:55.350 --> 00:04:56.670

Wayne Platte: matt Gillis.

34

00:04:58.500 --> 00:05:01.650

Wayne Platte: Kevin Roach and vince Archer.

35

00:05:03.960 --> 00:05:19.560

Wayne Platte: Suzanne cahill is our planning director, we also have kyla de de the assistant planner Alderman don Tolman is the common Council liaison to the planning board, and we have Daniel garden steen, who is the city of kingston corporation counsel.

36

00:05:22.950 --> 00:05:27.690

Wayne Platte: Item number one in our agenda is the adoption of the March 15 2021.

37

00:05:28.830 --> 00:05:40.890

Wayne Platte: And march 30 20 any board meeting transcripts and decisions everybody's had a copy of have been sent a copy of those Are there any comments or additions or deletions anybody.

38

00:05:42.870 --> 00:05:43.410

Okay.

39

00:05:44.430 --> 00:05:53.400

Wayne Platte: This time I will make a motion that we adopted the march 15 in March 30 2021 planning board meeting transcripts and decisions.

40

00:05:54.420 --> 00:05:55.260

Wayne Platte: Do I have a second.

41

00:05:56.520 --> 00:05:57.150

Chuck: One second.

42

00:05:57.750 --> 00:06:03.480

Wayne Platte: Second, by Charles Polanco all in favor Wayne Plaza yes, Charles Polanco.

43

00:06:03.780 --> 00:06:04.620

Chuck: Is a yes.

44

00:06:05.280 --> 00:06:06.570

Wayne Platte: Robert jacobson.

45

00:06:06.990 --> 00:06:09.390

Wayne Platte: yeah matt Gillis.

46

00:06:09.690 --> 00:06:12.090

Wayne Platte: Yes, Kevin Roach.

47

00:06:12.360 --> 00:06:15.060

Wayne Platte: Yes, great that is adopted.

48

00:06:17.220 --> 00:06:24.930

Wayne Platte: For those who are listening in I just want to let you know that the item on the agenda here believe it's.

49

00:06:27.690 --> 00:06:28.050

Wayne Platte: Item.

50

00:06:29.130 --> 00:06:33.750

Wayne Platte: that's under old business 200 North street that's the brickyard property.

51

00:06:34.950 --> 00:06:44.220

Wayne Platte: That will not be on tonight's agenda, we have a special meeting planned for April 26 next Monday night six o'clock so everybody who.

52

00:06:45.510 --> 00:06:51.660

Wayne Platte: would like to tune into that one you can do so at that time so that will not be on the agenda tonight.

53

00:06:53.520 --> 00:07:16.140

Wayne Platte: moving into public hearings Item number two is 255 dash 259 of beale street a lot line deletion of the lands of new Ic I Bay i'm going to pardon me for my pronunciation ground and insect seaback section blocking lot is.

54

00:07:17.640 --> 00:07:19.740

Wayne Platte: dash three dash six and.

55

00:07:21.210 --> 00:07:25.290

Wayne Platte: dash three dash 7.1 hundred secret determination.

56

00:07:26.370 --> 00:07:42.540

Wayne Platte: zone RT heritage area also coastal zone word eight now see I Bay growl and and zach seaback are the applicants owners, is there anybody, besides the application owners wishing to speak on Item number two.

57

00:07:45.540 --> 00:07:47.250

Wayne Platte: I don't think we have anybody there we go.

58

00:07:47.640 --> 00:07:48.480

Suzanne Cahill: Now, we do not.

59

00:07:48.930 --> 00:07:56.940

Wayne Platte: Okay, now that I really botched those two names, there are those folks here to talk about this tonight.

60

00:07:57.840 --> 00:07:59.040

Anezka Sebek, Kingston, NY: We are we are both here.

61

00:07:59.700 --> 00:08:03.210

Wayne Platte: Okay, how bad was I pronouncing those names I really did a bad.

62

00:08:03.210 --> 00:08:03.630

drag.

63

00:08:07.980 --> 00:08:11.130

Wayne Platte: Well, welcome welcome tonight.

64

00:08:12.270 --> 00:08:15.150

Anezka Sebek, Kingston, NY: i'm a nice guy this is now see now see.

65

00:08:15.840 --> 00:08:16.950

Wayne Platte: Okay welcome.

66

00:08:18.120 --> 00:08:20.040

Wayne Platte: kyle are you gonna are you going to put up the.

67

00:08:21.480 --> 00:08:23.430

Wayne Platte: Land there, so we can take a look.

68

00:08:24.510 --> 00:08:25.350

Wayne Platte: There we go.

69

00:08:27.330 --> 00:08:29.580

Wayne Platte: Okay, so folks you want to just give us a little.

70

00:08:31.800 --> 00:08:33.090

Wayne Platte: narrative and what you want to do.

71

00:08:34.740 --> 00:08:35.250

Anezka Sebek, Kingston, NY: Yes.

72

00:08:39.360 --> 00:08:40.050

Anezka Sebek, Kingston, NY: Basically.

73

00:08:42.900 --> 00:08:43.470

Anezka Sebek, Kingston, NY: Being sweet.

74

00:08:44.490 --> 00:08:52.890

Anezka Sebek, Kingston, NY: And i'm an avid gardener and we've been trying to literally garden a cliff and what led.

75

00:08:54.360 --> 00:08:58.050

Anezka Sebek, Kingston, NY: me and after much begging we.

76

00:08:59.280 --> 00:09:15.030

Anezka Sebek, Kingston, NY: were successful in convincing the city of kingston to destroy the House that was on the land at appeal I immediately tried to acquire it through complex story that you don't want to hear I get acquired.

77

00:09:16.260 --> 00:09:23.190

Anezka Sebek, Kingston, NY: Three four years ago and i've been gardening and ever since and trying to tame it because it was quite a mess.

78

00:09:24.000 --> 00:09:50.910

Anezka Sebek, Kingston, NY: And now i'm I was going to put a little brad's barn gardening shad on it, and I was told by the people at the dp who could do no such thing until this property belongs to me as a contiguous one piece to find nine abele piece so eliminating the lot line between 255259.

79

00:09:52.560 --> 00:09:54.300

Anezka Sebek, Kingston, NY: The little bone.

80

00:09:55.500 --> 00:09:55.950

Anezka Sebek, Kingston, NY: Where.

81

00:10:00.900 --> 00:10:03.120

Anezka Sebek, Kingston, NY: would like to propose.

82

00:10:04.470 --> 00:10:07.170

Anezka Sebek, Kingston, NY: eliminate one line that I.

83

00:10:08.250 --> 00:10:10.110

Anezka Sebek, Kingston, NY: knew a little bit.

84

00:10:15.690 --> 00:10:16.860

Anezka Sebek, Kingston, NY: Which is still.

85

00:10:18.720 --> 00:10:19.410

Anezka Sebek, Kingston, NY: At least a lot.

86

00:10:20.880 --> 00:10:22.350

Anezka Sebek, Kingston, NY: more amenable to.

87

00:10:24.720 --> 00:10:31.800

Wayne Platte: Okay, I was having some difficulty hearing you kyla can you run the arrow over top of the line that's going to be deleted.

88

00:10:32.700 --> 00:10:36.930

Anezka Sebek, Kingston, NY: i'm sorry my my speaker is called a smile speaker and and guess.

89

00:10:37.020 --> 00:10:47.880

Wayne Platte: What that's right we're doing everything we can, the best weekend during these difficult times and I did hear a lot of your description, but I just want to make sure i'm understanding, where the lot lines Thank you kayla.

90

00:10:49.980 --> 00:10:52.290

Wayne Platte: um anybody have any questions from the board.

91

00:10:55.560 --> 00:10:58.230

Wayne Platte: And Sue this meat, so all of a rezoning.

92

00:10:59.010 --> 00:11:03.210

Suzanne Cahill: Yes, it's a lot line deletion so it's expanding and parcel.

93

00:11:03.600 --> 00:11:04.020

Okay.

94

00:11:05.310 --> 00:11:06.360

Wayne Platte: All right, um.

95

00:11:08.760 --> 00:11:15.540

Wayne Platte: Let me see here under a seeker, this is a type two, so no further review of the Board is required.

96

00:11:17.670 --> 00:11:27.510

Wayne Platte: So at this time, I will make an emotion, this is Wayne platt that we approve Item number two with board policy six that will need to be signed by the owners.

97

00:11:28.020 --> 00:11:35.730

Wayne Platte: And written descriptions will need to be submitted and reviewed by staff, which includes the tip the the normal paper copies and one Mylar copy.

98

00:11:37.290 --> 00:11:38.610

Wayne Platte: Do I have a second that.

99

00:11:41.940 --> 00:11:45.030

Wayne Platte: trumps that yo or second by Robert jacobson.

100

00:11:46.110 --> 00:11:48.210

Wayne Platte: All in favor Wayne Plaza yes.

101

00:11:49.980 --> 00:11:51.030

Wayne Platte: chuck palapa.

102

00:11:51.750 --> 00:11:53.850

Wayne Platte: Yes, Robert jacobson.

103

00:11:55.620 --> 00:11:56.550

Wayne Platte: matt Gillis.

104

00:11:56.760 --> 00:11:58.710

Wayne Platte: Yes, Kevin Roach.

105

00:11:58.950 --> 00:12:04.230

Wayne Platte: Yes, Okay, that is, that is approved, ladies, thank you for joining us tonight.

106

00:12:05.040 --> 00:12:06.960

Anezka Sebek, Kingston, NY: Thank you very much for listening to us and.

107

00:12:06.990 --> 00:12:09.270

Wayne Platte: giving us really appreciate it.

108

00:12:09.720 --> 00:12:10.620

Wayne Platte: Have a good evening.

109

00:12:11.010 --> 00:12:12.060

Anezka Sebek, Kingston, NY: good night, you too.

110

00:12:16.170 --> 00:12:35.970

Wayne Platte: Okay number three is eight and 10 North street and 26 dash 28 rear North street lot line deletion of the lands of kingston breeze incorporated section blocking a lot is 56 point 36 dash one dash 2223 and 37.

111

00:12:37.500 --> 00:12:49.770

Wayne Platte: See determination zone R Fr it's also a heritage area coastal zone as well Ward eight kingston breeze incorporate as the applicant holder do we have any speaker so for this one.

112

00:12:50.370 --> 00:12:51.180

Suzanne Cahill: yeah we do not.

113

00:12:51.510 --> 00:12:51.870

Okay.

114

00:12:53.070 --> 00:12:53.730

Wayne Platte: i'm.

115

00:12:54.270 --> 00:12:55.980

Wayne Platte: Okay hi.

116

00:12:57.420 --> 00:12:57.690

RJacobsen: We.

117

00:12:59.190 --> 00:12:59.340

Bill: I.

118

00:12:59.970 --> 00:13:01.500

RJacobsen: mean we have a gentle.

119

00:13:01.590 --> 00:13:03.210

RJacobsen: Freeing Wang go.

120

00:13:03.810 --> 00:13:06.120

Bill: I can represent the owner, if you wish.

121

00:13:07.710 --> 00:13:07.830

Wayne Platte: To.

122

00:13:08.820 --> 00:13:09.990

Bill: Work for the his attorney.

123

00:13:10.530 --> 00:13:11.190

Okay.

124

00:13:12.990 --> 00:13:14.790

Wayne Platte: So, again i'm sorry.

125

00:13:15.180 --> 00:13:16.980

Bill: My name is bill Philip can you hear me.

126

00:13:17.580 --> 00:13:19.590

Wayne Platte: That can hear you now, yes, thank you welcome.

127

00:13:20.280 --> 00:13:27.090

Bill: Thank you, I never done this before, so I mean I never been in the zoom conference before, so I hope I get this right, but.

128

00:13:28.200 --> 00:13:38.910

Bill: Anyway, I worked for John Philip who's the Attorney for Jeff Sabri, also known as Kingston Breeze and if you have any questions, I can answer them, I think.

129

00:13:40.290 --> 00:13:44.280

Kyla DeDea: This is Kyla I just want to let you know I think Christa was also on the phone.

130

00:13:45.060 --> 00:13:46.890

Wayne Platte: Yes, okay like Chris.

131

00:13:47.880 --> 00:13:48.450

Wayne Platte: Hello are.

132

00:13:48.660 --> 00:13:48.960

You.

133

00:13:52.740 --> 00:13:54.000

Bill: I didn't realize that Chris was there.

134

00:13:54.780 --> 00:14:00.180

Wayne Platte: Okay um whoever wants to hop in just give us a little description about what what you want to do here.

135

00:14:01.920 --> 00:14:02.190

well.

136

00:14:03.360 --> 00:14:08.850

Bill: I mean, I think, Christian say what he Okay, and then, if you have more questions asked me.

137

00:14:10.200 --> 00:14:10.770

Barbara Zell: Can you hear me.

138

00:14:11.910 --> 00:14:12.150

Wayne Platte: yeah.

139

00:14:13.410 --> 00:14:34.470

Barbara Zell: Okay, what this is is a simple lot line deletion there's currently three tax parcels that comprise the kingston breeze property and we are would like to eliminate the interior lot lines, making one large parcel you can see kylie's showing you the lines right now.

140

00:14:35.520 --> 00:14:46.980

Barbara Zell: that's the outbound she's going along now and we're taking out the interior lines, one is a small one, that she's approaching right now right there and.

141

00:14:48.570 --> 00:15:05.580

Barbara Zell: Then there's one other behind the brick building over on the the little bit farther right there yep that's going along at right now so we'd like to eliminate those lines, making one parcel that will be 5.047 acres.

142

00:15:07.920 --> 00:15:13.680

Wayne Platte: Of Okay, the the buildings that were talking about that it was the old millan's buildings back there.

143

00:15:13.860 --> 00:15:14.790

Barbara Zell: that's correct.

144

00:15:15.060 --> 00:15:24.780

Wayne Platte: yeah okay and kyle just for other folks don't know where were we talking about here, can you just show where that rail trail is right there and then how North street.

145

00:15:24.900 --> 00:15:28.080

Barbara Zell: Rail trail is T is on the far right hand side.

146

00:15:28.590 --> 00:15:29.010

Wayne Platte: yep.

147

00:15:29.370 --> 00:15:31.770

Barbara Zell: that's the travel tracks right.

148

00:15:32.550 --> 00:15:36.810

Wayne Platte: So this is about where the S turn is we're Eastern turns into North street so okay.

149

00:15:36.870 --> 00:15:37.590

Barbara Zell: Yes, right.

150

00:15:37.890 --> 00:15:38.730

Wayne Platte: yeah okay.

151

00:15:41.310 --> 00:15:42.420

Wayne Platte: Pretty straightforward show.

152

00:15:43.260 --> 00:15:46.890

Wayne Platte: Yes, okay anybody on the board, have any questions.

153

00:15:49.590 --> 00:15:57.570

Wayne Platte: Okay i'm under seeker, this is also a type to action, so no further review of the Board is required.

154

00:15:58.920 --> 00:16:14.190

Wayne Platte: So, excuse me so at this time i'll make a motion that we approve Item number three with board policy six that will need to be signed, as well as the written descriptions and paper copies and Mylar copies that will need to be submitted for signature.

155

00:16:15.210 --> 00:16:18.450

Wayne Platte: This is waiting plat that's a motion to add a second on that.

156

00:16:20.880 --> 00:16:21.420

Matt Gillis: Second.

157

00:16:22.140 --> 00:16:23.970

Wayne Platte: Second, by matt Gillis.

158

00:16:25.470 --> 00:16:28.920

Wayne Platte: All in favor Wayne Plaza yes, Charles Polanco.

159

00:16:29.220 --> 00:16:31.800

Wayne Platte: Yes, Robert jacobson.

160

00:16:32.340 --> 00:16:34.200

Wayne Platte: yeah matt wallace.

161

00:16:34.470 --> 00:16:36.300

Wayne Platte: Yes, Kevin Roche.

162

00:16:36.870 --> 00:16:42.540

Wayne Platte: Yes, Okay, that is adopted Christian bill, thank you for showing up tonight.

163

00:16:44.520 --> 00:16:45.090

Bill: Thank you.

164

00:16:45.600 --> 00:16:46.980

Barbara Zell: Alright folks Thank you.

165

00:16:47.370 --> 00:16:48.030

Wayne Platte: Take care now.

166

00:16:52.770 --> 00:17:08.100

Wayne Platte: Alright Item number four still under public hearings number 26 St James street it's a lot line revision of the lands of brewers llc and Keegan kingston realty Corporation.

167

00:17:09.000 --> 00:17:29.460

Wayne Platte: Section blocking lot is 56 point 92 dash four dash 15 and 14 secret determination zone, see to ward for mountain brewers llc and Keegan kingston real to corporation or the applicants and owners any folks lined up to speak about this one so.

168

00:17:30.270 --> 00:17:32.040

Wayne Platte: No okay.

169

00:17:35.160 --> 00:17:38.010

Wayne Platte: All right, who's the we have representatives of the property.

170

00:17:38.700 --> 00:17:41.910

Barbara Zell: Yes, this is Chris del again i'm representing the owners.

171

00:17:42.390 --> 00:17:42.750

Right.

172

00:17:44.640 --> 00:17:52.680

Barbara Zell: And what we're doing on this one is a mountain brewers owns the large one story brick, building on the far right of the drawing.

173

00:17:54.150 --> 00:17:54.600

Barbara Zell: and

174

00:17:54.990 --> 00:18:02.550

Barbara Zell: The open area to the rear of the Keegan kingston realty corporation, which is the two story brick building.

175

00:18:03.750 --> 00:18:05.790

Barbara Zell: That kyle is coming to right now.

176

00:18:08.850 --> 00:18:19.230

Barbara Zell: So what we'd like to do is eliminate the lat line between the Keegan kingston realty corporation, and the rear lot making that one.

177

00:18:20.670 --> 00:18:22.380

Barbara Zell: And then eliminate.

178

00:18:25.290 --> 00:18:32.670

Barbara Zell: right that small line that says 4235 that that we'd like to eliminate that lot line and make the new lot line.

179

00:18:33.990 --> 00:18:47.400

Barbara Zell: Which is over to the right there a little bit run down along the building and out to St James street so that's the original property line just projected all the way through to the rear.

180

00:18:48.900 --> 00:18:49.350

Wayne Platte: Okay.

181

00:18:50.400 --> 00:19:04.320

Barbara Zell: it's a lot line revision we're starting with to ending with two there's a 20 foot wide easement which will allow access over the existing driving lane to the rear parcel so.

182

00:19:05.340 --> 00:19:14.610

Barbara Zell: used to be a nine foot wide right of way along the edge of that, but we are now making it 20 feet wide so that we can access.

183

00:19:16.350 --> 00:19:23.430

Barbara Zell: Actually I misspoke myself that 20 feet from well yeah 20 feet wide easement.

184

00:19:24.180 --> 00:19:24.660

Okay.

185

00:19:27.150 --> 00:19:27.780

Wayne Platte: Everything good.

186

00:19:28.710 --> 00:19:29.670

Barbara Zell: That was around.

187

00:19:30.480 --> 00:19:31.710

Barbara Zell: Access to the real.

188

00:19:32.430 --> 00:19:34.620

Wayne Platte: Okay, all right good.

189

00:19:37.050 --> 00:19:39.420

Wayne Platte: Nothing jumping at staff level, this is good.

190

00:19:41.850 --> 00:19:43.740

Wayne Platte: Okay, any questions from the board.

191

00:19:46.110 --> 00:19:46.920

Kevin: This is Kevin.

192

00:19:47.310 --> 00:19:48.030

Wayne Platte: Yes, Kevin.

193

00:19:48.390 --> 00:19:54.960

Kevin: Can I can Kevin Roche, if I can just ask is this in conjunction with the item 11 on the.

194

00:19:57.720 --> 00:19:58.470

Kevin: Agenda

195

00:19:59.700 --> 00:20:01.050

Suzanne Cahill: Yes, it is Kevin.

196

00:20:02.940 --> 00:20:05.190

Kevin: any reason to discuss them together or.

197

00:20:06.180 --> 00:20:21.720

Suzanne Cahill: I will, what is the subdivision or the lat line revision and the other is the actual site development plan, I know that Paul biker is here the site plan does not require the public hearing so that's why we had to separate them out okay.

198

00:20:21.780 --> 00:20:22.560

Kevin: Great Thank you.

199

00:20:23.880 --> 00:20:25.920

Wayne Platte: Thank you anybody else.

200

00:20:29.280 --> 00:20:29.790

Wayne Platte: Okay.

201

00:20:33.000 --> 00:20:37.740

Wayne Platte: So this is also a type to action and no further review of the Board is required at this time.

202

00:20:39.210 --> 00:20:57.390

Wayne Platte: This is waiting plat I will make emotion that we approve Item number four again with board policy six that will need to be signed, as well as written descriptions and paper copies in Mylar copy to be submitted to staff all that's emotion, to add a second on that.

203

00:20:57.570 --> 00:20:57.780

Suzanne Cahill: As.

204

00:20:58.440 --> 00:20:58.950

Well yeah.

205

00:21:00.420 --> 00:21:09.510

Suzanne Cahill: You should also request a copy of the easement agreement once it is completed between the property owners to be submitted for the record.

206

00:21:10.200 --> 00:21:10.740

Okay.

207

00:21:12.900 --> 00:21:13.950

Wayne Platte: got that Chris we're good.

208

00:21:14.220 --> 00:21:15.090

Barbara Zell: I do will take care.

209

00:21:15.360 --> 00:21:19.950

Wayne Platte: All right, thank you so for that will include that in the motion as well.

210

00:21:21.420 --> 00:21:22.680

Wayne Platte: Do I have a second on that.

211

00:21:24.300 --> 00:21:25.050

Kevin: I can Kevin rose.

212

00:21:25.830 --> 00:21:30.810

Wayne Platte: Second, by Kevin rose all in favor Wayne Plaza yes, Charles Polanco.

213

00:21:31.110 --> 00:21:33.330

Wayne Platte: Yes, Robert jacobson.

214

00:21:35.070 --> 00:21:36.030

Wayne Platte: That Gillis.

215

00:21:36.180 --> 00:21:37.890

Wayne Platte: Yes, heaven Roche.

216

00:21:38.220 --> 00:21:41.490

Wayne Platte: Yes, Okay, that is adopted, thank you, Chris.

217

00:21:41.640 --> 00:21:42.960

Barbara Zell: Okay, thank you very much good night.

218

00:21:43.590 --> 00:21:44.490

Wayne Platte: All right, good night.

219

00:21:46.800 --> 00:22:07.560

Wayne Platte: All right, Item number five is 57 dash 73 summer street special permit renewal for a Community residents section blocking lattice 56 point 33 dash three dash one secret determination zone are one word five wraparound services of the Hudson valley of corporate is the applicant owner.

220

00:22:08.640 --> 00:22:10.980

Wayne Platte: Do we have anybody on here soon to talk.

221

00:22:11.820 --> 00:22:15.630

Suzanne Cahill: And I don't see anybody.

222

00:22:15.960 --> 00:22:16.500

Okay.

223

00:22:18.960 --> 00:22:19.500

Wayne Platte: All right.

224

00:22:21.480 --> 00:22:23.640

Wayne Platte: we'll bring you, the representatives and I guess.

225

00:22:41.130 --> 00:22:43.020

Kyla DeDea: i'm not sure who is here for that.

226

00:22:49.980 --> 00:22:58.290

Suzanne Cahill: Anyone on the call now for the Item number 557 to 73 summer street.

227

00:23:06.210 --> 00:23:09.030

Suzanne Cahill: No, no, seeing anybody.

228

00:23:18.270 --> 00:23:20.070

Wayne Platte: Is there something we can do without.

229

00:23:21.420 --> 00:23:22.860

Suzanne Cahill: I believe so, yes.

230

00:23:24.900 --> 00:23:26.940

Wayne Platte: This is this i'm.

231

00:23:28.230 --> 00:23:32.130

Wayne Platte: required for what annual review, and this is this what what this, this is about to.

232

00:23:33.000 --> 00:23:33.840

RJacobsen: Everything years.

233

00:23:34.020 --> 00:23:34.830

Suzanne Cahill: Five years.

234

00:23:36.210 --> 00:23:37.680

Wayne Platte: Trying to scroll down through my.

235

00:23:39.330 --> 00:23:46.920

Wayne Platte: Okay does anybody have any objections to movie for today without the applicant here, I see that there's no issues with building safety.

236

00:23:48.210 --> 00:23:51.000

Wayne Platte: The police report only returned to incidents.

237

00:23:52.080 --> 00:23:54.780

Wayne Platte: One for patrol request and the other for lockout.

238

00:23:56.700 --> 00:24:01.320

Wayne Platte: Anything jumping out of staff level of this that would cause some concern.

239

00:24:04.140 --> 00:24:12.510

Wayne Platte: No Okay, a question comes from the board, do we good with another two year.

240

00:24:14.580 --> 00:24:21.750

Wayne Platte: everybody's good with that okay unless it changes ownership obviously and we'll be back for that so.

241

00:24:23.400 --> 00:24:27.660

Wayne Platte: Under seeker, this is a type to action No further review of the Board is required.

242

00:24:30.750 --> 00:24:40.470

Wayne Platte: And so, at this time i'll make a motion that we approve Item number five for a period of two years with all original conditions carried forward that's emotion, to have a second.

243

00:24:43.260 --> 00:24:48.660

Wayne Platte: by Robert jacobson all in favor way Plaza yes, Charles Polanco.

244

00:24:48.960 --> 00:24:51.060

Wayne Platte: Yes, Robert jacobson.

245

00:24:52.590 --> 00:24:53.580

Wayne Platte: matt Gillis.

246

00:24:53.670 --> 00:24:55.800

Wayne Platte: Yes, and Roche.

247

00:24:56.010 --> 00:24:58.590

Wayne Platte: Yes, Okay, that is adopted, thank you.

248

00:25:02.040 --> 00:25:10.980

Wayne Platte: Moving on to Item number six is 324 Wall Street in parentheses 313 fair street.

249

00:25:12.300 --> 00:25:15.780

Wayne Platte: special permit renewal to operate and drinking establishment.

250

00:25:16.830 --> 00:25:36.180

Wayne Platte: Second, excuse me section block and lattice 48 point 331 dash to dash six secret determination zone, see to stockade historic district, and also heritage area that's a work to don Johnson is the applicant 324 Wall Street kingston incorporated as the owner.

251

00:25:37.380 --> 00:25:41.400

Wayne Platte: Anybody besides the applicant owner wishing to speak on Item number six.

252

00:25:47.010 --> 00:25:48.240

Wayne Platte: And okay.

253

00:25:49.620 --> 00:25:51.660

Wayne Platte: Those folks are not here tonight, either right so.

254

00:25:52.110 --> 00:25:55.050

Wayne Platte: that's correct okay um.

255

00:25:56.670 --> 00:26:02.640

Wayne Platte: seems pretty stable over there right, I mean there's nothing from that's concerned to staff right.

256

00:26:03.900 --> 00:26:04.290

Yes.

257

00:26:06.450 --> 00:26:06.900

Suzanne Cahill: No.

258

00:26:09.480 --> 00:26:24.570

Wayne Platte: on only one incident for police and that was for an alarm call and no complaints listed with building safety division or planning Office does anybody have any objection to moving forward with this tonight to for know.

259

00:26:24.840 --> 00:26:27.810

Don Tallerman: How question which which on retail spaces that.

260

00:26:28.260 --> 00:26:30.660

Wayne Platte: This is the stockade tavern.

261

00:26:31.710 --> 00:26:37.890

Wayne Platte: used to be singers yeah because it connects I guess they got two addresses it connects all the way over to Wall Street.

262

00:26:38.790 --> 00:26:42.090

Don Tallerman: There, so he said you mean with the existing stuck a tavern.

263

00:26:43.290 --> 00:26:43.950

Wayne Platte: Excuse me.

264

00:26:44.100 --> 00:26:46.260

Don Tallerman: So it's, this is a new, this is just existing.

265

00:26:46.590 --> 00:26:47.010

Yes.

266

00:26:52.440 --> 00:26:54.330

Wayne Platte: i'm okay.

267

00:26:57.510 --> 00:26:58.800

Wayne Platte: What about a term so.

268

00:27:00.120 --> 00:27:05.700

Suzanne Cahill: staff is recommending that we increase it to five years it was issued for three years.

269

00:27:06.240 --> 00:27:09.030

Wayne Platte: Okay, any objections to that folks.

270

00:27:10.140 --> 00:27:11.550

Chuck: No okay.

271

00:27:12.510 --> 00:27:12.840

Wayne Platte: All right.

272

00:27:13.920 --> 00:27:21.540

Wayne Platte: All right, so under seeker it's a Type two action again no further review of the Board is required at this time.

273

00:27:22.680 --> 00:27:26.070

Wayne Platte: So away implied here, I will make a motion to.

274

00:27:26.430 --> 00:27:28.440

Wayne Platte: approve, I will number six for a period of.

275

00:27:28.440 --> 00:27:40.920

Wayne Platte: Five years if ownership changes the new owners will have to come in for a renewal at that time with all original conditions carried forward, I do have a second on that.

276

00:27:42.330 --> 00:27:43.290

Kevin: Second Kevin rose.

277

00:27:43.770 --> 00:27:48.510

Wayne Platte: Second, but Kevin Roach all in favor Wayne Plaza yes, Charles Polanco.

278

00:27:48.840 --> 00:27:51.120

Wayne Platte: Yes, Robert Jacobson.

279

00:27:51.510 --> 00:27:53.520

Wayne Platte: yeah matt Gillis.

280

00:27:53.760 --> 00:27:55.530

Wayne Platte: Yes, Kevin Roach.

281

00:27:55.950 --> 00:27:56.580

Kevin: Yes.

282

00:27:56.940 --> 00:27:58.350

Wayne Platte: All right, that is approved, thank you.

283

00:28:01.350 --> 00:28:15.780

Wayne Platte: Alright, moving on to Item number 795 Washington avenue it's a special permit for a basement accessory apartment section blocking lot of 56 point 107 dash five dash 10.

284

00:28:16.290 --> 00:28:26.520

Wayne Platte: Secret determination zone are one word three Rudy Morales is the applicant owner do we have anybody, besides the applicant owner for to speak about tonight.

285

00:28:27.330 --> 00:28:28.680

matt mason: I would be me matt mason.

286

00:28:29.370 --> 00:28:31.200

Wayne Platte: Okay, how you doing man.

287

00:28:31.380 --> 00:28:33.210

matt mason: Good how you doing i'm murray's architect.

288

00:28:33.840 --> 00:28:39.450

Wayne Platte: Okay um alright, so we have nobody else the public right so we're good.

289

00:28:39.990 --> 00:28:41.100

Wayne Platte: yeah okay.

290

00:28:41.370 --> 00:28:45.480

Wayne Platte: Yes, all right um okay go ahead, Mr mason.

291

00:28:47.820 --> 00:28:54.210

matt mason: Last summer, already bought a Susanna are you across the street is that your place or someone you know or.

292

00:28:54.840 --> 00:28:58.380

matt mason: there's a cahill across the street that's you okay so you've seen the whole thing.

293

00:28:59.880 --> 00:29:15.600

matt mason: Yes, you heard about this two story single family dwelling last summer last summer last year and wanting to renovate it he raised it raises the entire structure to put in a full height basement.

294

00:29:16.830 --> 00:29:22.590

matt mason: renovated, the first and second floor he was his intent was a mother daughter.

295

00:29:23.700 --> 00:29:30.630

matt mason: Type situation he would live in the basement and his mother and perhaps some siblings would live in the first and second floor.

296

00:29:32.310 --> 00:29:42.900

matt mason: So he spent a lot of time, and you know funds to renovate this building has done a beautiful job recently he got an offer, he couldn't refuse someone that wanted to purchase it.

297

00:29:45.300 --> 00:29:53.430

matt mason: And it seemed to make sense to rudy for to make the finished basement a separate dwelling.

298

00:29:55.860 --> 00:30:06.360

matt mason: He wasn't quite he didn't make me aware of that he wanted it to be a separate dwelling he went ahead and built it and there is some building code issues, if you want it to be a separate dwelling.

299

00:30:07.980 --> 00:30:12.870

matt mason: So currently right now he is in negotiating with this buyer who is still very interested in it.

300

00:30:14.610 --> 00:30:23.460

matt mason: In in rudy's dealing with the city of kingston building department, the building department has let him know that if if you wanted to be a.

301

00:30:24.540 --> 00:30:30.480

matt mason: an accessory apartment in the basement there's certain things that he needs to do for parking spaces, a separate entrance in the back.

302

00:30:30.990 --> 00:30:39.030

matt mason: there's certain fire ratings that he needs to do so he's looking at that, right now, whether he's going to do it, or if the new owner is going to pay for it.

303

00:30:39.480 --> 00:30:45.120

matt mason: they're working that out, right now, but you want to go ahead and submit to the planning board and at least have the flexibility.

304

00:30:45.360 --> 00:30:55.890

matt mason: Of the option, whether it remains a single family dwelling or if it's a two family, it remains a single family, he has to remove some portions of the kitchen in the basement.

305

00:30:56.940 --> 00:31:04.260

matt mason: Minor work, but so right now he's just looking at his options proceeding from here to make everything legitimate.

306

00:31:06.900 --> 00:31:15.090

Wayne Platte: This is waiting plan, so the building code issue that you speak of is the fact that he never got a building permit to do the work because that correct.

307

00:31:15.120 --> 00:31:25.800

matt mason: He got a building permit for the first and second floor Okay, he says that he submitted a I gave him drawings to do the basement.

308

00:31:27.090 --> 00:31:35.250

matt mason: finished basement he says he's he has told me he's got a permit for it i've asked him to produce it and he has not yet produced it.

309

00:31:35.730 --> 00:31:43.320

matt mason: Okay, so so i'm not exactly sure if he did go ahead and get a permit for the basement he may have I just haven't seen it.

310

00:31:44.010 --> 00:31:51.990

Wayne Platte: Okay, I think that's the case that there was not a building permit issued for the accessory apartment there for the work there.

311

00:31:58.770 --> 00:32:00.480

Wayne Platte: Okay, also.

312

00:32:01.890 --> 00:32:17.370

Wayne Platte: As far as the accessory apartment goes the square footage that's allowed for such apartments for this type of building exceeds the legal limit right Am I correct with that.

313

00:32:20.550 --> 00:32:21.420

matt mason: What is that limit.

314

00:32:24.570 --> 00:32:24.840

Wayne Platte: So.

315

00:32:25.710 --> 00:32:27.870

Kyla DeDea: i'm sorry, when I was trying to figure out who was.

316

00:32:28.050 --> 00:32:30.780

Kyla DeDea: Who was reading the feedback.

317

00:32:32.490 --> 00:32:39.270

Kyla DeDea: The legal let's see I think I have it in the notes there I think it's 600 square foot maximum.

318

00:32:40.410 --> 00:32:44.820

Kyla DeDea: not to exceed what is it 25% does anyone see that.

319

00:32:45.990 --> 00:32:47.970

Wayne Platte: I just see your your.

320

00:32:49.530 --> 00:32:50.820

Wayne Platte: Staff here I got.

321

00:32:50.940 --> 00:32:52.410

Wayne Platte: yeah alright.

322

00:32:52.530 --> 00:32:53.670

john scoza - Designer Signs: sounds like when to make.

323

00:32:56.280 --> 00:32:57.210

Kyla DeDea: me pull that up.

324

00:32:59.070 --> 00:32:59.490

Wayne Platte: yeah.

325

00:33:01.980 --> 00:33:02.640

RJacobsen: d Wayne.

326

00:33:05.370 --> 00:33:06.840

Wayne Platte: Actually, that actually that no.

327

00:33:08.700 --> 00:33:11.040

john scoza - Designer Signs: No, not yet nothing really.

328

00:33:16.380 --> 00:33:16.560

Wayne Platte: I.

329

00:33:17.070 --> 00:33:20.520

john scoza - Designer Signs: Think I think they're talking i'll give you a call after this is done hold on.

330

00:33:32.880 --> 00:33:45.990

Kyla DeDea: Sorry, I don't have my notes in front of me and the other issue that we have discussed with the applicant is the owner occupancy issue, because the property is for sale.

331

00:33:47.490 --> 00:34:00.660

Kyla DeDea: The person that's applying is not going to be the owner of the property, so that it at this point it's not possible to say that, whether it would be owner occupied.

332

00:34:03.990 --> 00:34:16.890

Kyla DeDea: You know it's it's a possibility that in the future when the person purchases, the House if they'd like to pursue an accessory apartment they could always apply and come back if they plan on living there.

333

00:34:18.450 --> 00:34:18.900

Wayne Platte: yeah.

334

00:34:21.090 --> 00:34:21.540

matt mason: Okay.

335

00:34:23.760 --> 00:34:24.240

matt mason: So.

336

00:34:25.680 --> 00:34:40.500

matt mason: So i'm just trying to understand you know there's various scenarios if say their self also rudy does live there, he would still be able to apply for a two family drawing correct.

337

00:34:43.530 --> 00:34:54.300

Kyla DeDea: Well, I guess what he's asking for right now is a special permit from the planning board to allow an accessory dwelling which that is a planning board review.

338

00:34:54.840 --> 00:35:19.860

Kyla DeDea: And with a spare assessor apartments there's a number of requirements, including owner occupancy if he wishes to pursue a two family dwelling I believe he's in an R one single families zone, so he would need to apply to the zoning Board of appeals for a use variance for a two family.

339

00:35:21.360 --> 00:35:44.130

Kyla DeDea: So, if he ends up living there, and he wants to pursue the accessory dwelling unit he the planning board could issue a special permit, but he technically is over that square footage requirement that's in the zoning right now, so he might need a variance either way.

340

00:35:44.790 --> 00:35:52.650

matt mason: So, are you saying okay so say he sells it, as is he removes a portion of the kitchen and sells it as a single family dwelling.

341

00:35:54.390 --> 00:36:06.690

matt mason: And then the new honor so the new owner could then be in position to apply for a two family dwelling through a variance or just would that be the process.

342

00:36:07.020 --> 00:36:22.380

Kyla DeDea: They could apply, I mean they they could discuss these options with an attorney but they could potentially apply for a huge variance for to family or they can apply back to the planning board for a special permit for an accessory unit.

343

00:36:24.240 --> 00:36:36.900

Kyla DeDea: We could talk to that you know, whoever the new owner is if they want to talk to the zoning enforcement officer about you know different options or the planning Office about different options we could do that.

344

00:36:38.070 --> 00:36:45.240

Kyla DeDea: At this point, the current proposal doesn't meet the zoning requirements for an accessory apartment.

345

00:36:47.220 --> 00:36:53.790

matt mason: Because of this, because of the square footage amount or the percentage based relative to the primary.

346

00:36:54.330 --> 00:36:58.470

Kyla DeDea: The both the size and the owner occupancy requirement.

347

00:36:59.910 --> 00:37:00.300

matt mason: Okay.

348

00:37:00.690 --> 00:37:06.450

Kyla DeDea: All right, understanding, things that we identified, you know I don't know if the zoning enforcement officer has looked at.

349

00:37:07.350 --> 00:37:19.290

Kyla DeDea: Additional you know any other issues that could potentially need a variance but those are two issues that fall under the special permit category that he currently is not meeting.

350

00:37:19.980 --> 00:37:23.400

matt mason: Okay, understood all right, well, thank you for your help.

351

00:37:26.430 --> 00:37:41.130

Wayne Platte: um, this is a flat, so I think that you know, based on the fact that the square footage here, and the fact that it's not owner occupied for this accessory apartment i'm kind of leaning towards.

352

00:37:41.820 --> 00:37:55.770

Wayne Platte: denying the application, but there's no question that that Mr Morales, has done a wonderful job bringing this this property back to a vibrant condition, but I think that you know, for what he wants to do with it to make an accessory apartment.

353

00:37:57.030 --> 00:38:01.200

Wayne Platte: i'm inclined to deny the application it's just time anybody else have any feelings on that.

354

00:38:03.690 --> 00:38:04.680

Matt Gillis: That speaking here.

355

00:38:06.090 --> 00:38:12.060

Matt Gillis: i'm in line with you there Wayne it's once it's owner occupied that's what I think this should come back to the board.

356

00:38:12.480 --> 00:38:13.440

Wayne Platte: yeah yeah.

357

00:38:22.710 --> 00:38:24.270

Wayne Platte: Robert can you say that again i'm sorry.

358

00:38:25.050 --> 00:38:32.220

RJacobsen: I would agree, I mean at this point it doesn't meet the zoning code, so therefore they're going to need to get some type of a variance the board Canada okay.

359

00:38:34.770 --> 00:38:35.850

Wayne Platte: All right, um.

360

00:38:37.620 --> 00:38:40.950

Wayne Platte: Anything anybody else have any issues or questions from the board.

361

00:38:43.560 --> 00:38:43.920

Wayne Platte: All right.

362

00:38:45.390 --> 00:38:49.500

Wayne Platte: So as waiting plat at this time i'm going to make a motion that we.

363

00:38:51.810 --> 00:38:55.950

Wayne Platte: deny the special permit request for Item number seven.

364

00:38:57.180 --> 00:38:58.470

Wayne Platte: Do I have a second on that.

365

00:38:59.490 --> 00:38:59.880

Chuck: Okay.

366

00:39:00.090 --> 00:39:06.930

Wayne Platte: That opened by Charles palapa all in favor is Wayne plant is a yes, Charles palapa.

367

00:39:07.260 --> 00:39:09.600

Wayne Platte: Yes, Robert jacobson.

368

00:39:11.040 --> 00:39:12.090

Wayne Platte: matt Gillis.

369

00:39:12.240 --> 00:39:14.280

Wayne Platte: Yes, Kevin Roach.

370

00:39:14.700 --> 00:39:18.600

Wayne Platte: Yes, Okay, thank you, Mr mason, thank you for coming tonight.

371

00:39:19.980 --> 00:39:20.670

Wayne Platte: All right, and.

372

00:39:21.930 --> 00:39:23.220

Wayne Platte: Maybe we'll be seeing you again.

373

00:39:23.280 --> 00:39:25.530

matt mason: Right yes yeah Okay, thank you.

374

00:39:26.040 --> 00:39:28.050

Wayne Platte: good night Sir right.

375

00:39:31.140 --> 00:39:35.850

Wayne Platte: Okay, moving on to Item number eight to 64 Lucas avenue.

376

00:39:38.700 --> 00:39:44.670

Wayne Platte: A site plan to construct a multifamily apartment complex consisting of four buildings.

377

00:39:45.690 --> 00:39:50.280

Wayne Platte: With 47 units and related site improvements section blocking lot of.

378

00:39:52.890 --> 00:39:54.090

Wayne Platte: For their seven.

379

00:39:55.140 --> 00:40:01.260

Wayne Platte: Secret determination zone are for word one SS Li holdings llc as the applicant.

380

00:40:01.260 --> 00:40:05.310

Wayne Platte: owner, so I know we have a number of books this week on this right.

381

00:40:07.800 --> 00:40:08.250

RJacobsen: way.

382

00:40:08.580 --> 00:40:14.010

Suzanne Cahill: Not the applicants introduce themselves first or do I start directly in with these speakers.

383

00:40:14.700 --> 00:40:15.750

RJacobsen: The drop is Robin.

384

00:40:16.440 --> 00:40:21.270

RJacobsen: Yes, Robin on this application I stated in previous meetings.

385

00:40:21.720 --> 00:40:28.530

Wayne Platte: Yes, absolutely so Robert jacobson is going to recuse vince Archer you're hopping in here okay.

386

00:40:30.150 --> 00:40:32.490

Wayne Platte: Okay we'll see you later Robert.

387

00:40:33.930 --> 00:40:35.580

Wayne Platte: i'm okay i'm.

388

00:40:37.170 --> 00:40:39.840

Wayne Platte: Okay, so do we have to speak on this tonight.

389

00:40:40.290 --> 00:40:44.340

Suzanne Cahill: Okay, the first person is Stephen mafia.

390

00:40:46.590 --> 00:40:47.970

Suzanne Cahill: You are on your yes.

391

00:40:48.510 --> 00:40:49.350

1914***466: Yes, i'm here.

392

00:40:49.800 --> 00:40:50.670

1914***466: Okay, can you hear me.

393

00:40:51.510 --> 00:40:52.260

Yes, we can.

394

00:40:54.090 --> 00:40:54.540

1914****466: Thank you.

395

00:40:55.710 --> 00:41:03.750

1914****466: Good evening Chairman plan members of the board Alderman Tolman Suzanne my name is Steven Maffia i'm a licensed professional engineer.

396

00:41:04.260 --> 00:41:12.000

1914****466: I have over 35 years of experience in the field of traffic engineering and have worked on many projects in cities and towns throughout the Hudson valley area.

397

00:41:12.720 --> 00:41:21.000

1914****466: i'm here tonight, on behalf of the neighbors who live on bluestone court, the Jason to the blue stone commons proposed apartment complex.

398

00:41:22.080 --> 00:41:34.140

1914****466: The neighbors and I have concerns and i'm sure there'll be expressing them later regarding the effects of this development, and for my part, particularly with its potential impacts on traffic flows and safety.

399

00:41:35.850 --> 00:41:47.250

1914****466: The neighbors asked me to review the bluestone common submission and those submissions included the traffic assessment prepared by create manning engineers and the site plan prepared by testing engineering.

400

00:41:48.510 --> 00:42:00.570

1914****466: My review is summarized report dated April 9 which I submitted to Suzanne for distribution to the board and other reviewers, and I assume you have copies of that or have access to that to that report.

401

00:42:01.620 --> 00:42:04.860

1914****466: Tonight i'm just going to give you a brief summary of my review.

402

00:42:05.940 --> 00:42:08.280

1914****466: And, and my findings and recommendations.

403

00:42:09.690 --> 00:42:21.540

1914****466: First, as a general overview, in my opinion accessing a 47 unit apartment complex by way of bluestone court which is a cul de SAC that serves only 10 existing single family homes.

404

00:42:22.260 --> 00:42:32.940

1914****466: could have is likely to have a significant impact on traffic flow pedestrian safety and other environmental conditions such as noise, air quality in visual impacts.

405

00:42:34.380 --> 00:42:46.380

1914****466: The those conditions would obviously relate mostly two properties along bluestone court as the proposed access is from the main part of the site to bluestone court.

406

00:42:47.700 --> 00:42:58.230

1914****466: They have to carefully reviewing the traffic and site plan i've concluded those that those impacts were not sufficiently addressed by the creator manning assessment, where the site plan.

407

00:43:00.630 --> 00:43:11.820

1914****466: With traffic impacts typically when we do traffic studies that potential traffic flow impacts our vows and evaluated by conducting a detailed level of service analysis.

408

00:43:12.450 --> 00:43:21.390

1914****466: At key intersections that will be used by the new traffic intersection level of service is a term used to describe the quality of traffic flow.

409

00:43:22.080 --> 00:43:34.080

1914****466: By identifying delay conditions, and that is the time it takes for cars and trucks to get through an intersection and longer it takes time wise than the words, the level of services.

410

00:43:38.160 --> 00:43:46.920

1914****466: Such a detailed analysis would have included the intersection of Luke Lucas avenue and blue stone court, as well as other key intersections on Lucas avenue.

411

00:43:48.120 --> 00:43:55.320

1914****466: Create manning in their assessment did not provide such analysis and they cited two factors to explain why they didn't do that.

412

00:43:56.340 --> 00:44:03.420

1914****466: First peyton manning described the New York State do T method of filtering the proposed projects level of new traffic generation.

413

00:44:04.050 --> 00:44:15.420

1914****466: To see if the detailed analysis is warranted that filter or threshold is 100 new vehicles new vehicle trips on a single approach to an affected key intersection.

414

00:44:16.230 --> 00:44:32.850

1914****466: So, in the case of bluestone Commons in order to trigger a detailed analysis that bluestone court or, for that matter any any key intersection along Lucas avenue this threshold will only be exceeded, if the development was for over 260 apartments.

415

00:44:33.900 --> 00:44:37.260

1914****466: Obviously, a significant large significantly larger development.

416

00:44:38.520 --> 00:44:49.860

1914****466: In my experience that threshold is applicable when the roadway is a high volume state or local road reading 100 new trips would increase traffic by more than just this small percentage.

417

00:44:50.730 --> 00:45:05.310

1914****466: On bluestone court that increase in traffic from the 47 unit apartment complex on a percentage basis would be very significant and should have been analyzed in detail by conducting the level of service analysis I just described.

418

00:45:06.780 --> 00:45:15.870

1914****466: Their second factor was based on a 39 year old going on 40 year old article in the IT journal it's the Institute of transportation engineers.

419

00:45:19.140 --> 00:45:20.280

1914****466: journal report.

420

00:45:21.780 --> 00:45:30.780

1914****466: That hypothesized an unverified approach to evaluate when additional traffic on a low volume street would be considered quote too much, unquote.

421

00:45:31.830 --> 00:45:49.050

1914****466: To my knowledge that approach, which is an environmental quality assessment was never verified by anyone to further develop to the level of accepted practice or recommended guidelines in the field of traffic engineering, so in my opinion, this filter this case does not apply.

422

00:45:50.160 --> 00:46:00.600

1914****466: Therefore I concluded and recommend a detailed level of service analysis should be required, but key intersections along Lucas Ave, especially at the blue stone court intersection.

423

00:46:02.340 --> 00:46:05.790

1914****466: Second, item of concerns of concern regards safety impacts.

424

00:46:07.650 --> 00:46:14.010

1914****466: I find that there are some considerations that must be made by the applicant and the city regarding potential impacts on safety.

425

00:46:17.700 --> 00:46:26.700

1914****466: To do this, there must be an evaluation of the areas crashes three complete with the number of accidents, the types and severity of accidents.

426

00:46:27.330 --> 00:46:36.990

1914****466: And the potential for traffic from this development to worse than those exits that had that accident history, without that the city cannot provide a comprehensive basis for an approval.

427

00:46:38.190 --> 00:46:53.580

1914****466: The analysis of crash data is an important factor to weigh in the decision to allow or deny traffic from a new development that has the potential to negatively impact the safety of all road users, that includes drivers cars and trucks bicyclists and pedestrians.

428

00:46:54.780 --> 00:47:07.860

1914****466: Now we can't predict the occurrence of accidents, no one can do that, but we can make some judgments as to the likelihood of an increase danger if the history or the crashes three here shows that a danger already exist.

429

00:47:09.360 --> 00:47:15.480

1914****466: and additional traffic cars trucks blesses bikes pedestrians, the whole thing can worsen the danger.

430

00:47:17.160 --> 00:47:21.690

1914****466: So in that regard we also looked at pedestrians.

431

00:47:22.950 --> 00:47:39.210

1914****466: and any accommodations for pedestrians that is being proposed by the applicant site plan indicates a pedestrian path to Lucas avenue along the the easement or extension of the law to out to Lucas avenue.

432

00:47:40.440 --> 00:47:48.600

1914****466: However, at the end of that road what pathway there's no pedestrian amenity or safety accommodations included in the site plan.

433

00:47:50.520 --> 00:47:50.910

1914****466: Now.

434

00:47:52.410 --> 00:48:03.570

1914****466: Where the path would end that Lucas avenue, nothing is shown that would provide for states pedestrian access to Lucas if people were to walk out from the site to Lucas avenue.

435

00:48:05.850 --> 00:48:11.550

1914****466: When they reach Lucas to have new potential pedestrians, who will be essentially unprotected from passing traffic.

436

00:48:12.660 --> 00:48:22.800

1914****466: Furthermore, if vehicular access is not as Lucas avenue, but a pedestrian access is it's unlikely that the applicant will clear out any existing vegetation.

437

00:48:23.460 --> 00:48:31.590

1914****466: which the CRATE manning assessment admits severely limits site distance so it's limited sight distance at the end of the walking past.

438

00:48:32.100 --> 00:48:41.610

1914****466: And no sidewalks are crosswalks on Lucas avenue pedestrians will be placed in a very dangerous condition directly exposed to through traffic on this busy collective road.

439

00:48:42.750 --> 00:48:50.580

1914****466: My findings and recommendations in this regard is that a crashed history of Lucas avenue and bluestone court, as well as other nearby intersections and segments.

440

00:48:51.210 --> 00:49:04.380

1914****466: Of this busy street, which was to be submitted by creating manning but wasn't as it the writing this report must be submitted, and we now reserve the right to review and comment on this material once it is submitted.

441

00:49:06.840 --> 00:49:09.270

1914****466: have been addressed traffic flow and safety, I also.

442

00:49:10.680 --> 00:49:21.180

1914****466: reviewed the access plan which is provided in the chest pain engineering plans essentially I determined that the applicant is not adequately addressed or explained.

443

00:49:21.810 --> 00:49:28.410

1914****466: Why and available 30 foot wide right of way to Lucas avenue comes from the main part of the site has been ignored.

444

00:49:28.920 --> 00:49:39.630

1914****466: As the obvious route to the projects full time access, opting instead for connecting to the blue stone court location, with the associated negative impacts that I described in my report.

445

00:49:41.310 --> 00:49:58.920

1914****466: This finding is based on my review of the city's records of the zoning change dating back to 1991 the blue stone comments property in doing that I found the following the main lot, which is known as alternatively as lot to or parcel be.

446

00:50:00.240 --> 00:50:07.500

1914****466: was subdivided and has a 16 foot wide right away extent or not actually right away to the extension of the lot.

447

00:50:08.640 --> 00:50:15.690

1914****466: To Lucas avenue the smaller lot lot one or parcel a as a 14 foot wide easement.

448

00:50:17.130 --> 00:50:28.950

1914****466: Which is parallel to and adjacent to the 16th with extension together they provide a 30 foot wide right of way that could easily accommodate a two way access road and possibly even a sidewalk.

449

00:50:30.480 --> 00:50:34.560

1914****466: Now, an access to Lucas, have you was evaluated by creating manning with regard to site this.

450

00:50:35.580 --> 00:50:44.970

1914****466: site distances, the availability to provide adequate clear sight lines for traffic exiting and entering the the access from Lucas avenue.

451

00:50:46.020 --> 00:50:58.770

1914****466: Create manning indicated in their study that they believe safe safe distance could be provided by clearing some roadside vegetation along Lucas avenue, however, they stopped short of confirming that they can be done.

452

00:51:00.030 --> 00:51:10.290

1914****466: This confirmation can be provided, I believe, by simply extending the survey of existing conditions to include the sightline areas on Lucas avenue to the east and west of the easement.

453

00:51:11.730 --> 00:51:24.420

1914****466: So my findings and recommendations in this regard is that the applicant should be required to confirm the available sightlines and LUCAS avenue at their easement and to explain why and access to Lucas and you would not be acceptable.

454

00:51:28.020 --> 00:51:31.140

1914****466: Also, they mentioned in their in their assessment that.

455

00:51:32.580 --> 00:51:48.240

1914****466: adding another access to Lucas avenue would not be a desirable situation in that regard to point out that Lucas avenue is a collector road and its function is to accommodate those local residential side streets and direct property driveway access.

456

00:51:49.620 --> 00:51:57.420

1914****466: To the East Lucas avenue connects with Washington avenue, and that is the area's main arterial with access to other neighborhoods in kingston i'm sure you all know that.

457

00:51:58.740 --> 00:52:09.870

1914****466: Washington avenue then provides access to regional system like the thruway as a collector road Lucas avenue is designed and expected to accommodate numerous cross streets and drive with.

458

00:52:11.160 --> 00:52:22.560

1914****466: Also, the density of side streets existing and driveways along with the sand and use essentially the same today as it was in 1991 that's when the zoning board approved the rezoning of the subject property.

459

00:52:23.730 --> 00:52:33.210

1914****466: The only addition, in the area, since then, was bluestone court that 15 years ago and that intersection was located opposite and existing intersection boulder avenue.

460

00:52:34.830 --> 00:52:43.320

1914****466: The bba, I believe, representing the interests of the city of kingston the best interest of the city express no concerns at the time with the placement of another.

461

00:52:43.830 --> 00:52:52.470

1914****466: Side street to Lucas at your driveway at the properties lot one a partial a location in fact I believe they expected it to be there.

462

00:52:53.040 --> 00:53:09.120

1914****466: Noting in the in the record of the rezoning process your continued recommendation to maintain a 30 to 50 foot wide right away from Lucas em and, as I pointed out a 30 foot wide right of way does already exist.

463

00:53:11.010 --> 00:53:19.140

1914****466: So again, my findings in general and recommendations are that the applicant bluestone comments should be required to address in detail.

464

00:53:19.710 --> 00:53:34.470

1914****466: To likely negative impacts of the post development tell us why the 30 foot eat access to Lucas avenue is not pursued and and and access to bluestone court be.

465

00:53:35.880 --> 00:53:38.520

1914****466: designed as an alert and emergency access.

466

00:53:39.690 --> 00:53:47.430

1914****466: And they should be required to address all of the items identified in this report and by other comment there's an city.

467

00:53:48.570 --> 00:53:52.350

1914****466: to the satisfaction of the planning board before any approvals are granted.

468

00:53:54.330 --> 00:53:59.610

1914****466: So at this point, I thank you for your time and consideration i'd be happy to answer any questions you may have.

469

00:54:00.810 --> 00:54:01.290

1914****466: and

470

00:54:01.500 --> 00:54:05.460

1914****466: that's my presentation for now i'll turn it back over to to you, thank you.

471

00:54:06.840 --> 00:54:07.410

1914****466: Thank.

472

00:54:07.470 --> 00:54:08.010

You Sir.

473

00:54:15.210 --> 00:54:18.210

Wayne Platte: appreciate it, and so who's our next speaker.

474

00:54:18.600 --> 00:54:21.240

Suzanne Cahill: next speaker is john dally.

475

00:54:31.890 --> 00:54:32.430

1914****252: Good evening.

476

00:54:33.540 --> 00:54:34.350

1914****252: y'all hear me.

477

00:54:38.160 --> 00:54:44.070

1914****252: want to thank you for the opportunity to address you regarding the bluestone commons proposed development.

478

00:54:45.570 --> 00:55:00.300

1914****252: I appreciate the time, first I would like you to restate that I support the development of this 2.698 acre parcel in a way that would enhance the existing neighborhood and the city of kingston.

479

00:55:01.620 --> 00:55:12.300

1914****252: I know that others will find neighbors share my view in this regard that said, the proposed development consisting of 47 residences within four buildings.

480

00:55:12.990 --> 00:55:22.770

1914****252: And was so access from bluestone court, simply does not work for several reasons, most obvious reason is that the development is simply too big for the property.

481

00:55:23.580 --> 00:55:40.470

1914****252: The current design in its basic form only provides for buildings and a parking lot, there is no room for open space, considering that 2.59 acres of the available 2.69 acres will be disturbed will have to be disturbed to accommodate.

482

00:55:42.510 --> 00:55:47.370

1914****252: The plan ingress and egress from bluestone court Jason to to existing driveways.

483

00:55:48.600 --> 00:55:55.470

1914****252: Is that design that does not considered or anticipate the negative impact to the two properties immediately adjacent to it.

484

00:55:56.820 --> 00:56:07.980

1914****252: In an attempt by us to get clarification on how the decision was made to set the access egress from to stone court, we asked the questions of the developers in February 2.

485

00:56:09.210 --> 00:56:10.410

1914****252: email from them.

486

00:56:11.580 --> 00:56:16.260

1914****252: They said, and I quote the city, will have to provide their reasoning on the entrance off of bluestone.

487

00:56:17.670 --> 00:56:20.880

1914****252: This was reiterated in by them and last month's meeting.

488

00:56:21.960 --> 00:56:25.890

1914****252: I think neighbors should submit that request to the planning department and quote.

489

00:56:27.060 --> 00:56:31.350

1914****252: Their response was, we would have to get the answer to that question from the city.

490

00:56:32.460 --> 00:56:43.650

1914****252: After several attempts to get the answer from the city, we still do not have it, so we must therefore conclude that there was no city sourced decision about where the entrance to the Development had to be.

491

00:56:44.730 --> 00:56:53.070

1914****252: At the last planning board meeting the developer indicated that all or most of the construction vehicles with access to development deal Lucas avenue.

492

00:56:54.420 --> 00:57:10.140

1914****252: If trucks and other construction vehicles can safely access the site from Lucas avenue for an extended period of time during the build out phase of the development, then that access can be safely designated as the main entrance exit for the residence of any proposed develop.

493

00:57:11.310 --> 00:57:18.870

1914****252: The access to the development for Lucas avenue is safer, more convenient and preserves the stability of the blue stone court neighborhood.

494

00:57:20.850 --> 00:57:33.630

1914****252: Additionally, there are no sidewalks and either side of Lucas avenue in either direction from bluestone court down to burnham street heading into kingston and none on either side of the street or Lucas avenue heading toward the town of Austrian line.

495

00:57:34.710 --> 00:57:42.390

1914****252: What this indicates to us is that the residence of bluestone commons will be using their cars not walking on Lucas avenue.

496

00:57:43.440 --> 00:57:52.170

1914****252: This will reliably contribute to more traffic on bluestone court which was originally designed to accommodate 10 residences not 57.

497

00:57:54.930 --> 00:58:07.410

1914****252: There has been no discussion that I am aware of your indication that the plans for the development has been fully reviewed by the Department of public works, the water department central Hudson or the city engineering department.

498

00:58:08.790 --> 00:58:18.300

1914****252: In fact, the city planner questions that developers regarding their communications with the city engineering department at the first review of this plan by the planning board several months ago.

499

00:58:19.380 --> 00:58:22.080

1914****252: At the time, it was clear that there had been no communication.

500

00:58:23.100 --> 00:58:39.810

1914****252: Hopefully that's happened since that time, but inevitably it begs the question how can you make an informed decision on the feasibility of and the impact to property taxes for this development without input from the parties responsible for the infrastructure.

501

00:58:41.190 --> 00:58:43.050

1914****252: In my final comment to you is this.

502

00:58:44.220 --> 00:58:48.060

1914****252: We appreciate it very much you're coming to.

503

00:58:49.140 --> 00:58:51.960

1914****252: The neighborhood to the site to see it for yourself.

504

00:58:53.040 --> 00:59:02.340

1914****252: Nonetheless, the site of your cars parked along bluestone Court gave us a good preview of what the street will look like, if you approve the project as it is currently planned.

505

00:59:03.570 --> 00:59:11.730

1914****252: Where our visitors to the development going to park what happens when it snows how safe does that make the street for the young children who live here.

506

00:59:13.050 --> 00:59:18.780

1914****252: The impact of safety, the livability of the neighborhood will be severely diminished if you approve this project.

507

00:59:19.680 --> 00:59:35.430

1914****252: It is our hope that the planning Board will take these issues among others into careful consideration, while reviewing the proposed development plan and reject the blue stone comments proposal in its present form, again appreciate the opportunity to speak to you, thank you.

508

00:59:36.420 --> 00:59:37.080

Thank you, Sir.

509

00:59:47.700 --> 00:59:48.720

Suzanne Cahill: Wayne before.

510

00:59:49.260 --> 01:00:01.740

Suzanne Cahill: want to the other speakers, just a note point of reference that we have been referring the documents to the public works department engineering department water department.

511

01:00:02.220 --> 01:00:12.060

Suzanne Cahill: and others for their comments, along with the building safety division and we are waiting to hear back from them, I do know that there have been communications back and forth.

512

01:00:12.960 --> 01:00:26.700

Suzanne Cahill: Some comments from the engineering department were just responded to late this afternoon, so there is back and forth communication and we can follow up with the other departments at staff level.

513

01:00:27.450 --> 01:00:36.690

Wayne Platte: Okay, also so where we are awaiting a response from the zoning enforcement officer for a few issues as well, yes.

514

01:00:36.750 --> 01:00:37.590

Suzanne Cahill: That is correct.

515

01:00:38.940 --> 01:00:40.140

Suzanne Cahill: What are those issues.

516

01:00:41.760 --> 01:00:55.620

Suzanne Cahill: The variance issues where the usable open space question and front and rear yard setbacks, those were the two major ones I don't know if he's identified any other aspects.

517

01:00:56.100 --> 01:00:58.290

Wayne Platte: Sure we're still waiting at work back from them as well right.

518

01:00:58.560 --> 01:01:00.780

Suzanne Cahill: he's looking at the plan is all yes.

519

01:01:02.190 --> 01:01:04.470

Suzanne Cahill: next speaker is Carol dally.

520

01:01:11.190 --> 01:01:12.300

1914****635: hi can you hear me.

521

01:01:13.020 --> 01:01:13.350

Yes.

522

01:01:14.430 --> 01:01:28.440

1914****635: Okay, thank you for giving me the opportunity to speak about the proposed project at 264 avenue, my name is Carol dally my husband that have lived at 262 look this avenue.

523

01:01:29.250 --> 01:01:41.670

1914****635: corner of bluestone court for almost 25 years before bluestone Court and the homes that are now a part of our neighborhood were built we enjoyed a lovely natural forested area behind our home.

524

01:01:42.720 --> 01:01:59.670

1914****635: Once bluestone Court was established in 2004 we started welcoming neighbors and enjoy the experience of watching young families flourish and grow, ours is a diverse neighborhood comprised of all ages backgrounds and ethnicities.

525

01:02:00.780 --> 01:02:13.020

1914****635: The development bluestone commons being currently proposed for a 2.69 acre piece of land at Jason to blue stone court will definitely change the neighborhood in a negative way.

526

01:02:13.950 --> 01:02:30.690

1914****635: As currently plan, the project offers little open space high density complex and unsafe environment do that to the considerable increase in traffic entering and leaving the development on to bluestone court and subsequently to Lucas avenue.

527

01:02:31.800 --> 01:02:40.350

1914****635: And on the subject of traffic, one of the main concerns I share with our neighbors is the inappropriate choice of access from bluestone court.

528

01:02:41.250 --> 01:02:51.360

1914****635: Mr in Toronto at the March 16 planning board meeting indicated that construction traffic would all are mostly use Lucas Ave as the access to the development.

529

01:02:52.290 --> 01:03:03.570

1914****635: Why then can't this entrance on this Lucas be used by residents of the complex and would offer a safer and more convenient option for bluestone residents.

530

01:03:04.890 --> 01:03:19.230

1914****635: I started speaking about the consequences change we witnessed here in 2004 and we'd like to add that we will welcome that same or similar experience, but not as it is currently plan by ssl I hope.

531

01:03:20.370 --> 01:03:27.270

1914****635: We understood and welcome the need for growth and change at that time and we understand it today.

532

01:03:28.560 --> 01:03:38.040

1914****635: I am adding my voice to the others who speak tonight about the critical need to reject this project in favor of a living space that will offer less density.

533

01:03:38.640 --> 01:03:52.050

1914****635: more open space and a reasonable and safe access all three of which will maintain the character and integrity of the existing environment, and thank you for the time to speak.

534

01:03:57.510 --> 01:03:59.280

Suzanne Cahill: speaker is pat.

535

01:03:59.400 --> 01:04:00.300

Low piano.

536

01:04:08.670 --> 01:04:09.270

1914****252: Hello i'm.

537

01:04:10.920 --> 01:04:11.490

1914****252: i'm Patrick.

538

01:04:13.980 --> 01:04:15.060

1914****252: i'm pleased to.

539

01:04:16.440 --> 01:04:18.570

1914****252: express myself on this issue.

540

01:04:20.010 --> 01:04:35.220

1914****252: i've lived on Lucas avenue since 1982 and live down slope from this development and I found that living down slope from any development is my basement is flooded more often.

541

01:04:36.420 --> 01:04:37.500

1914****252: And also.

542

01:04:38.820 --> 01:04:39.540

1914****252: Also.

543

01:04:42.300 --> 01:04:57.600

1914****252: Like basement gets flooded more often in like property ends up turning into a swamp there's a lot of runoff years ago the optometrist upslope for me he wanted to put an office in his house I didn't own the property.

544

01:04:58.620 --> 01:05:11.520

1914****252: So I couldn't protest and I didn't realize that the property would include a huge parking lot, and if that water doesn't go to the ground, it goes over my property.

545

01:05:13.110 --> 01:05:38.820

1914****252: So also when I have this years ago my water supply pipe busted on on under the road the plumber dug it up, it ended up being lead pipe that got crushed by the extra weight of trucks, this was put in back in the 1920s and 30s they didn't expect this kind of traffic or these big trucks.

546

01:05:39.450 --> 01:05:40.260

1914****635: So my water.

547

01:05:40.560 --> 01:05:42.450

1914****252: So my water pipe got crushed.

548

01:05:44.670 --> 01:05:53.610

1914****252: And another thing I see living on Lucas well in the morning at six o'clock I feel like my pillow is right next to the thruway.

549

01:05:54.240 --> 01:06:03.570

1914****252: The amount of traffic going by and the noise people don't go 50 they don't go 35 they're doing about 50 or 60 get to work.

550

01:06:04.530 --> 01:06:24.840

1914****252: And if you're going to have more density up here it's going to be worse and another thing I see, I see a lot of people walking up Lucas, there are no sidewalks one thing that you need to plan with if you want to develop anything is build up the infrastructure first.

551

01:06:26.580 --> 01:06:28.770

1914****252: it's like putting a saddle on a horse.

552

01:06:29.880 --> 01:06:31.950

1914****252: You gotta do you gotta do that first.

553

01:06:34.140 --> 01:06:45.360

1914****252: can't be developing without planning, I know you're the planning board but let's put in infrastructure, which is going to cost us more tax dollars, of course.

554

01:06:46.320 --> 01:07:01.740

1914****252: Another issue I have is called the citizens around here had been paying taxes for years to build this existing infrastructure and then you have developers that come along and tap into it.

555

01:07:02.970 --> 01:07:15.360

1914****252: And they tap into it to make a profit, and then they have the nerve to turn around and ask the city for a tax break we bought and paid for the infrastructure that exists.

556

01:07:18.540 --> 01:07:19.890

1914****635: But anyway, I.

557

01:07:21.660 --> 01:07:28.470

1914****252: Just appreciate being able to express my views on this Thank you and take care.

558

01:07:35.610 --> 01:07:39.600

Suzanne Cahill: The next is Jeffrey then turn.

559

01:07:39.600 --> 01:07:40.320

morale.

560

01:07:41.940 --> 01:07:42.390

Jeffrey.

561

01:07:44.520 --> 01:07:45.330

1914****635: You army.

562

01:07:46.980 --> 01:07:48.240

1646****921: Good evening, can you hear me.

563

01:07:48.990 --> 01:07:49.800

Suzanne Cahill: Yes, you can.

564

01:07:50.850 --> 01:07:58.260

1646****921: hi this is Jeff is enter a morale and the Alderman for word, one I thank you all for allowing me to speak tonight.

565

01:07:58.920 --> 01:08:01.350

1914****635: And I just wanted to speak and express my.

566

01:08:02.400 --> 01:08:06.690

1914****635: Support for the concerns of my constituents on the.

567

01:08:06.810 --> 01:08:18.960

1646****921: Along Lucas and bluestone court has been hearing concerns from a lot of residents, not only the neighboring properties about properties property owners all along toward and.

568

01:08:19.950 --> 01:08:36.030

1646****921: It is undoubtedly that this project will severely impact not only traffic but quality of life and density of the area, so I ask you to please take their concerns into consideration before you make your final.

569

01:08:37.980 --> 01:08:41.970

1646****921: Declaration, thank you for allowing me to speak and good evening.

570

01:08:42.990 --> 01:08:43.770

Wayne Platte: Thank you sure.

571

01:08:45.600 --> 01:08:50.040

Suzanne Cahill: Thank you, the next speaker is David Gordon.

572

01:08:55.410 --> 01:08:57.630

1845****142: Can everybody hear me, yes, sir.

573

01:08:58.920 --> 01:09:06.270

1845****142: hey hi my name is David Gordon i'm an attorney and i'm representing the neighbors of the proposed project as well.

574

01:09:06.870 --> 01:09:12.240

1845****142: i'll be very, very brief the neighbors asked me to look primarily into the zoning issues.

575

01:09:12.630 --> 01:09:23.070

1845****142: And appears from I believe the statements of the scale before that these have already been referred to the building inspector I also submitted a letter to the building inspector.

576

01:09:23.850 --> 01:09:39.510

1845****142: very similar to the letter that I submitted to you as a comment on this project, I believe, on Thursday evening, very simply, and I believe the scale identified these as well, the two primary zoning violations that are actually fairly clear are.

577

01:09:40.740 --> 01:09:44.700

1845****142: The lack of open space and the failure to meet the.

578

01:09:45.780 --> 01:09:50.400

1845****142: The setbacks, the open space is is very, very.

579

01:09:51.750 --> 01:10:02.160

1845****142: Clear this requirement of between 18 and 19,000 square feet of open space they don't have really any designated and they seem to be presuming that every.

580

01:10:02.670 --> 01:10:08.790

1845****142: square inch that's not otherwise paved is open space and it just doesn't work there's this clearly not enough.

581

01:10:09.150 --> 01:10:15.720

1845****142: At most, I have a couple of thousand square feet in the southwest corner, which was set aside apparently for a picnic area.

582

01:10:16.530 --> 01:10:34.350

1845****142: Setting aside questions about that there's just not enough anywhere else i'd also point out that they were they kind of tried to shift the definition in there some middle to you on the phone page they use a paraphrase the definition for open space in the.

583

01:10:35.370 --> 01:10:44.850

1845****142: city code it's really a requirement for usable open space, which requires a minimum dimension of 40 feet and I think that would make the the.

584

01:10:45.660 --> 01:10:56.310

1845****142: Violations obvious hopefully the building specter will will give an opinion supporting that and, secondly, the question of setbacks, the applicant is tried to.

585

01:10:57.300 --> 01:11:06.450

1845****142: circumvent this by essentially turning the project on its side, it is very clear that the front yard of this project is on to stone court that's where the.

586

01:11:06.810 --> 01:11:15.870

1845****142: The access is it's where the building is going to face, they are essentially pretending that the front yard is somehow it's not on.

587

01:11:16.950 --> 01:11:20.400

1845****142: Lucas Ave they're pretending it is oriented toward Lucas avenue.

588

01:11:21.690 --> 01:11:30.600

1845****142: I don't think that would need anybody's understanding of what a front yard is and again we're hoping that the building inspector will will make that determination.

589

01:11:32.100 --> 01:11:39.150

1845****142: that's it, I would just urge the board to to await the building inspectors determination, it would be somewhat.

590

01:11:40.170 --> 01:11:51.360

1845****142: fruitless to move forward with the with the site plan review is seek review, etc, without even determining whether the zoning is compliant and, at least with respect to open space.

591

01:11:52.080 --> 01:12:05.220

1845****142: The Non compliance is very, very large they don't come close to meeting it's probably a fraction, and so we would just urge the board to to wait for the determination coming out of the building department, thank you.

592

01:12:05.910 --> 01:12:06.510

Thank you, Sir.

593

01:12:07.950 --> 01:12:08.370

Suzanne Cahill: Thank you.

594

01:12:09.360 --> 01:12:11.190

1845****142: The next speaker is.

595

01:12:11.190 --> 01:12:12.150

1845****142: Michael Flynn.

596

01:12:26.010 --> 01:12:27.600

1415****657: hello, yes.

597

01:12:29.730 --> 01:12:33.990

1415****657: Hello there, my name is Michael Flanagan I live at 34 Bluestone.

598

01:12:37.980 --> 01:12:45.510

1415****657: To reiterate some the statements made by Mr Gordon.

599

01:12:46.890 --> 01:12:47.700

1415****657: In that this.

600

01:12:48.870 --> 01:13:02.310

1415****657: process backwards until we have a zoning determination as to what the setbacks, are we shouldn't be approving the building of the open space.

601

01:13:03.780 --> 01:13:10.740

1415****657: The space is not adequate, under the zoning rules you're going to have to send them back.

602

01:13:11.850 --> 01:13:15.210

1415****657: And you're going to approve something you don't have to approve.

603

01:13:17.280 --> 01:13:23.460

1415****657: The same thing is true with respect to the open space.

604

01:13:24.540 --> 01:13:25.380

1415****657: Oh, the.

605

01:13:26.850 --> 01:13:31.620

1415****657: setback requirements they have looked at the.

606

01:13:33.150 --> 01:13:37.020

1415****657: Lucas avenue entrance and so that's the front yard.

607

01:13:38.400 --> 01:13:43.140

1415****657: It is 200 feet from the front street is the edge of this law.

608

01:13:44.490 --> 01:13:51.990

1415****657: No way is this the front yard on Lucas, but if you put the front yard that back on bluestone.

609

01:13:53.040 --> 01:13:59.340

1415****657: They only have 27 feet shown on the drawings on the supposed to be 30.

610

01:14:00.630 --> 01:14:12.030

1415****657: And then the back and Prince or the backyard setback is supposed to be 30 feet, to the rear of the parcel which would be to the east.

611

01:14:13.410 --> 01:14:15.030

1415****657: And they only have 27.

612

01:14:16.170 --> 01:14:34.170

1415****657: If you take six feet have developed mobile space off the front and back of these buildings, you have a completely different project and how you could pass on a project that you don't know if it fits into the development is strange.

613

01:14:35.550 --> 01:14:42.000

1415****657: The other similar issue has to do with the open space.

614

01:14:43.350 --> 01:14:48.330

1415****657: The usable open space is supposed to be 40 foot minimum dimension.

615

01:14:49.590 --> 01:15:02.610

1415****657: There are no dimension shown on the architectural drawings for any of the open space, so there is no way that anyone can determine that there is 43 minimum.

616

01:15:04.050 --> 01:15:15.870

1415****657: And although I have written or David Gordon has written about these issues we have heard no response as to why this development meets either of those requirements.

617

01:15:17.430 --> 01:15:25.800

1415****657: We also have issues with respect to the disability provisions of this see this development.

618

01:15:27.600 --> 01:15:36.960

1415****657: The building when we first raised the disability concerns there was nothing in these drawings about disabilities at all.

619

01:15:38.190 --> 01:15:40.020

1415****657: When we raised it, they made.

620

01:15:41.130 --> 01:15:52.650

1415****657: Changes to the exterior of the building, they have done nothing to the interior of the buildings, if you change the interiors to accommodate.

621

01:15:54.090 --> 01:16:15.480

1415****657: The space required for wheelchairs in usable kitchen usable bathroom and pathways for wheelchairs, through these units you're going to have to make the units larger and if you make them larger the walls are going to change and you're approving things that.

622

01:16:16.560 --> 01:16:17.610

1415****657: are going to move.

623

01:16:19.380 --> 01:16:24.900

1415****657: In addition to Ada or fair housing act.

624

01:16:27.510 --> 01:16:30.390

1415****657: The provisions in the kingston code.

625

01:16:31.980 --> 01:16:38.970

1415****657: Mandatory that you should not approve vast expanses of concrete for parking areas.

626

01:16:40.230 --> 01:16:55.230

1415****657: There is a limit to 12 spaces it's mandatory they're true or not approve any more than 12 spaces in a row in front of each of these four buildings, there are rows of 16.

627

01:16:56.460 --> 01:17:03.600

1415****657: parking spaces separated by a picnic table and another 16 spaces.

628

01:17:04.710 --> 01:17:10.440

1415****657: I don't know how this meets code or anyone could even pretend that this would be compliance.

629

01:17:14.490 --> 01:17:20.130

1415****657: The kingston code also requires that this is developed conform to the neighborhood.

630

01:17:21.750 --> 01:17:34.110

1415****657: The neighbors argue that there is another apartment building that is contiguous to this developer, that this is contiguous to another multifamily development.

631

01:17:35.220 --> 01:17:58.920

1415****657: That is true, but a stretch there is to the rear of this parcel another parcel that you can hardly see from Lucas avenue or bluestone and there's a 20 minute walk to reach that other property everything else in this neighborhood is a single family dwelling.

632

01:18:00.840 --> 01:18:03.870

1415****657: And that's what you have to find this conforms to.

633

01:18:09.150 --> 01:18:12.630

1415****657: Free conservation is mandatory in kingston.

634

01:18:13.830 --> 01:18:20.970

1415****657: It is required that trees be maintained to the maximum extent possible.

635

01:18:23.760 --> 01:18:27.930

1415****657: I cannot find what trees will be required or retain.

636

01:18:29.220 --> 01:18:36.900

1415****657: The developers has said in a letter they did after all of our comments that they're shown on his player.

637

01:18:37.920 --> 01:18:45.540

1415****657: I look back on the plans, this afternoon, I could not find any trees that are marked as being retained.

638

01:18:47.010 --> 01:19:00.960

1415****657: I cannot believe that this is retention of trees to the maximum extent possible, rather, this is a development as dense, as you can make it to the maximum extent possible.

639

01:19:06.450 --> 01:19:14.910

1415****657: As Mr mafia has said this traffic system, the traffic study, they have submitted is rather.

640

01:19:16.860 --> 01:19:26.010

1415****657: superficial and does not really delve into safety concerns fresh studies or what tell you whether or not it's a.

641

01:19:26.730 --> 01:19:47.190

1415****657: If there are a series of crashes along Lucas avenue, and they are creating personal injury property damage or other issues we should know about those and design our projects and plan our projects so is to minimize those risks to the citizens of the city.

642

01:19:49.290 --> 01:19:50.190

1415****657: And lastly.

643

01:19:52.350 --> 01:19:58.440

1415****657: I have written to you now twice on the issue of the long eared back.

644

01:19:59.940 --> 01:20:00.660

1415****657: and

645

01:20:02.730 --> 01:20:24.810

1415****657: The environmental laws of the of the United States are in flux, a Court has ruled that those standards to protect the BAT are improper not enough, we need more, but they didn't say what so the federal standard for preserving the BAT or unknown.

646

01:20:26.520 --> 01:20:28.650

1415****657: We also know that.

647

01:20:31.020 --> 01:20:41.340

1415****657: The President development is relying upon those standards to develop this parcel so we know what is being proposed is inadequate.

648

01:20:42.840 --> 01:20:55.500

1415****657: We know a Federal Court has ruled that the President standards are not compliant within endangered species act, but we don't know what is.

649

01:20:57.360 --> 01:20:59.370

1415****657: What we should at least know.

650

01:21:00.480 --> 01:21:05.790

1415****657: Is our batch present a static and determine that right now, no one knows.

651

01:21:06.840 --> 01:21:10.830

1415****657: Do they use the trees on this parcel for roosting.

652

01:21:12.240 --> 01:21:34.680

1415****657: Are they if you cut them all down as as proposed well that endangered species, we don't know, can you leave some trees, or some group of priests and save a good portion of the habitat we don't know and the developer is asking you to approve.

653

01:21:36.660 --> 01:21:52.170

1415****657: A development without knowing the environmental consequences New York environmental law does not allow that we are to affect investigate every potential.

654

01:21:53.610 --> 01:22:01.440

1415****657: Environmental impact and the effect on the BAT is certainly a potential environmental issue, thank you.

655

01:22:06.930 --> 01:22:10.350

Suzanne Cahill: The next speaker is mark Nelson.

656

01:22:17.550 --> 01:22:18.030

1845****293: Hello.

657

01:22:21.270 --> 01:22:26.190

1845****293: hi Thank you everyone, thank you for the time that you're giving me to speak, I will.

658

01:22:27.510 --> 01:22:37.140

1845****293: try to be brief i've submitted a letter outlining a lot of my objections and I just want to just give a little detail to that i've lived.

659

01:22:37.980 --> 01:22:53.730

1845****293: I live at 54 bluestone court i've lived in kingston my entire life we purchased our home on bluestone court in 2009 since then i've raised two girls and taught them how to ride bikes on the street i'm currently raising a five year old son and teaching him as well.

660

01:22:54.930 --> 01:23:03.480

1845****293: If this project is created the excessive traffic generated by this 47 apartment unit apartment complex will make it too dangerous to let my son ride his bike.

661

01:23:04.680 --> 01:23:14.940

1845****293: i've submitted to the board more detailed letter expressing my objection says project, this includes the errors and the create manning's traffic study that were outlined in Mr mafias report.

662

01:23:16.410 --> 01:23:30.990

1845****293: Finally, i've grave concerns about the project, using the existing water and sewer lines and LUCAS avenue, there have been multiple breaks in the waterline at the intersection of Lucas and determine avenue breaks, as recent as June of 2020.

663

01:23:32.130 --> 01:23:38.040

1845****293: I would hope city investigates the current status of the water and sewer lines on this project that they will be tapping into.

664

01:23:39.240 --> 01:23:50.580

1845****293: i'm asking the board to require revision in this project that will scale, the size back considerably and put the entrance to this project on Lucas avenue, thank you.

665

01:23:53.160 --> 01:23:53.790

Wayne Platte: Thank you, Sir.

666

01:23:54.570 --> 01:23:55.590

Suzanne Cahill: Thank you, Mr Nelson.

667

01:23:55.980 --> 01:23:57.180

gail Flynn.

668

01:24:01.320 --> 01:24:02.010

1415****657: star six carsick.

669

01:24:03.630 --> 01:24:05.310

Suzanne Cahill: We have we can hear you.

670

01:24:06.270 --> 01:24:10.080

1415****657: Can you hear me Okay, I just have to really short comments.

671

01:24:11.130 --> 01:24:21.690

1415****657: One has to do with the I was looking at the site plan and looking at the very detailed description of the different trees and the diameter of the trees, which was great.

672

01:24:22.140 --> 01:24:30.930

1415****657: However, if the one thing that I had a question about is that all of the maple trees were simply listed as maple.

673

01:24:31.410 --> 01:24:38.310

1415****657: And what the one thing I wanted to bring to the board's attention is that there's a huge difference there's indigenous.

674

01:24:39.120 --> 01:25:03.390

1415****657: maple which is even our state tree, which is the sugar maple and there are some of those exists on the lot right now, and those are very important for local fauna and should be given preference, not only for aesthetic and beauty reasons for the development, but also for the entire.

675

01:25:04.560 --> 01:25:10.470

1415****657: Animal and insect and bird population in the area, because the indigenous.

676

01:25:11.010 --> 01:25:23.940

1415****657: Sugar maple is a lot more important than, say, the invasive Norway maples that also exists, so I would request that the developer delineate what kind of maple trees are on and try to make an effort to save the.

677

01:25:24.900 --> 01:25:34.470

1415****657: same tree, I guess, and then another one is this a small story from this neighborhood talking about the infrastructure talking about water runoff.

678

01:25:35.700 --> 01:25:45.210

1415****657: My little next door neighbor oh and who's eight has actually with his own Labor build a little tiny pond and very proudly told me.

679

01:25:45.510 --> 01:25:54.480

1415****657: That whenever the heavy rains come and it floods from the storm drain that is on there there's a city store name that's on our property and our next door neighbor's property.

680

01:25:54.960 --> 01:26:00.360

1415****657: That all the runoff comes down from that storm drain and fills up his little poem that he built so.

681

01:26:00.840 --> 01:26:18.990

1415****657: All of which is just simply to say, we really need to be careful about runoff from the existing extent of parking and payment, so I do want to thank the board, very much for the detailed attention you've been given given to this whole project and the concern so thanks a lot.

682

01:26:20.550 --> 01:26:20.850

Wayne Platte: Thank you.

683

01:26:21.870 --> 01:26:28.230

Suzanne Cahill: Thank you, that is, all of the speakers for this evening that have pre registered.

684

01:26:28.710 --> 01:26:29.250

Suzanne Cahill: and

685

01:26:29.460 --> 01:26:34.590

Suzanne Cahill: have not received any other text messages, so I believe we are done with this portion.

686

01:26:35.460 --> 01:26:36.180

Okay.

687

01:26:41.910 --> 01:26:42.690

Wayne Platte: Welcome

688

01:26:43.710 --> 01:26:44.610

Wayne Platte: The applicants.

689

01:26:52.950 --> 01:26:55.650

Suzanne Cahill: Okay, I believe that we have.

690

01:26:57.240 --> 01:27:00.840

Suzanne Cahill: As far as the applicants Luke in Toronto Jay.

691

01:27:01.110 --> 01:27:02.970

1415****657: I believe, is on zero.

692

01:27:03.480 --> 01:27:08.730

Suzanne Cahill: in Toronto is on Stephen sansi i've seen matt riddle cough.

693

01:27:09.480 --> 01:27:10.920

1415****657: Eric gleason.

694

01:27:11.580 --> 01:27:12.630

Suzanne Cahill: and worse dead.

695

01:27:14.160 --> 01:27:16.470

1415****657: The development team, if you could.

696

01:27:17.460 --> 01:27:20.910

Suzanne Cahill: unmute and open your videos.

697

01:27:28.710 --> 01:27:29.970

Luke Interrante: thanks for having us.

698

01:27:30.450 --> 01:27:30.930

Wayne Platte: hi there.

699

01:27:33.150 --> 01:27:34.800

Suzanne Cahill: Introduce yourself, please.

700

01:27:35.040 --> 01:27:36.360

Luke Interrante: Sure look in Toronto.

701

01:27:37.620 --> 01:27:46.800

Luke Interrante: Part of ssl lie developer, and an owner, the parcel and we have various members of our team on with us tonight.

702

01:27:48.210 --> 01:27:50.340

Ciro Interrante: Tomorrow in Toronto architect for the project.

703

01:27:53.880 --> 01:27:58.650

stefansanzi: Stephen cnc partners with Luke and ssl like old days.

704

01:28:00.150 --> 01:28:02.460

Eric Chastain: Eric chest pain engineer for the project.

705

01:28:03.930 --> 01:28:07.860

matthew rudikoff: i'm Matthew recap the environmental planner for the project.

706

01:28:10.290 --> 01:28:10.920

Wayne Platte: Hello there.

707

01:28:12.150 --> 01:28:16.440

Kenneth Wersted: I think i'm last i'm kind of worsted with Craig manning traffic consultant for the applicant.

708

01:28:21.750 --> 01:28:22.770

Wayne Platte: Welcome everybody.

709

01:28:24.450 --> 01:28:35.730

Wayne Platte: I know we continue to hear a lot of the the public speaking about some of their concerns about about this because of this project, and I know that.

710

01:28:36.840 --> 01:28:37.290

Wayne Platte: A.

711

01:28:37.530 --> 01:28:39.840

Wayne Platte: revised plan was submitted on.

712

01:28:39.990 --> 01:28:43.590

Wayne Platte: The 14th I think that's when the the planning office received it.

713

01:28:46.830 --> 01:28:47.730

Wayne Platte: kinda do we have a.

714

01:28:50.580 --> 01:28:55.590

Wayne Platte: supposed to see with that can you can you throw something up there, I don't know if you have anything available.

715

01:28:56.340 --> 01:29:01.320

Kyla DeDea: yeah I could put up a site plan or vice site plan it's just loading.

716

01:29:01.500 --> 01:29:01.860

Wayne Platte: Okay.

717

01:29:02.730 --> 01:29:04.380

Wayne Platte: I know it's on the city's website.

718

01:29:07.620 --> 01:29:23.910

Wayne Platte: So while we're waiting for that I know just just wanted to reiterate that we are still awaiting some determinations from the zoning enforcement officer, I know there's issues with the word about the usable open space in the setbacks.

719

01:29:25.980 --> 01:29:35.460

Wayne Platte: And we are also, as you mentioned earlier, waiting for word back from the various city agencies like engineering water department.

720

01:29:36.810 --> 01:29:40.860

Wayne Platte: And we're all still involved with the secret process to so.

721

01:29:44.130 --> 01:29:57.900

Wayne Platte: While we're waiting for for the for this to load Luke and Stephen do you wanna you want to speak to anything right now I don't know if we want it, I know you have Mr have can hear it can worsted and, if you want to go there, we go.

722

01:29:59.850 --> 01:30:06.150

Luke Interrante: yeah i'd like to just run through quickly a couple of higher level things and I think can wants to speak.

723

01:30:07.290 --> 01:30:20.880

Luke Interrante: To the traffic on yeah we did provide an updated set leave the revised stated for 10 cents somewhere around for 12 or 14 that you guys are looking at now and have on the site um the two big items to know.

724

01:30:22.260 --> 01:30:32.400

Luke Interrante: I think would be the those zoning things in regards to the setback in the open space so number one m, as in any project that has frontage on two streets.

725

01:30:33.090 --> 01:30:38.190

Luke Interrante: You know, we try to make the best decision as to what's the front what's the side, the difference being three feet.

726

01:30:38.790 --> 01:30:50.700

Luke Interrante: we've gone over this a few times and we can most certainly make an adjustment and we've had that discussion with Eric, let us know where you wouldn't you would like to determine as the front yard and we'll make the adjustment.

727

01:30:51.060 --> 01:30:54.690

Luke Interrante: Additionally, to follow that which I think solves all the setback issues is.

728

01:30:55.020 --> 01:31:05.190

Luke Interrante: We can actually make the setback 30 feet on every side so it's really not going to make a difference to us, despite what some of the comments have been that taking six feet out of the project would be a.

729

01:31:06.180 --> 01:31:15.570

Luke Interrante: Enormous disruption and cause a huge revision it's actually not the case, it would be a very minor revision and we wouldn't even have to change the sizes.

730

01:31:15.990 --> 01:31:33.270

Luke Interrante: Of the buildings we could shift everything in word that three feet on either side, so our stance right now is that whatever feedback we get from Eric and zoning we will incorporate that and it's not going to be anything that causes an issue for us and then number two on the open space.

731

01:31:34.620 --> 01:31:51.690

Luke Interrante: Again, you know comments alluding to how little there is that's actually qualified, we have a updated plan and the new set, that is, the shows the usable open space, we have a total of 21 plus thousand square feet with the requirement being 18,600 square feet.

732

01:31:53.250 --> 01:32:01.440

Luke Interrante: All of these spaces were discussed with Eric kitchen and zoning myself and he on a phone call where we looked at the plan and went over it so.

733

01:32:02.580 --> 01:32:08.580

Luke Interrante: The indication to us has been that these areas that we are showing now on this revised plan, not the original plan.

734

01:32:09.240 --> 01:32:21.390

Luke Interrante: or actually allowed and even if there was some that were in contention and needed to be taken out, we still do have a buffer there, so we do feel like these zoning issues will actually be resolved.

735

01:32:22.410 --> 01:32:24.750

Luke Interrante: Once we hear back from Eric okay.

736

01:32:25.650 --> 01:32:33.240

Wayne Platte: i'm also are we still are we lacking some some definitive screening of.

737

01:32:34.680 --> 01:32:39.360

Wayne Platte: schedule on this brother, are we lacking anything there.

738

01:32:39.720 --> 01:32:52.050

Suzanne Cahill: Well, they have excuse me, they have submitted an updated landscaping plan we've started to review it i've gotten through some of it and made some comments.

739

01:32:53.040 --> 01:33:06.390

Suzanne Cahill: We would like to be able to send our feedback to the applicants again between last one speeding and this one's meeting cobbled kyla and myself were able to meet.

740

01:33:06.930 --> 01:33:15.660

Suzanne Cahill: With both Stephen and Luke and I thought that that was a very good opportunity for us to go through all of the staff notes.

741

01:33:16.290 --> 01:33:30.240

Suzanne Cahill: We haven't quite followed up on all of them with a new set of plans we're also looking to see how the public's comments have been addressed in the plans so it's it's a lengthy process we're we're still working through it.

742

01:33:31.170 --> 01:33:44.340

Suzanne Cahill: But there are comments, where we are asking, I do have some questions on the landscape plan, specifically, they are, they are identified, I don't know if we want to get into that detail at this point.

743

01:33:45.600 --> 01:33:47.460

Suzanne Cahill: They are in the staff notes.

744

01:33:49.230 --> 01:33:49.800

dgartenstein: yeah when.

745

01:33:50.640 --> 01:33:54.510

Wayne Platte: When this was in the criticisms way, this is not a criticism by any means, but.

746

01:33:54.900 --> 01:34:07.920

Wayne Platte: You know, with the the planning office had received these updated plans and revise plans on the 14th so there really hasn't been much time you know between that point and now for for them to you know.

747

01:34:08.820 --> 01:34:14.220

Wayne Platte: Totally review the whole thing, and for us to review it as well, so and it's not the first time things like this happen to know.

748

01:34:15.000 --> 01:34:30.480

Wayne Platte: things happen and just just the timing of when they were still the update was submitted, and you know the process for reviewing these at the staff Level two so but that and again that's not a criticism, just wanted to to make that aware and put that on the record as well.

749

01:34:31.680 --> 01:34:34.770

dgartenstein: So if I could just jump in I need to clarify one issue.

750

01:34:35.880 --> 01:34:47.970

dgartenstein: As Mr Gordon indicated when he spoke, he has submitted a formal request for an interpretation from the zoning enforcement officer that triggers that entire process through the CEO.

751

01:34:48.840 --> 01:34:58.710

dgartenstein: I have been in contact with Mr sandy who has passed me on to his attorney my expectation is that written submissions are going to be.

752

01:34:59.130 --> 01:35:13.470

dgartenstein: submitted in response to Mr gordon's formal request for an interpretation, the wall, Mr into Monday is on the one hand, talking about discussions with Eric it has, to a certain extent i'm.

753

01:35:14.820 --> 01:35:29.160

dgartenstein: elevated to a different level at this point because the formal interpretation has been requested, so this is no longer just an issue of discussions between the applicant and the CEO, this is a formal interpretive process that has been triggered by Mr gordon's letter.

754

01:35:29.940 --> 01:35:30.390

Luke Interrante: Okay.

755

01:35:30.810 --> 01:35:39.420

Luke Interrante: And we understand that clarified, I was giving information based on prior discussions with with Eric on that that led us to this current.

756

01:35:40.410 --> 01:35:44.940

dgartenstein: set, and this is changing daily because we just received the formal request.

757

01:35:45.240 --> 01:35:48.660

dgartenstein: i'm not even sure if that's been formally served or provided to you, yet.

758

01:35:49.440 --> 01:35:56.580

Luke Interrante: Yes, correct We understand that and we've already let our attorney know so we're we're well aware, thank you.

759

01:35:57.210 --> 01:35:57.630

Okay.

760

01:36:03.570 --> 01:36:06.300

Wayne Platte: Luke did you say that Mr worst, I would like to speak.

761

01:36:06.330 --> 01:36:06.690

Wayne Platte: To.

762

01:36:06.750 --> 01:36:11.040

Luke Interrante: The training on it speak to some traffic items.

763

01:36:12.240 --> 01:36:12.570

Wayne Platte: Welcome

764

01:36:13.740 --> 01:36:16.710

Kenneth Wersted: i'll leave it to the discretion of the Board about how detailed.

765

01:36:17.280 --> 01:36:18.840

Kenneth Wersted: You before I get into or not.

766

01:36:19.830 --> 01:36:29.310

Kenneth Wersted: We did receive Mr mafia's comment letter last week, as well as some of the other resident comments and we started to prepare a response for that.

767

01:36:30.180 --> 01:36:39.300

Kenneth Wersted: I was reminded about our our accident request to do it and it chimed in with me that we still haven't received something so we did reach out to them.

768

01:36:39.990 --> 01:36:53.640

Kenneth Wersted: They still are, they are still processing that request it has taken longer than they typically take, but we did check in with them, they said they still have it they're still working on it so that information is still pending.

769

01:36:54.210 --> 01:36:57.570

Wayne Platte: And what what aspect of the traffic study was that where's that.

770

01:36:58.080 --> 01:37:00.690

Kenneth Wersted: that's regards to the the crash history.

771

01:37:01.710 --> 01:37:12.720

Kenneth Wersted: No duty, we did reach out to the police department, but police departments tend to file their information based on like a case number annotate.

772

01:37:13.530 --> 01:37:22.260

Kenneth Wersted: Because it's easy to look up in that fashion and and all that information gets compiled by department and do it, where they.

773

01:37:22.740 --> 01:37:41.340

Kenneth Wersted: In addition to placing it both with a date they located on the street so it's much easier to ask them for a segment of road or an intersection and you know request accidents, for the latest three years, four years, however, however, you whatever you wish to see.

774

01:37:42.660 --> 01:37:49.650

Kenneth Wersted: So that relative to that information due to still working on it and getting that stuff back to us okay.

775

01:37:51.150 --> 01:37:53.220

Kenneth Wersted: relative to some of the other comments.

776

01:37:54.480 --> 01:38:08.160

Kenneth Wersted: I appreciate that there's a big difference in traffic that's occurring here, you know you have a you have a road that was constructed presumably to city requirements city specifications.

777

01:38:09.720 --> 01:38:26.880

Kenneth Wersted: I would argue that the road wasn't designed simply for 10 homes, the road spec could have commented 20 homes or 30 homes it didn't matter how many homes are on it, you know it meets a certain with that you know meets city code, however, the land that was available to.

778

01:38:26.880 --> 01:38:28.590

Kenneth Wersted: It happened to be.

779

01:38:29.010 --> 01:38:41.880

Kenneth Wersted: 10 homes I wouldn't know that there's a couple of other lots, still on the property that haven't been developed, including this one, when the project was developed or anticipated in 1991.

780

01:38:43.230 --> 01:39:03.000

Kenneth Wersted: I believe that the only access the property had was out to Lucas avenue so when the lot one and lot two were divided they had to provide some type of access to it, and later on when in 2005 when bluestone Creek was developed it created a give or take 150 foot frontage.

781

01:39:04.710 --> 01:39:06.540

Kenneth Wersted: joining this parcel.

782

01:39:08.790 --> 01:39:12.930

Kenneth Wersted: As time went on obviously you know homes were built over over different times.

783

01:39:14.100 --> 01:39:20.820

Kenneth Wersted: From what I can find online They range from three to four bedroom two and a half to three and a half baths.

784

01:39:22.140 --> 01:39:32.430

Kenneth Wersted: And it that isn't going to be the same as these apartments the apartments are going to be smaller they're not going to generate traffic, the same as a single family House would.

785

01:39:32.910 --> 01:39:44.850

Kenneth Wersted: So with 47 units in it, you wouldn't expect the same traffic, you would get from 47 single family homes it's not an apples to apples comparison.

786

01:39:45.690 --> 01:39:55.140

Kenneth Wersted: The apartments generate fewer trips per unit because they're smaller you know you have fewer people in them smaller families, you know, etc.

787

01:39:55.650 --> 01:40:06.240

Kenneth Wersted: So when we analyzed the amount of traffic coming in and out, we went to the Institute of transportation engineers and they compile all different kinds of land uses and put these together.

788

01:40:07.080 --> 01:40:08.190

Kenneth Wersted: And they had taken a look.

789

01:40:08.190 --> 01:40:08.460

1415***657: At.

790

01:40:08.490 --> 01:40:16.620

Kenneth Wersted: You know apartments they have it, you know as a as a classification and they determine how much traffic will come out on a per unit basis, and those are the.

791

01:40:16.980 --> 01:40:31.230

Kenneth Wersted: standard methodology procedures we've used to to estimate this project and following those procedures we estimated that this project would generate about 23 trips in the morning peak hour and 30 trips in the afternoon peak hours.

792

01:40:33.150 --> 01:40:46.290

Kenneth Wersted: In comparison to the 10 homes that that are on there, the morning peak hours about roughly double you know, so if you had about 10 cars coming out on bluestone cord in the morning today.

793

01:40:46.740 --> 01:40:47.850

1415***657: After the project it.

794

01:40:47.850 --> 01:40:49.170

Kenneth Wersted: would go up to about 23.

795

01:40:49.890 --> 01:40:51.090

Kenneth Wersted: And if he had about.

796

01:40:52.440 --> 01:40:54.840

Kenneth Wersted: 10 or so in the afternoon.

797

01:40:55.650 --> 01:40:57.330

Kenneth Wersted: The afternoon has 11.

798

01:40:57.630 --> 01:40:59.670

Kenneth Wersted: People go up to 30 so.

799

01:41:00.360 --> 01:41:02.370

Kenneth Wersted: In general, roughly a double to a.

800

01:41:02.370 --> 01:41:02.700

Kenneth Wersted: triple.

801

01:41:03.300 --> 01:41:10.230

Kenneth Wersted: You know, increase in terms of volume coming in and out that that sounds you know significant.

802

01:41:10.290 --> 01:41:10.590

Kenneth Wersted: You know.

803

01:41:10.650 --> 01:41:11.580

Double triple.

804

01:41:12.930 --> 01:41:14.310

Kenneth Wersted: But from a traffic engineering.

805

01:41:14.310 --> 01:41:16.140

1415****657: standpoint, how much.

806

01:41:16.230 --> 01:41:17.430

Kenneth Wersted: Traffic could you fit.

807

01:41:17.430 --> 01:41:21.030

Kenneth Wersted: in and out of bluestone court before you start to see impacts.

808

01:41:22.740 --> 01:41:32.160

Kenneth Wersted: If you had five cars on on bluestone court today and it doubled to 10 cars, because someone happened to have a birthday party or house party or something like that.

809

01:41:33.150 --> 01:41:39.540

Kenneth Wersted: You wouldn't immediately call for you know needing a traffic signal or widening the road or doing any of those things.

810

01:41:40.140 --> 01:41:51.810

Kenneth Wersted: And that's the situation that we're in we've got a low volume road, it has additional capacity to accommodate more traffic and we are increasing that traffic to the numbers that I stated.

811

01:41:52.770 --> 01:42:00.510

Kenneth Wersted: And we took a look at the traffic volumes that Mr mafia had diagrammed out in his letter.

812

01:42:01.020 --> 01:42:08.100

Kenneth Wersted: And we built upon that we took the traffic from this project we assigned it to the intersection we did a detailed analysis.

813

01:42:08.850 --> 01:42:19.110

Kenneth Wersted: That analysis found that the bluestone core approach at operates a level service be in the morning and the afternoon.

814

01:42:19.530 --> 01:42:31.560

Kenneth Wersted: With roughly 13 seconds of delay and that delay is representative of what the average delay for a vehicle would be to come out so mikey quicker so might be longer but that's the average.

815

01:42:32.220 --> 01:42:45.450

Kenneth Wersted: So we have this existing condition or there's no bill condition at 13 seconds, and then we added into traffic now traffic volumes, we may have tripled that but in terms of delay, we only go up by one second.

816

01:42:46.140 --> 01:42:58.620

Kenneth Wersted: So the approach still operates a level servers be after the project has done delays increase by one second and relative to a detailed analysis that's not significant.

817

01:43:00.360 --> 01:43:17.160

Kenneth Wersted: We didn't explore how much more could we build or put on to you know this site and reasonably you can't put this number on but we increase traffic we increased it by about 1300 to 1500 percent.

818

01:43:18.840 --> 01:43:28.770

Kenneth Wersted: That means, instead of building 47 units, we said, well, what if we build 285 units, what if that was possible and we're talking like seven eight stories tall buildings.

819

01:43:29.310 --> 01:43:44.520

Kenneth Wersted: it's not something that would be proposed, but we wanted to explore it and what we found with, that is, we would get a five second increase in delay coming out of bluestone core so even going from 14 seconds to like 19 seconds.

820

01:43:45.540 --> 01:43:57.480

Kenneth Wersted: That traffic engineering wise isn't a significant increase, but you can see that the Court itself still has a lot of reserve capacity there, it could accommodate a lot more, you know traffic.

821

01:43:59.070 --> 01:44:14.340

Kenneth Wersted: Those numbers aren't realistic no one's proposing that but it just gives you a little bit of an example, so that letter was submitted to the board this afternoon i'm sure in the coming days, it will get circulated and distributed to to the rest of the board members.

822

01:44:17.160 --> 01:44:17.460

Thank you.

823

01:44:19.920 --> 01:44:20.220

stefansanzi: Thank.

824

01:44:30.090 --> 01:44:34.590

Wayne Platte: So, so we have for the rest of the board to we have.

825

01:44:36.960 --> 01:44:43.620

Wayne Platte: seemed to have a conflict between different traffic studies and i'm not a by no means a traffic engineer so um.

826

01:44:44.640 --> 01:44:48.090

Wayne Platte: So do you have any you have any suggestions what might help.

827

01:44:50.010 --> 01:44:50.160

matthew rudikoff: well.

828

01:44:50.670 --> 01:45:05.010

Suzanne Cahill: yeah I mean we we have discussed this um you know the board does have the option of engaging their own independent traffic consultants to review.

829

01:45:05.520 --> 01:45:25.620

Suzanne Cahill: Both studies and a prob provided opinion back to the board now would include obviously reviewing creighton manning's work reviewing Mr mafias work and then possibly undertaking some independent study of their own and then completing and compiling something back to your board.

830

01:45:27.270 --> 01:45:40.200

Suzanne Cahill: You know, traffic is obviously traffic and access both are obviously one of the main concerns of everyone involved, including you know the board the applicant and and the neighbors.

831

01:45:41.550 --> 01:45:53.850

Suzanne Cahill: And while we are not traffic engineers, we review them but I don't know that we have at the city level right now the technical expertise to undertake.

832

01:45:54.360 --> 01:46:06.240

Suzanne Cahill: A quality review that I think should maybe be had in order to make the record, clear and concise for our seat for purposes of seeker okay.

833

01:46:07.590 --> 01:46:09.660

matthew rudikoff: Mr Chairman, this, this is not good enough.

834

01:46:10.080 --> 01:46:11.040

Wayne Platte: Why man, how are you.

835

01:46:11.370 --> 01:46:20.370

matthew rudikoff: Good Thank you so this is, you know, a very interesting process to work to observe, because you know this is this the Board has to.

836

01:46:21.000 --> 01:46:25.560

matthew rudikoff: acknowledge when certain impacts just physically can't be.

837

01:46:26.490 --> 01:46:38.010

matthew rudikoff: Significant to the level of what seeker requires and one of the statements made by by one of the neighbors was that the purpose of secret was to investigate every possible.

838

01:46:38.340 --> 01:46:49.230

matthew rudikoff: Impact well that that's not really the purpose of secrets to identify potentially significant adverse impact, and so I think that with the traffic is a very good example.

839

01:46:49.590 --> 01:46:59.010

matthew rudikoff: Because the change from a 13 second delay to get out of bluestone court and onto Lucas avenue that's what exists now.

840

01:46:59.280 --> 01:47:18.420

matthew rudikoff: This is not a rural road where people just rolling right on through to the collector road which we know, has a high volume, this is a one second delay in waiting time it's not possible that that's a significant adverse environmental impact and really what what occurs, is that we're seeing.

841

01:47:19.500 --> 01:47:31.410

matthew rudikoff: neighbors and let me say that the comments will will stated and clearly stated and and talked about you know real issues, but they never described the issues in a way, where the potential impacts.

842

01:47:31.680 --> 01:47:39.990

matthew rudikoff: Were rising to the level where they wanted a continuation of a seeker review, like, for example on the annabeth.

843

01:47:40.440 --> 01:47:49.770

matthew rudikoff: You know that there are no projects anywhere in this region stopped for indiana bad reasons and, of course, most people just cut in the allowed cutting period.

844

01:47:50.160 --> 01:48:03.840

matthew rudikoff: And our case we're outside of the allowed cutting period so we're investigating what the next step is, and that is just to demonstrate how minimal the potential is for any impact they're all the next step is finding out whether there's.

845

01:48:04.830 --> 01:48:18.120

matthew rudikoff: A summer hibernate calum within 250 feet of the project that's the next level of testing, or if there's been a winter or summer occurrence, which is like a sighting of indiana back within 200 feet.

846

01:48:18.510 --> 01:48:29.580

matthew rudikoff: So these are these are issues that almost never occur, and when we try to obtain information about whether there were occurrences, we got a response that that inflammation is released to the public.

847

01:48:30.720 --> 01:48:33.690

matthew rudikoff: Species so this whole issue of indiana bad is really.

848

01:48:34.230 --> 01:48:46.110

matthew rudikoff: a red herring and particularly in light of regulations that don't exist, so I think it's important that we see these issues in the context of a very responsive applicant very open to making changes.

849

01:48:46.800 --> 01:49:00.900

matthew rudikoff: Good good changes in response to very good comments terms of landscaping in terms of adjusting yards terms of reviewing the details of the open space issue and the setback issue and willing to a Bible wherever those issues are, but the.

850

01:49:01.590 --> 01:49:07.500

matthew rudikoff: In definitely continuing this process is really not what's what secrets about certainly or real questions.

851

01:49:07.830 --> 01:49:19.440

matthew rudikoff: have to be answered, and will participate, but I really think on these environmental issues, a lot of these issues have to be dealt with in the way with with the motivation of the people making them.

852

01:49:19.920 --> 01:49:22.320

dgartenstein: Little Wayne can I jump in for one second here.

853

01:49:22.710 --> 01:49:32.280

dgartenstein: The specific issue that Sue raised with regard to the traffic study was what we were discussing while I appreciate it, Mr rooter cough is saying about the BATs that wasn't.

854

01:49:32.670 --> 01:49:45.210

dgartenstein: The question we currently have to traffic studies that have come to very different conclusions and the Board is going to have to make factual determinations.

855

01:49:45.750 --> 01:49:58.140

dgartenstein: With regard to those two studies My only concern with the deciding on an independent study at this point is that we have not heard from our engineer yet.

856

01:49:59.550 --> 01:50:01.230

dgartenstein: And you know I would.

857

01:50:02.310 --> 01:50:05.370

dgartenstein: urge the board to wait to.

858

01:50:06.480 --> 01:50:16.620

dgartenstein: Go that path until our engineer has a chance to look at both studies and identify whether there are specific issues that we need an independent third party for.

859

01:50:16.890 --> 01:50:30.750

dgartenstein: I think, ultimately, we are going to need it, but I think the process should be received both our engineers should look at both of them, he should chime in, and then we should move forward, I believe that, given that we have a special meeting.

860

01:50:31.830 --> 01:50:43.830

dgartenstein: weeks, you certainly could very briefly address this at that special meeting and voted that point, based on Mr Schultz is review to order the third party review.

861

01:50:44.910 --> 01:50:53.640

Wayne Platte: yeah I thank you for that insight Dan I agree with that you know i'm just bringing that to light about you know the traffic is a big is a big issue and seems.

862

01:50:54.690 --> 01:51:11.010

Wayne Platte: For both sides here, so I think it does it does make sense to wait for engineering to include that in their findings and recommendations and we can certainly bring it up at our at our next meeting, the special meeting which we will be talking about that as well.

863

01:51:13.020 --> 01:51:17.970

Wayne Platte: aboard rest of the Board feel good about that we're going to let the engineer do his thing and.

864

01:51:19.320 --> 01:51:24.180

Wayne Platte: Composition conclusions and and base our decision when that when that occurs we're good with that.

865

01:51:26.970 --> 01:51:27.570

Wayne Platte: Excuse me.

866

01:51:28.320 --> 01:51:28.800

Wayne Platte: Excuse me.

867

01:51:29.640 --> 01:51:37.440

1914****466: Mr Chairman, Mr Chairman, this is Steve Maffia yes, I wonder if I could, if I could ask the board a quote you and board a question well.

868

01:51:37.560 --> 01:51:39.090

Wayne Platte: Well, I would I would.

869

01:51:40.950 --> 01:51:44.190

Wayne Platte: I would you already spoken during the public comment period.

870

01:51:45.660 --> 01:51:49.800

1914****466: Yes, I just was wondering if I would have the opportunity to review.

871

01:51:50.880 --> 01:51:53.610

1914****466: The information that creighton manning submitted.

872

01:51:54.870 --> 01:51:55.560

Wayne Platte: If that's that's.

873

01:51:56.670 --> 01:51:59.670

Wayne Platte: that's public public record, yes, you can do that.

874

01:52:00.390 --> 01:52:19.890

Suzanne Cahill: yeah absolutely that i'm there was can indicated that just came in late this afternoon, so that will be circulated and it will get posted on the website as well, so probably tomorrow or definitely by Wednesday, that will be done.

875

01:52:21.510 --> 01:52:26.520

1914****466: Thank you, I would like to review it and provide some comments, if I have any.

876

01:52:27.540 --> 01:52:41.370

1914****466: So yeah Thank you also, is there any response yet from the applicant regarding the use of the existing right of way to Lucas avenue for full time access point.

877

01:52:43.410 --> 01:52:44.190

1914****466: Well, I.

878

01:52:44.280 --> 01:52:50.280

Wayne Platte: i'm not going to speak to that, right now, I mean that was something that was certainly brought up there in the public comment.

879

01:52:50.700 --> 01:52:51.630

1914****466: portion right.

880

01:52:52.170 --> 01:52:53.640

Wayne Platte: It doesn't mean that I mean.

881

01:52:53.670 --> 01:52:58.500

Wayne Platte: Certainly, that will probably remain part of the discussions with the applicant.

882

01:52:59.730 --> 01:53:02.640

Wayne Platte: But it's not off the table, yet, so I just wanted.

883

01:53:02.700 --> 01:53:05.580

Wayne Platte: You know it's it's it's still out there, so.

884

01:53:06.570 --> 01:53:11.220

1914****466: Okay, I understand, thank you so much Thank you so much for letting me your comments, thank you.

885

01:53:14.190 --> 01:53:17.970

Wayne Platte: All right, and as Dan mentioned okay who's who's that I interrupt.

886

01:53:18.360 --> 01:53:32.910

Suzanne Cahill: Wayne I just I just want a clarification of what you and Dan were thinking, I will certainly follow up immediately with John and try and get comments back so you are looking to.

887

01:53:33.390 --> 01:53:48.270

Suzanne Cahill: Possibly just talk briefly about this at next monday's special meeting just to make the decision as to which direction you want to go, or are we talking about sending a separate special meeting.

888

01:53:48.810 --> 01:53:51.810

Wayne Platte: I was talking about setting a separate special meeting.

889

01:53:52.530 --> 01:53:53.880

dgartenstein: I was not what I was.

890

01:53:54.090 --> 01:54:08.520

dgartenstein: Suggesting was that if john can review both traffic studies in the next week um and state an opinion as to whether or not there are enough factual disparities to warrant a third.

891

01:54:09.030 --> 01:54:18.240

dgartenstein: Then we could put it on the agenda for the special meeting next Monday and just take a vote to expedite the process of getting the third opinion.

892

01:54:21.840 --> 01:54:22.410

Wayne Platte: Okay.

893

01:54:22.500 --> 01:54:24.780

Suzanne Cahill: that's what I am interpreted thanks.

894

01:54:25.770 --> 01:54:26.340

Wayne Platte: All right.

895

01:54:27.090 --> 01:54:33.360

dgartenstein: that's a that's why I assume you're fine with that assuming that john can chime in in the next couple of days.

896

01:54:33.600 --> 01:54:42.450

Suzanne Cahill: yeah we're not be a full blown meeting discussion, it would simply be a discussion as to what john's opinion is and whether or not he.

897

01:54:42.810 --> 01:54:56.400

Suzanne Cahill: thinks that the Board should move forward with a engaging a separate consultant, or if he he feels that he's confident enough in his review that he can provide the guidance that you need.

898

01:54:56.850 --> 01:54:59.880

dgartenstein: Correct I expect that will be a five or 10 minute conversation animals.

899

01:55:00.270 --> 01:55:08.430

Wayne Platte: Yes, and that will be the only aspect of this particular project that we will be discussing at next month's meeting next month.

900

01:55:08.490 --> 01:55:10.530

dgartenstein: Otherwise, is a special meeting strictly.

901

01:55:10.530 --> 01:55:11.880

dgartenstein: For the brickyard.

902

01:55:12.360 --> 01:55:12.780

Okay.

903

01:55:14.250 --> 01:55:22.260

Wayne Platte: Then going further into a special meeting what a FAB was referring to for this particular project are we inclined to want to have.

904

01:55:23.100 --> 01:55:33.690

Wayne Platte: A special meeting for this particular project, I mean is that something that the board feels we should in between both meet you know this month's meeting and next month's meeting.

905

01:55:34.410 --> 01:55:45.240

dgartenstein: But I think that's premature, given the request for the interpretation that has been submitted to Mr kitchen, given what Mr in Toronto has indicated, are further.

906

01:55:46.020 --> 01:56:03.090

dgartenstein: modifications to the plan to address the open space issue until we get the interpretation from Eric which is not going to come until the applicants attorney formally respond to the request for the interpretation and the issues raised, Mr Gordon I think we're getting ahead of ourselves.

907

01:56:03.450 --> 01:56:07.050

Wayne Platte: Okay, I just wasn't sure on the timeliness of.

908

01:56:08.340 --> 01:56:13.980

Wayne Platte: When Mr Mr kitchen was going to get his interpretation back to us know or.

909

01:56:14.580 --> 01:56:29.970

Wayne Platte: However, that whole process works, so if we if we have to wait that's that's fine, but you know just want to keep it out there that we are available to have special meetings for for projects like this and if if the need arises, we can certainly accommodate that.

910

01:56:30.030 --> 01:56:39.000

dgartenstein: I that doesn't mean that there aren't additional issues that this board can and should address this evening, moving through the staff notes.

911

01:56:39.840 --> 01:56:52.980

dgartenstein: planning has outlined a whole litany of issues that we can continue to discuss at this point and we can certainly move the process forward, but I don't expect that you know we're going to come to any kind of resolution with regard to the more global issues.

912

01:56:53.460 --> 01:56:55.530

Wayne Platte: Right Okay, I agree, I agree.

913

01:56:57.450 --> 01:57:11.580

Wayne Platte: Okay um so what what are some things we can we can get off our list tonight and as Dan just mentioned, I keep going back here I keep losing my my staff notes here I gotta keep going back I apologize.

914

01:57:11.940 --> 01:57:24.780

Suzanne Cahill: that's Okay, well, I mean I don't know board members themselves I don't open it up to the board members first and say, are there any specific areas of concern or.

915

01:57:25.650 --> 01:57:38.400

Suzanne Cahill: elements of the discussion you've had these notes there on the they're fairly consistent from meeting to meeting they just get amended and modified and updated, as we see fit.

916

01:57:39.720 --> 01:57:44.160

Suzanne Cahill: If you want to talk does anybody have any feelings about.

917

01:57:45.360 --> 01:57:47.910

Suzanne Cahill: You know any of the issues that were brought up tonight.

918

01:57:49.710 --> 01:58:03.720

Suzanne Cahill: There are questions of the density, which is a major issue I don't know if the board wants to have any discussion are any opinion on the density that's being proposed right now.

919

01:58:04.980 --> 01:58:06.060

Suzanne Cahill: The footprint.

920

01:58:07.680 --> 01:58:08.430

Suzanne Cahill: access.

921

01:58:08.940 --> 01:58:18.330

Kyla DeDea: And if anyone wants to see any of the plans or elevations are specific details just let me know I can try to find those and put put them on screen.

922

01:58:20.820 --> 01:58:23.430

Matt Gillis: hey this is matt here i've been go.

923

01:58:25.410 --> 01:58:28.080

Suzanne Cahill: matt you're muted you muted yourself.

924

01:58:31.980 --> 01:58:38.670

Matt Gillis: About now we're back okay there we go yes i've been going through the ups or the revised plans that were submitted.

925

01:58:39.120 --> 01:58:57.390

Matt Gillis: And it's I mean every square inch of that parcel is being used and seeing more open space or recreational space, would be a nice thing to see just scale the building down slightly to get just a little more outdoor space for the tenants of occupants there.

926

01:59:03.000 --> 01:59:04.950

Suzanne Cahill: jack any thoughts from you.

927

01:59:06.120 --> 01:59:11.610

Suzanne Cahill: comments on what public has said or your own i'm.

928

01:59:13.590 --> 01:59:13.740

You.

929

01:59:15.630 --> 01:59:18.870

Chuck: Know i'm i'm interested in seeing what they come back with the.

930

01:59:20.160 --> 01:59:23.820

Chuck: Problem Solving and and the engineer right now.

931

01:59:25.230 --> 01:59:25.590

Suzanne Cahill: Okay.

932

01:59:27.690 --> 01:59:34.560

Wayne Platte: This is Wayne I know that, with a number of projects that have come across this board in the past.

933

01:59:36.360 --> 01:59:47.940

Wayne Platte: And I know so you have spoken to this with this particular project as far as coming with a plan B, for you know you kind of aim high shoot low for.

934

01:59:48.780 --> 02:00:02.160

Wayne Platte: How many units you actually want to have in a particular project, and I just it and I want to go back to that again to see if you know that there's there is in fact a plan B, that if this wasn't working.

935

02:00:02.730 --> 02:00:21.930

Wayne Platte: And the board obviously would would request that reduction in the number of units would help move this along I was just wondering if the applicants have given any consideration, you know as to is there a threshold that makes this project happen or not happen, you know.

936

02:00:23.160 --> 02:00:26.160

Wayne Platte: If I don't know if Luke or Stephen can talk to that.

937

02:00:27.660 --> 02:00:30.060

Luke Interrante: We did we did make a reduction.

938

02:00:31.140 --> 02:00:32.580

Luke Interrante: Since the last.

939

02:00:33.630 --> 02:00:42.990

Luke Interrante: Revision reducing it by two units and then converting the three bedroom into two so we're actually done a 46 but we eliminated the whole footprint of one.

940

02:00:44.040 --> 02:00:55.260

Luke Interrante: You know one double storey unit um, I guess, for us, we would have to go back and you know, think about that I think are real question would be at this point.

941

02:00:56.490 --> 02:01:04.290

Luke Interrante: We would want to wait for the for the zoning analysis and if we are meeting zoning, I guess, we would question why, in that case, would we.

942

02:01:05.310 --> 02:01:09.060

Luke Interrante: You know, when we want to concede and lower the number of units.

943

02:01:10.170 --> 02:01:20.430

Wayne Platte: And that's a that is fair for you to say but i'm just saying you know, historically, you know as kids come to become you know Britt making their presentation that board.

944

02:01:21.090 --> 02:01:32.850

Wayne Platte: There are times, where we have asked for hey can you knock a few more units out how would that work, you know with your yet the economics of the project, you know the feasibility of it so.

945

02:01:34.470 --> 02:01:37.080

Luke Interrante: We understand that I think we just have to go back, we haven't really.

946

02:01:38.310 --> 02:01:45.390

Luke Interrante: crunched it down to sort of a minimum number that makes the project still feasible, but we can we can look into that.

947

02:01:45.690 --> 02:01:50.100

Wayne Platte: Okay, not and I, you know I hope I speak for the rest of the board.

948

02:01:51.360 --> 02:02:01.890

Wayne Platte: That would be appreciated in case you know we do get to that point where you know what that's that's part of the you know that's that's now the meat of the of our of our focus, so you could you know.

949

02:02:03.270 --> 02:02:15.330

Wayne Platte: Talk amongst yourselves with your with your with your team and see if there's something that that is doable for you at a minimum, you know where you guys can go with that so that that's my concern.

950

02:02:17.250 --> 02:02:24.780

Wayne Platte: And you know, of course, the accessibility, I know a lot of folks have raised concerns about the.

951

02:02:25.800 --> 02:02:44.820

Wayne Platte: Only through bluestone court and I, you know i'm still pondering whether or not you know look this avenue is a viable, you know just by itself and access or the grass so that's still in Moscow costs in that around but um yeah So those are the two main concerns right now so.

952

02:02:46.410 --> 02:02:56.760

dgartenstein: So i'm looking at the staff notes with regard to the swift and communications with the engineer with regard.

953

02:02:58.140 --> 02:02:58.950

dgartenstein: to other.

954

02:03:00.720 --> 02:03:17.250

dgartenstein: Issues related to run off, many of which have been addressed by the neighbors i'm a little confused by the way the notes are written up has the city engineer had an opportunity to review a proposed swept at this point.

955

02:03:18.750 --> 02:03:20.790

dgartenstein: or where do we stand with that.

956

02:03:22.590 --> 02:03:38.040

Suzanne Cahill: Yes, he has reviewed a proposed sweat he did make the comments that you see in the staff notes, they were sent back I know Eric is on the line Eric chased him from Jason engineering.

957

02:03:39.060 --> 02:03:45.870

Suzanne Cahill: And we again reset these today back to the applicant for.

958

02:03:47.070 --> 02:03:58.890

Suzanne Cahill: To be addressed, because the engineer, while they had verbal discussions has not received any response back Eric did provide a response back today, which will again be.

959

02:03:59.730 --> 02:04:08.430

Suzanne Cahill: That came in this afternoon that is again going to get circulated out it'll go to specifically to the engineer, and also go to dp w.

960

02:04:09.450 --> 02:04:10.560

Suzanne Cahill: But the.

961

02:04:11.910 --> 02:04:13.440

Suzanne Cahill: Board will get it as well.

962

02:04:13.770 --> 02:04:18.090

dgartenstein: So john's comments were In essence, this series of questions that he.

963

02:04:18.090 --> 02:04:26.460

dgartenstein: may not apply, and with regard to the sufficiency of the swift he basically deferred and said he can't until he has answers to these questions.

964

02:04:26.550 --> 02:04:36.030

dgartenstein: Right okay did he give you any indication of how long it's going to take him to make determinations about the sufficiency of the slip once he has these answers.

965

02:04:36.570 --> 02:04:45.090

Suzanne Cahill: He did not wear this this just came he gave us these this morning, they went out to the applicant, the applicant responded to them this afternoon.

966

02:04:45.510 --> 02:05:03.990

Suzanne Cahill: These were the comments that john and provided back in March he's had conversations with their engineer, but he didn't get any responses back so we again sent them out we've received their responses back either john has not seen the responses, yet they came in late this afternoon.

967

02:05:09.150 --> 02:05:09.420

Okay.

968

02:05:10.560 --> 02:05:20.610

Suzanne Cahill: I do want to add to for the record that, when the revised plans were submitted this past week, the also submitted a revised.

969

02:05:21.090 --> 02:05:35.160

Suzanne Cahill: Full environmental assessment form, and that is also currently on the website, so I would encourage board members to take a look at that updated document as well, along with the supporting explanations that are included in that.

970

02:05:36.900 --> 02:05:42.450

Suzanne Cahill: vince do you have anything or Kevin i'm want to invite you guys into the conversation.

971

02:05:43.980 --> 02:05:44.250

Kevin: This is.

972

02:05:45.300 --> 02:05:47.730

Vicente Archer: This is vince oh Kevin.

973

02:05:48.720 --> 02:05:49.080

Just.

974

02:05:50.520 --> 02:06:04.140

Kevin: I find it difficult to grasp the entire project concept without more information from all the other department heads first It just seems we're chasing our tail without the big questions still outstanding.

975

02:06:05.550 --> 02:06:20.790

Kevin: The Lucas Ave access to storm water, the traffic there's such big big questions outside that that we just don't have answers to yet so it's tough to get the full get my arms around the whole project with so many big outstanding issues.

976

02:06:22.770 --> 02:06:34.260

Vicente Archer: And I concur with what Kevin just said that was one of the questions that I talked to sue earlier about was the equal or the access from Lucas Ave as well.

977

02:06:35.790 --> 02:06:37.830

Vicente Archer: So there's still a lot of open questions that.

978

02:06:39.480 --> 02:06:40.500

Vicente Archer: We need answers to.

979

02:06:47.340 --> 02:06:57.480

dgartenstein: And reading all them to indicate in the notes that you have heard from the school district has there been anything more than just initial contact.

980

02:06:59.340 --> 02:07:06.150

Suzanne Cahill: know the applicants had reached out we we directed the applicants to reach out to the school district, as a matter of.

981

02:07:07.050 --> 02:07:20.520

Suzanne Cahill: process that's the normal request that we do when we have multiple residential projects come through, and then the school district reached out to both our office and the assessor's office for some additional information.

982

02:07:22.200 --> 02:07:26.340

Suzanne Cahill: The assessor's office they requested if there were any tax.

983

02:07:27.540 --> 02:07:42.510

Suzanne Cahill: abatements being requested to that answer is no, and to our office they asked specifically about anticipated number of children, we gave them the unit schedules as revised with the bedroom schedules.

984

02:07:43.440 --> 02:07:52.020

Suzanne Cahill: So they are working with that information and I that was last week so i'm anticipating hopefully soon we'll hear back from them.

985

02:08:00.570 --> 02:08:01.770

Wayne Platte: Anything else from our board.

986

02:08:10.650 --> 02:08:16.980

Wayne Platte: So a couple things like I said we're still waiting for some work back from the agencies that we've identified before.

987

02:08:18.810 --> 02:08:24.930

Wayne Platte: Also, from zoning, and I mean if there's no other questions tonight i'm.

988

02:08:26.070 --> 02:08:28.560

Wayne Platte: We can certainly bring up the issue of.

989

02:08:30.450 --> 02:08:36.870

Wayne Platte: What the engineer fines if that can be that can happen by Monday our special meeting about the brickyard.

990

02:08:39.090 --> 02:08:45.390

Wayne Platte: So I mean if there's nothing else to discuss tonight, I think it would be prudent, for us to table right now and.

991

02:08:47.130 --> 02:08:48.930

Wayne Platte: Wait those things to come back.

992

02:08:49.260 --> 02:08:50.460

Ciro Interrante: When I have a question.

993

02:08:50.670 --> 02:08:59.700

Ciro Interrante: Yes, the Sierra and to rocky the comments that we're getting from the public, we we've heard them several times, and we know what they are.

994

02:09:00.720 --> 02:09:05.280

Ciro Interrante: doesn't seem appear to me that they might be any new concerns coming from the general public.

995

02:09:06.390 --> 02:09:15.360

Ciro Interrante: In that regard, is board given any consideration to closing the public hearing and have us work on the comments that were already that we're we've received so far.

996

02:09:16.470 --> 02:09:20.760

Wayne Platte: Well, I mean for me, I mean I understand what you're saying.

997

02:09:21.960 --> 02:09:33.030

Wayne Platte: But with some of these issues that are still outstanding, I know that at times the public comment can can seem to be repetitive and there's not really much new.

998

02:09:33.810 --> 02:09:43.320

Wayne Platte: coming out of the public comment but, until we get these of these issues, the zoning taken care of and some word back from the engineer, the water department.

999

02:09:44.490 --> 02:09:51.960

Wayne Platte: I would, I would be inclined, at least to keep this the public hearing open for at least another month until the next our next meeting, but I understand what you're saying.

1000

02:09:53.280 --> 02:09:55.650

Wayne Platte: I share some of the same sentiments that you do.

1001

02:09:56.850 --> 02:10:03.000

Wayne Platte: But until some of these issues have been addressed, and we hear from the other agencies.

1002

02:10:04.410 --> 02:10:11.430

Wayne Platte: i'm inclined, and again, this is the rest of the board to decide to but as my feeling is, I would like to keep it open until at least one more month.

1003

02:10:12.030 --> 02:10:14.610

Wayne Platte: Okay, I hear you though okay.

1004

02:10:15.450 --> 02:10:20.820

Wayne Platte: Thanks right there's the rest of the Board feel the same way with me about that I er.

1005

02:10:24.480 --> 02:10:29.040

Matt Gillis: Wayne yeah I agree with you, until we get all the answers from the other department heads there's not much that we can.

1006

02:10:29.370 --> 02:10:31.140

Wayne Platte: like to say okay.

1007

02:10:32.250 --> 02:10:32.460

Wayne Platte: This.

1008

02:10:34.770 --> 02:10:42.990

Kevin: Open just doesn't hurt to leave it open, hopefully, the general public will realize that certain items have already been.

1009

02:10:44.460 --> 02:10:45.240

Kevin: beaten pretty well.

1010

02:10:45.600 --> 02:10:57.420

Wayne Platte: So I don't foresee any new information or you know possible comment arising, but if there is let's just keep it open for at least another month and let that let that ride so.

1011

02:10:58.440 --> 02:11:01.140

Wayne Platte: It seems like the rest of the Board feels the same way, so.

1012

02:11:03.630 --> 02:11:04.260

Wayne Platte: yeah.

1013

02:11:05.070 --> 02:11:23.370

Chuck: yeah I know I don't see us having enough information back for for next monday's meeting and since this project is this large we've made need to go to a special beta just handles just this.

1014

02:11:24.000 --> 02:11:26.280

Chuck: Just I just think it's too big.

1015

02:11:27.480 --> 02:11:31.170

Chuck: And then try to jam everything down within a week.

1016

02:11:32.190 --> 02:11:41.670

Chuck: I think we need to to set up not I don't like all these extra meeting, but we may have to do that yeah.

1017

02:11:41.820 --> 02:11:43.440

Wayne Platte: But that's meeting.

1018

02:11:43.890 --> 02:11:46.320

Suzanne Cahill: The intent i'm.

1019

02:11:47.520 --> 02:11:58.710

Suzanne Cahill: chuck that the at the Sputnik next week's special meeting we address all of these issues on we would only be taking up one one question and that would be the traffic.

1020

02:11:59.640 --> 02:12:07.290

Suzanne Cahill: Studies and whether or not we feel we can it can be addressed internally, through our current staff at in the engineering.

1021

02:12:07.650 --> 02:12:24.990

Suzanne Cahill: Or if we need to go and look outside that that's The only question, we would be talking about next week and, yes, I do agree with you that this project, it rises to the level that the Board should consider a special meeting just to focus on this project alone yeah.

1022

02:12:25.050 --> 02:12:32.040

dgartenstein: And the only question is when, and you know the real issue is whether or not we're going to be prepared to have a special meeting and made.

1023

02:12:32.430 --> 02:12:41.730

dgartenstein: Or whether it's going to get kicked off to June and that's really going to depend on the submissions to Mr kitchen and how long it takes him to.

1024

02:12:42.450 --> 02:12:48.810

dgartenstein: issue his interpretation and whether or not that interpretation is you know ultimately appeal to the cva.

1025

02:12:49.710 --> 02:13:04.620

dgartenstein: We may have I doubt that we're going to be able to have this special meeting, and may I, my expectation is we're probably talking about June um you know, but I don't think anybody is disagreeing that there will need to be a special meeting to address this project okay.

1026

02:13:07.590 --> 02:13:08.490

Wayne Platte: anybody else.

1027

02:13:12.180 --> 02:13:24.690

Wayne Platte: Okay, I want to thank the applicants for appearing in tonight, I want to thank all of the speakers who have spoken at the at the Nice public hearing, as well as public hearings in the past.

1028

02:13:27.360 --> 02:13:30.090

Wayne Platte: So at this time i'll make a motion that we.

1029

02:13:30.690 --> 02:13:33.630

Wayne Platte: table this this application.

1030

02:13:34.500 --> 02:13:39.150

Wayne Platte: that's emotion, do I have a second, and also to keep open the public hearing for at least another month.

1031

02:13:39.810 --> 02:13:40.410

Wayne Platte: that's important.

1032

02:13:40.920 --> 02:13:41.610
Wayne Platte: To have a second.

1033
02:13:44.040 --> 02:13:44.550
Wayne Platte: Roche, with a.

1034
02:13:44.880 --> 02:13:47.640
Wayne Platte: Second, all in favor way.

1035
02:13:47.670 --> 02:13:48.780
Wayne Platte: plot is a yes.

1036
02:13:49.560 --> 02:13:51.690
Chuck: chuck colaco yes.

1037
02:13:52.530 --> 02:13:53.670
Wayne Platte: Kevin Roach.

1038
02:13:54.000 --> 02:13:56.130
Wayne Platte: Yes, what Gillis.

1039
02:13:56.220 --> 02:13:58.110
Wayne Platte: Yes, vince Archer.

1040
02:13:58.470 --> 02:14:04.290
Wayne Platte: Yes, Okay, that is that, as a group, adopted all right, thank you, everybody.

1041
02:14:05.130 --> 02:14:05.520
stefansanzi: Thank you.

1042
02:14:07.200 --> 02:14:10.080
matthew rudikoff: Thank you, thank you goodnight folks.

1043
02:14:10.410 --> 02:14:11.040
Ciro Interrante: Like the board.

1044

02:14:14.670 --> 02:14:16.350

Wayne Platte: All right, that was item.

1045

02:14:16.770 --> 02:14:17.460

Wayne Platte: He was.

1046

02:14:18.690 --> 02:14:21.000

1845****306: That was the last item in here.

1047

02:14:21.660 --> 02:14:23.010

Suzanne Cahill: All right, RON nine.

1048

02:14:23.550 --> 02:14:23.970

Okay.

1049

02:14:25.980 --> 02:14:26.250

Wayne Platte: alright.

1050

02:14:27.660 --> 02:14:32.070

Wayne Platte: Item number nine winning by get back up.

1051

02:14:36.840 --> 02:14:37.350

Suzanne Cahill: To 30.

1052

02:14:38.730 --> 02:14:50.370

Wayne Platte: yeah 37 fair street run a new business now it's a site plan to install a business identification sign section blocking lattice 48 point 331 dash six dash nine.

1053

02:14:50.880 --> 02:15:03.300

Wayne Platte: zone oh two it's in the fair street historic district heritage area also word to the not corrado insurance Agency a corporate is the applicant a in an enterprise enterprises llc is the owner.

1054

02:15:04.230 --> 02:15:06.060

1845****306: And what do we have here tonight.

1055

02:15:07.440 --> 02:15:09.480

John Naccarato: But john corrado good evening everyone.

1056

02:15:10.170 --> 02:15:10.950

Wayne Platte: hey how are you.

1057

02:15:11.400 --> 02:15:12.270

John Naccarato: i'm doing good.

1058

02:15:12.840 --> 02:15:14.640

John Naccarato: I haven't had too many of these meetings.

1059

02:15:16.440 --> 02:15:17.340

John Naccarato: experience.

1060

02:15:17.580 --> 02:15:18.660

Wayne Platte: yeah I bet.

1061

02:15:18.930 --> 02:15:20.940

Wayne Platte: i'm welcome welcome.

1062

02:15:21.390 --> 02:15:30.840

John Naccarato: So I have john Scotia from designer signs they're actually speak on my behalf, because he knows more of the details than I do, on the dimensions and so forth, so on.

1063

02:15:31.470 --> 02:15:31.980

Okay.

1064

02:15:34.800 --> 02:15:35.970

john scoza - Designer Signs: hi john Scotia here.

1065

02:15:36.630 --> 02:15:37.440

Wayne Platte: hi there john.

1066

02:15:38.520 --> 02:15:38.850

john scoza - Designer Signs: Hello.

1067

02:15:39.510 --> 02:15:40.920

Wayne Platte: hey there all right there we go.

1068

02:15:42.600 --> 02:15:45.000

Wayne Platte: We have a visual guy there.

1069

02:15:48.120 --> 02:15:49.230

Wayne Platte: john Scotia can you.

1070

02:15:49.230 --> 02:15:52.650

Suzanne Cahill: hear us can Scotia Thank you.

1071

02:15:56.940 --> 02:15:58.530

Wayne Platte: john are you there.

1072

02:15:59.460 --> 02:16:00.600

Suzanne Cahill: john you're muted.

1073

02:16:04.530 --> 02:16:05.250

Suzanne Cahill: There you got her.

1074

02:16:06.330 --> 02:16:07.830

Suzanne Cahill: muting and unmuted hold on.

1075

02:16:13.230 --> 02:16:13.920

Suzanne Cahill: There you go.

1076

02:16:14.010 --> 02:16:14.700

john scoza - Designer Signs: Okay, good.

1077

02:16:15.510 --> 02:16:16.950

john scoza - Designer Signs: howdy Hello.

1078

02:16:18.750 --> 02:16:20.910

Wayne Platte: So we got going here go ahead.

1079

02:16:22.350 --> 02:16:31.890

john scoza - Designer Signs: Our we're proposing to install a double sided sign carb sandblasted in gold leaf to to fit the heritage.

1080

02:16:33.270 --> 02:16:33.810

john scoza - Designer Signs: style.

1081

02:16:35.250 --> 02:16:36.630

john scoza - Designer Signs: You see there, the picture of it.

1082

02:16:42.060 --> 02:16:44.670

john scoza - Designer Signs: What I don't know what questions, everything was on the application.

1083

02:16:45.990 --> 02:16:48.180

john scoza - Designer Signs: That we sent in as far as sizes and whatnot.

1084

02:16:48.750 --> 02:16:51.780

Wayne Platte: we're just gonna be lighted there's going to be any lighting on it.

1085

02:16:52.620 --> 02:16:56.520

john scoza - Designer Signs: yeah there's going to be goose next goose neck attachments on the pole itself.

1086

02:16:56.940 --> 02:17:01.680

john scoza - Designer Signs: Okay, with a low light led showing back down on it okay.

1087

02:17:03.300 --> 02:17:12.120

Wayne Platte: And I see that this is going to be, on the joint meeting of the heritage Eric Commission and the landmarks Commission on may six that's coming up right.

1088

02:17:13.830 --> 02:17:15.000

john scoza - Designer Signs: Yes, I wasn't aware of that.

1089

02:17:16.020 --> 02:17:21.210

Wayne Platte: Okay well i've seen him I note so maybe you'll probably be.

1090

02:17:22.350 --> 02:17:22.800

Wayne Platte: So.

1091

02:17:24.120 --> 02:17:27.390

Wayne Platte: put that on your calendar okay right.

1092

02:17:28.560 --> 02:17:34.710

Wayne Platte: And so you it's already passed muster with lighting levels and all that stuff here, I see.

1093

02:17:35.100 --> 02:17:42.090

Suzanne Cahill: i'm just look real quick we don't have the lighting details so.

1094

02:17:42.540 --> 02:17:43.320

Wayne Platte: When you get that.

1095

02:17:44.520 --> 02:17:45.990

Suzanne Cahill: we're going to need that.

1096

02:17:46.350 --> 02:17:50.310

Wayne Platte: Okay, and that's something that can be taken care of IT staff level.

1097

02:17:50.400 --> 02:17:59.130

Suzanne Cahill: I think definitely yes, but we should get that as soon as possible, because the heritage Commission and landmarks will also be interested in that.

1098

02:17:59.790 --> 02:18:02.700

Wayne Platte: Mr scope, so you can take care of that for us yep.

1099

02:18:02.730 --> 02:18:04.140

john scoza - Designer Signs: that'll that'll get taken care of.

1100

02:18:04.620 --> 02:18:05.070

Okay.

1101

02:18:06.450 --> 02:18:07.290

Wayne Platte: um.

1102

02:18:08.550 --> 02:18:10.470

Wayne Platte: Anybody on the board, have any questions.

1103

02:18:13.410 --> 02:18:18.750

Wayne Platte: Okay um so under seeker, this is a type to action and.

1104

02:18:21.150 --> 02:18:25.500

Wayne Platte: Do we have to assess this is no review of the Board required right.

1105

02:18:26.880 --> 02:18:28.650

Wayne Platte: Correct okay.

1106

02:18:29.760 --> 02:18:46.950

Wayne Platte: All right, um so at this time, I will make a motion that we approve Item number nine the application will have to submit a lighting levels and lighting details to for staff approval and.

1107

02:18:48.300 --> 02:18:50.490

Wayne Platte: that's it so you're right for that nothing else.

1108

02:18:50.910 --> 02:18:53.760

Wayne Platte: mm hmm and our favorite.

1109

02:18:53.820 --> 02:19:03.000

Kyla DeDea: We only other sorry, the only other things is kyla is I mean it's an insurance company, but we just need to mention the insurance requirement for.

1110

02:19:03.000 --> 02:19:06.270

Kyla DeDea: The city yeah for Overhanging sign.

1111

02:19:06.990 --> 02:19:07.440

Okay.

1112

02:19:08.520 --> 02:19:09.120

Wayne Platte: So yeah.

1113

02:19:10.380 --> 02:19:14.220

Suzanne Cahill: i'm sorry i'm bored policies for for a 610 and 11.

1114

02:19:14.760 --> 02:19:30.450

Wayne Platte: Okay, and also favorable review from heritage area and landmark okay alright so that's a big package there that's a motion to approve and grab a second on that is Robert back in the mix here.

1115

02:19:30.570 --> 02:19:31.080

Suzanne Cahill: You see a.

1116

02:19:31.860 --> 02:19:40.320

Wayne Platte: Second, thank you you're going to second that Robert Thank you Walden favor way Plaza yes, Charles Polanco.

1117

02:19:40.650 --> 02:19:42.990

Wayne Platte: Yes, Robert jacobson.

1118

02:19:44.670 --> 02:19:45.750

Wayne Platte: matt Gillis.

1119

02:19:45.840 --> 02:19:52.710

Wayne Platte: Yes, Kevin Roach yes, Sir hey that is approved john and john Thank you.

1120

02:19:53.520 --> 02:19:53.940

john scoza - Designer Signs: Thank you.

1121

02:19:54.180 --> 02:19:54.660

john scoza - Designer Signs: For your time.

1122

02:19:55.110 --> 02:19:55.650

John Naccarato: appreciate it.

1123

02:19:56.550 --> 02:19:57.600

Wayne Platte: All right, good night.

1124

02:19:57.660 --> 02:19:58.380

John Naccarato: here tonight.

1125

02:20:02.070 --> 02:20:11.430

Wayne Platte: we're moving on Item number 10 is the installation of cellular equipment in the public right of way pursuant to city code chapter 358.

1126

02:20:12.060 --> 02:20:22.530

Wayne Platte: sidewalk standards section nine projections and obstructions secret determination Ward eight verizon wireless is the applicant, the city of kingston is the owner.

1127

02:20:25.440 --> 02:20:30.240

Wayne Platte: So where this is by the S turn adele arabica down by the wall, but.

1128

02:20:32.160 --> 02:20:39.540

Suzanne Cahill: yeah if you look in your staff note some kyla had included a location map that was submitted as part of the.

1129

02:20:40.530 --> 02:20:58.050

Suzanne Cahill: There she goes she's bringing it up, so this is them, you can see, the location of the pole right at that I bend that 90 degree bend pretty much on Delaware avenue going down the hill just past hasbrouck park in the business park going.

1130

02:20:59.700 --> 02:21:01.110

Wayne Platte: This is a new one for us isn't it.

1131

02:21:02.790 --> 02:21:07.830

Suzanne Cahill: This is new correct Yes, this is a poll, that is being replaced by central Hudson.

1132

02:21:08.130 --> 02:21:10.440

Suzanne Cahill: I believe Scott olson is.

1133

02:21:10.500 --> 02:21:12.480

Suzanne Cahill: on the phone for this are on the.

1134

02:21:12.690 --> 02:21:13.740

Scott Olson: Correct i'm here.

1135

02:21:14.010 --> 02:21:14.760

Suzanne Cahill: There you go.

1136

02:21:15.180 --> 02:21:16.830
Scott Olson: hey good, how are you.

1137
02:21:17.310 --> 02:21:18.120
Wayne Platte: Good Thank you.

1138
02:21:18.180 --> 02:21:18.600
Good.

1139
02:21:19.950 --> 02:21:22.860
Wayne Platte: Alright So what is this going to accomplish for you folks there.

1140
02:21:23.070 --> 02:21:32.580
Scott Olson: it's going to accomplish two things for our network we right now we have capacity issues in the city kingston.

1141
02:21:33.060 --> 02:21:46.770
Scott Olson: Because of each site can only handle so much or a finite number of users at any given time, by putting this site in it'll help relieve capacity from our other kingston site that has really.

1142
02:21:48.180 --> 02:21:53.310
Scott Olson: overused right now and it'll give us some additional footprint for our service.

1143
02:21:54.480 --> 02:22:01.680
Scott Olson: We provide some information in the application that shows a pictorial representation, I could show you that.

1144
02:22:03.510 --> 02:22:07.590
Scott Olson: or that's those are the site plans, I could share my screen if that's.

1145
02:22:09.720 --> 02:22:12.210
Scott Olson: something you would like me to do and.

1146
02:22:13.020 --> 02:22:13.650
Suzanne Cahill: hold on.

1147
02:22:13.740 --> 02:22:14.610

Scott Olson: Okay yeah I see.

1148

02:22:18.570 --> 02:22:20.550

Scott Olson: Okay, all right, let me just.

1149

02:22:22.260 --> 02:22:23.730

Scott Olson: Find where this is.

1150

02:22:28.710 --> 02:22:32.250

Scott Olson: OK now i'm not seeing hang on one second.

1151

02:22:34.260 --> 02:22:38.010

Wayne Platte: it's a small small canister looking.

1152

02:22:38.010 --> 02:22:42.450

Wayne Platte: device right there's nothing obtrusive the planet or offensive assist.

1153

02:22:42.510 --> 02:22:46.800

Scott Olson: yeah absolutely right and, for some reason this PowerPoint that I have is not coming.

1154

02:22:46.800 --> 02:22:57.600

Scott Olson: up, so I don't understand why but i'll talk through it it's a single right now, you currently have that utility pole is 32 feet.

1155

02:22:58.230 --> 02:23:09.120

Scott Olson: 32 feet and 32 and a half feet tall, we want to extend it by six feet, to bring it up to 38 and a half feet, because we have some equipment which this shows right now.

1156

02:23:10.680 --> 02:23:16.320

Scott Olson: You see there's the intent like it's not my screen, but the antennas about midway down I think it's at the 22.

1157

02:23:16.410 --> 02:23:28.020

Scott Olson: Foot mark exactly right there below that there'll be some extra equipment that we have all the equipment will be located on the pole itself and, if I could share this screen.

1158

02:23:30.390 --> 02:23:34.050

Scott Olson: We did provide here we go I hopefully this will help.

1159

02:23:35.370 --> 02:23:39.120

Scott Olson: This is just have some pictures to show you some simulations that look.

1160

02:23:40.140 --> 02:23:50.610

Scott Olson: give you a good idea, so this is the existing pole that we're proposing to replace the next picture i'm going to show you is a simulation.

1161

02:23:51.420 --> 02:24:04.230

Scott Olson: Of what it'll look like being taller and with the antenna it's hard to see because it blends in with the sky, but the antenna is right there some additional equipment is there um.

1162

02:24:05.940 --> 02:24:12.390

Scott Olson: And that's just looking East to southeast and he going from the other direction.

1163

02:24:13.920 --> 02:24:20.280

Scott Olson: This is the pole again it's an actual picture and then we.

1164

02:24:21.060 --> 02:24:26.490

Scott Olson: Have a simulation of that it goes up again six feet in height the antenna.

1165

02:24:28.200 --> 02:24:36.870

Scott Olson: is actually you can't see it right there, this is the equipment i'm sorry that's the antenna, and so the beauty of this is we get.

1166

02:24:38.010 --> 02:24:46.320

Scott Olson: Improved capacity, improved coverage all on utility pole while minimizing any really adverse aesthetic impacts.

1167

02:24:47.730 --> 02:24:54.660

Scott Olson: What it what it accomplishes essentially is, if you look at this kingston point that's.

1168

02:24:54.750 --> 02:25:00.060

Scott Olson: You know our site is right here, yellow is really not the greatest signal strength.

1169

02:25:01.200 --> 02:25:12.420

Scott Olson: And this shows you dark Green is fantastic it's a really good signal strength and green so you can kind of see what we're doing we're increasing the footprint of our signal strength also.

1170

02:25:14.070 --> 02:25:14.310

Scott Olson: So.

1171

02:25:15.150 --> 02:25:24.150

Wayne Platte: And that additional is basically it's a little bit smaller than your traditional transformer top right they even see from central so just a little lower.

1172

02:25:24.930 --> 02:25:34.470

Scott Olson: yeah and actually you're very correct they're smaller also you know, sometimes you see these three gang transformers that are pretty big, this is the santana's like two feet tall.

1173

02:25:35.010 --> 02:25:38.310

Scott Olson: At about 18 inches give or take in with.

1174

02:25:41.280 --> 02:25:42.990

Wayne Platte: All right, any questions from the board.

1175

02:25:46.770 --> 02:25:47.160

Wayne Platte: Okay.

1176

02:25:48.570 --> 02:25:50.190

Wayne Platte: Thank you for your presentation there.

1177

02:25:50.460 --> 02:25:51.030

Scott Olson: you're welcome.

1178

02:25:52.830 --> 02:26:01.380

Wayne Platte: So under seeker it's an unlisted action, so you have a short form for me pilot that has been.

1179

02:26:06.630 --> 02:26:11.430

Kyla DeDea: I do you want me to try to locate that to show it on the screen is.

1180

02:26:12.630 --> 02:26:12.960

Wayne Platte: I just.

1181

02:26:13.710 --> 02:26:14.430

Wayne Platte: want to make sure.

1182

02:26:14.940 --> 02:26:17.100

Wayne Platte: it's in order I would imagine.

1183

02:26:17.520 --> 02:26:19.560

Kyla DeDea: I actually this.

1184

02:26:20.760 --> 02:26:22.410

Kyla DeDea: This will be unlisted correct so.

1185

02:26:22.770 --> 02:26:27.630

Kyla DeDea: Yes, because it's an antenna Okay, yes, we, and we have reviewed it.

1186

02:26:27.780 --> 02:26:30.030

Kyla DeDea: We don't say anything any issues with.

1187

02:26:31.320 --> 02:26:38.730

Wayne Platte: So at this time i'll make emotion that we approve the short environmental assessment form do I have a second on that.

1188

02:26:39.570 --> 02:26:40.470

Kevin: i've been road second.

1189

02:26:41.310 --> 02:26:44.040

Wayne Platte: goodbye Kevin Roach This is just for the senior.

1190

02:26:45.060 --> 02:26:51.600

Wayne Platte: All in favor waiting Plaza yes, Charles Polanco yes water jacobson.

1191

02:26:53.130 --> 02:26:54.180

Wayne Platte: That Gillis.

1192

02:26:54.360 --> 02:26:56.190

Wayne Platte: Yes, you haven't Roche.

1193

02:26:56.640 --> 02:26:59.340

Wayne Platte: Yes, okay that was approved.

1194

02:27:01.140 --> 02:27:02.220

Wayne Platte: So.

1195

02:27:03.330 --> 02:27:07.770

Wayne Platte: At this time we'll make a motion that we there's no there's no.

1196

02:27:08.970 --> 02:27:13.470

Wayne Platte: terms on this so it's if the equipment changes they got to come back right is that what we do.

1197

02:27:14.550 --> 02:27:24.900

Wayne Platte: Okay, so this time we'll make a motion that we approve Item number 10 with board policies six that will need to be signed on the final plans.

1198

02:27:26.310 --> 02:27:29.970

Suzanne Cahill: Wayne and the insurance naming the city is additionally insured.

1199

02:27:31.020 --> 02:27:32.130

Wayne Platte: Okay, and.

1200

02:27:33.270 --> 02:27:39.840

Wayne Platte: You can help the applicant with that right, whatever he needs all of that okay well they had that in this to the motion as well.

1201

02:27:41.160 --> 02:27:42.120

Wayne Platte: Though second on that.

1202

02:27:45.990 --> 02:27:52.170

Wayne Platte: Second, by Robert Jacobson all in favor way Plaza yes, Charles Polanco.

1203

02:27:52.680 --> 02:27:54.870

Wayne Platte: Yes, Robert jacobson.

1204

02:27:55.380 --> 02:27:57.330

Wayne Platte: Yes, that Gillis.

1205

02:27:57.480 --> 02:27:59.400

Wayne Platte: Yes, Kevin Roche.

1206

02:27:59.820 --> 02:28:02.460

Wayne Platte: Yes, Okay, that is approved.

1207

02:28:02.880 --> 02:28:04.890

Scott Olson: Great Thank you very much, have a great evening.

1208

02:28:05.640 --> 02:28:06.630

Wayne Platte: Take care, sir.

1209

02:28:06.930 --> 02:28:07.890

Scott Olson: YouTube Thank you.

1210

02:28:10.950 --> 02:28:28.650

Wayne Platte: All right, Item number 11 there's 36 St James street it's a site plan to renovate and establish a mixed use building with two apartments on the upper floors and commercial slash office slash like manufacturing below section blocked a lot of.

1211

02:28:30.090 --> 02:28:36.840

Wayne Platte: dash four dash 14 speaker determination zone, see to ward for Paul biker.

1212

02:28:38.100 --> 02:28:42.450

Wayne Platte: And we signs of kingston is the applicant Keegan kingston realty corp as the owner.

1213

02:28:44.490 --> 02:28:46.140

Wayne Platte: What do we have here tonight, so.

1214

02:28:47.340 --> 02:28:49.890

Suzanne Cahill: I think call bikers with us.

1215

02:28:51.660 --> 02:28:52.410

Wayne Platte: Hello there.

1216

02:28:56.430 --> 02:28:57.120

Wayne Platte: Paul.

1217

02:28:57.810 --> 02:28:58.710

tommykeegan: Oh you're muted.

1218

02:29:01.500 --> 02:29:03.930

Suzanne Cahill: Maybe you can't hear me now we can hear you.

1219

02:29:04.800 --> 02:29:06.900

Wayne Platte: Go the distance issue I guess.

1220

02:29:08.430 --> 02:29:12.810

Paul Beichert: You want me to share my screen and go through this or just kyla have the PDF.

1221

02:29:14.700 --> 02:29:18.570

Suzanne Cahill: I can make you I can give you permission hold on.

1222

02:29:19.800 --> 02:29:20.370

This one.

1223

02:29:24.750 --> 02:29:25.920

Suzanne Cahill: Okay you're good.

1224

02:29:33.210 --> 02:29:34.980

Okay um.

1225

02:29:37.170 --> 02:29:52.440

Basically, this building is adjacent to our building 154 Clinton avenue, and it has been part of a key gals property Tom has used it for a warehouse for many years.

1226

02:29:54.810 --> 02:29:55.320

and

1227

02:29:56.640 --> 02:30:07.980

We had an opportunity to purchase this for from Tom and are looking to make some changes to it currently we're working with Scott dutton who's going to be doing the drawings.

1228

02:30:08.520 --> 02:30:18.780

He suggested we just basically introduced the project to tonight, and I believe With any luck, will have a site plan.

1229

02:30:20.190 --> 02:30:21.540

tommykeegan: And the next month or so.

1230

02:30:23.010 --> 02:30:25.620

To show you guys to get started on the official.

1231

02:30:28.260 --> 02:30:30.360

Is that everybody hear me okay.

1232

02:30:32.760 --> 02:30:35.640

Wayne Platte: But Okay, let me i'm.

1233

02:30:37.350 --> 02:30:38.730

Just increase.

1234

02:30:48.600 --> 02:30:49.830

Paul Beichert: how's that good.

1235

02:30:52.830 --> 02:30:59.340

Wayne Platte: Okay um we'll just go through here the the application, the application corners to just.

1236

02:30:59.400 --> 02:31:08.190

Paul Beichert: show a little map to where these photos were taken so i'm going to show you the existing conditions, this is the aerial, this is the front of the building currently.

1237

02:31:11.820 --> 02:31:18.870

This is the side elevations composed of three separate structures, I guess, I was added to over time.

1238

02:31:20.760 --> 02:31:25.650

Paul Beichert: This is the back spaces outside of our building at 154 Clinton avenue.

1239

02:31:27.870 --> 02:31:38.670

Paul Beichert: These are some of the plan improvements we're looking to do here, which is remove the wood shakes new windows, the signage will go away for now.

1240

02:31:40.350 --> 02:31:51.450

Paul Beichert: there's attached on wood canopy doesn't really fit the architecture we'd like that to go we're planning on doing new storefront blazing entry doors.

1241

02:31:53.250 --> 02:31:57.480

Probably painting the brick restoring the steps railings on the front.

1242

02:31:58.950 --> 02:31:59.700

i'm.

1243

02:32:00.990 --> 02:32:02.550

Paul Beichert: pretty much the same with the side.

1244

02:32:04.410 --> 02:32:07.590

We want to rebuild that shed clean up the fascia.

1245

02:32:10.320 --> 02:32:12.510

Paul Beichert: we're going to open up some of these existing.

1246

02:32:13.590 --> 02:32:15.810

Paul Beichert: locked in window openings for more light.

1247

02:32:15.840 --> 02:32:17.730

RJacobsen: into the middle section of the building.

1248

02:32:18.870 --> 02:32:27.180

Paul Beichert: and replace the doors and probably make these two entry platform platforms look consistent.

1249

02:32:29.010 --> 02:32:40.710

Paul Beichert: And on the back same thing, some of these windows there's a apartment up top and you can I don't know if you can see from the graffiti but there's a warehouse loading dock that Tom uses for beer storage that'll stay.

1250

02:32:42.870 --> 02:32:47.280

Paul Beichert: Again, just new paint some of the sightings in rough shape we're going to be fixing that.

1251

02:32:48.300 --> 02:32:56.700

Paul Beichert: This is kind of some ideas that we've been working with and showed with Scott, some of the looks we're going to.

1252

02:32:59.280 --> 02:33:02.790

Primarily black window frames white or neutral paint.

1253

02:33:04.860 --> 02:33:06.210

Just kind of clean and simple.

1254

02:33:08.760 --> 02:33:11.010

Paul Beichert: Probably with a lot of the elements here.

1255

02:33:12.180 --> 02:33:14.580

Any of those roof overhangs will probably be done with.

1256

02:33:15.690 --> 02:33:20.670

Kyla DeDea: You know, standing seam metal awnings we'd like to put in some articles for trying.

1257

02:33:21.870 --> 02:33:24.000

to conceal those things for the tenants.

1258

02:33:25.380 --> 02:33:25.920

and

1259

02:33:27.090 --> 02:33:28.290

Paul Beichert: New entry doors.

1260

02:33:30.120 --> 02:33:49.500

Paul Beichert: This is just a historic photo of the original foundry that was here, and you can see canals building and 36 and dreams are the only building still present the rest is all been leveled and now that's parking lot so there's a little last two standing buildings.

1261

02:33:51.240 --> 02:34:00.150

And we have a kind of a family connection to this property my my uncle pj in the 1930s ran a.

1262

02:34:01.470 --> 02:34:07.530

hupmobile dealership out of this location and so it's kind of.

1263

02:34:08.820 --> 02:34:17.580

Paul Beichert: Interesting friends of historic kingston was able to track down this information, among many other tenants of that building.

1264

02:34:18.810 --> 02:34:27.990

Paul Beichert: My pj was my grandfather's older brother nude bikers older brother, so he was quite a car dealer in the 30s 40s 50s.

1265

02:34:31.110 --> 02:34:35.940

Paul Beichert: So we're thinking you know we might name it the southern biker building because that was the name of his business.

1266

02:34:37.800 --> 02:34:44.190

So that's that's pretty much it, I mean, obviously we we have a lot of work to do in terms of site plan and.

1267

02:34:45.270 --> 02:34:54.210

Paul Beichert: we're going to split the lower part of the building into prod probably three individual tenants spaces with separate electric.

1268

02:34:55.470 --> 02:35:04.710

Paul Beichert: Separate plumbing all of those improvements, the two upper apartments will stay but they'll will probably renovate those as the tenants change.

1269

02:35:06.540 --> 02:35:21.390

Kyla DeDea: And, of course, we still have to close on the building, so I think Tom keegan's on this call um I don't know if you have any questions, for me, he is the current owner I my brother, and I will be the owner we're into a real estate contract right now so.

1270

02:35:22.500 --> 02:35:25.530

tommykeegan: yeah i'm on this call, am I muted or not muted I don't even know.

1271

02:35:25.770 --> 02:35:26.610

Suzanne Cahill: And we can hear you.

1272

02:35:27.210 --> 02:35:37.950

tommykeegan: Okay yeah i'm here, if you have any questions, for me, I am the owner, but everything Paul says is right on track with what we've been talking about forever Thank you.

1273

02:35:39.090 --> 02:35:42.270

Wayne Platte: um is the apartments upstairs are they going to be.

1274

02:35:43.410 --> 02:35:50.010

Wayne Platte: reconfigured it all Paul or Scott working on something that are they going to remain the same i'm not sure what the layout is up there, but.

1275

02:35:51.300 --> 02:36:00.450

Paul Beichert: I believe there's a two bedroom one bath in the front of the building in a one bedroom one bath in the rear of the building.

1276

02:36:01.860 --> 02:36:09.990

There really is no reconfiguration plan that if anything i'd like to redo the bathroom.

1277

02:36:11.370 --> 02:36:13.140

tenant in there at some point.

1278

02:36:14.160 --> 02:36:18.930

Early cosmetic and in the back apartment if the current.

1279

02:36:20.130 --> 02:36:24.000

tenant moves out probably do another cosmetic.

1280

02:36:26.220 --> 02:36:27.570

renovation of that.

1281

02:36:29.100 --> 02:36:33.330

versus building permits, the only thing we probably like to add up there is.

1282

02:36:34.530 --> 02:36:38.010

He pump mini split for AC I think there's.

1283

02:36:40.680 --> 02:36:42.690

tommykeegan: Mostly cosmetic work, though nothing.

1284

02:36:43.800 --> 02:36:45.450

tommykeegan: majorly structural I don't believe.

1285

02:36:45.990 --> 02:36:53.280

Wayne Platte: That and the lot line revision that we took care of earlier takes care of the parking thuggish place to correct.

1286

02:36:53.640 --> 02:36:55.050

Paul Beichert: yeah, that is the reason.

1287

02:36:56.280 --> 02:36:56.940

Wayne Platte: Because right.

1288

02:37:00.720 --> 02:37:01.230

Wayne Platte: Okay.

1289

02:37:02.640 --> 02:37:05.010

Wayne Platte: And the parking area is going to remain gravel is it.

1290

02:37:07.080 --> 02:37:09.540

Paul Beichert: For now, yes, we do have plans to.

1291

02:37:11.280 --> 02:37:12.750

After at some point.

1292

02:37:30.960 --> 02:37:44.010

Suzanne Cahill: I know that call had said that we possibly would just be looking at this, but I feel confident enough that you know with the information that he has submitted that.

1293

02:37:44.400 --> 02:37:54.270

Suzanne Cahill: The final items can just get returned to staff level, and we will work with both the applicant is architect to you know refine any of those details.

1294

02:37:55.290 --> 02:38:07.950

Suzanne Cahill: We would also have some board policies attached, but the final exterior designs, I think, can come to staff for review and sign off, as well as just the minor landscaping and signage detail as long as its conforming with the.

1295

02:38:08.970 --> 02:38:15.180

Suzanne Cahill: signage regulations understanding, I think that we could be you know, charged with that.

1296

02:38:17.340 --> 02:38:21.900

Suzanne Cahill: instruction and then the access easement again should have to come back to the board for the record.

1297

02:38:22.140 --> 02:38:28.230

Wayne Platte: So good and there's already been the the short vironment assessment form has already been completed right.

1298

02:38:28.800 --> 02:38:29.970

Suzanne Cahill: Yes, I believe so.

1299

02:38:30.390 --> 02:38:38.820

Wayne Platte: Okay i'm comfortable with having these outstanding issues handle that staff level is anybody on the board opposed to that.

1300

02:38:40.350 --> 02:38:43.230

Wayne Platte: That will save the applicant another trip and having to come back here.

1301

02:38:45.150 --> 02:38:46.260

Kevin: i've been Roche, I agree with you.

1302

02:38:47.100 --> 02:38:47.520

Okay.

1303

02:38:50.130 --> 02:38:52.020

Matt Gillis: I agree, looks like a great project.

1304

02:38:52.380 --> 02:38:53.370

Wayne Platte: yeah yeah.

1305

02:38:54.600 --> 02:38:55.830

definitely going to be a project.

1306

02:38:59.160 --> 02:39:12.450

Wayne Platte: it's nice to get it back in the family right that's right, that is true and I were talking to do to like he's I used to do our site or stop printing for the fire department back in the day, so yeah.

1307

02:39:16.200 --> 02:39:21.180

Paul Beichert: I didn't realize how many dealerships pj biker actually had.

1308

02:39:22.500 --> 02:39:32.010

Paul Beichert: A forward on to you via email he has a list when he retired They ran an ad in the freeman and it was just a laundry list of all the cars and all the dealerships so.

1309

02:39:34.020 --> 02:39:40.500

Paul Beichert: I guess I just didn't realize that he had wanted 36 and James I was familiar with from you back, but.

1310

02:39:42.840 --> 02:39:47.790

Wayne Platte: He had a long history of healing cars okay.

1311

02:39:49.800 --> 02:39:52.650

Wayne Platte: Anybody have any questions any other questions.

1312

02:39:54.270 --> 02:39:56.850

Wayne Platte: Oh okay um.

1313

02:39:58.230 --> 02:40:05.490

Wayne Platte: So there's going to be some policies applied to this Paul we're going to have more will illustrate that in the.

1314

02:40:06.660 --> 02:40:10.410

Wayne Platte: In the vote here, but first we'll do the seeker.

1315

02:40:13.170 --> 02:40:26.250

Wayne Platte: We do have a completed short environmental assessment form, and it is into order so this time just for the seeker purposes i'll make a motion that we had approved that do at a second on this is waiting flat do I have a second.

1316

02:40:27.630 --> 02:40:29.160

Chuck: shot Blocker yes.

1317

02:40:29.580 --> 02:40:34.680

Wayne Platte: Okay chuck palumbo is a second all in favor Wayne Plaza yes, Charles Polanco.

1318

02:40:35.190 --> 02:40:37.230

Wayne Platte: Yes, Robert jacobson.

1319

02:40:37.830 --> 02:40:39.750

Wayne Platte: Yes, matt Gillis.

1320

02:40:40.050 --> 02:40:40.500

Matt Gillis: Yes.

1321

02:40:40.920 --> 02:40:41.940

Wayne Platte: You haven't Roche.

1322

02:40:42.240 --> 02:40:46.200

Wayne Platte: Yes, right this that is approved and.

1323

02:40:48.540 --> 02:40:52.590

Wayne Platte: At this time, I will make a motion that we approved Item number 11.

1324

02:40:53.730 --> 02:41:10.320

Wayne Platte: With board policies 610 1120 to 25 and 26 I think so that's the first time i've ever listed any of the Board policies in any anything i've ever done before so that's the first.

1325

02:41:10.980 --> 02:41:13.800

Suzanne Cahill: I would say, add in 17 a.

1326

02:41:14.100 --> 02:41:15.270

Wayne Platte: Yes, I see that.

1327

02:41:15.390 --> 02:41:27.600

Suzanne Cahill: My registration and I would just also I just thought about adding in for and for a only because they would deal with lighting.

1328

02:41:27.810 --> 02:41:28.530

Suzanne Cahill: If lighting.

1329

02:41:29.850 --> 02:41:46.650

Wayne Platte: can really add those in as well and Paul one of those items the policies is 25 which is instill that they should have a notch box, so we have there's a lot of those throughout the city for after hours access right so that is a motion to have a second.

1330

02:41:49.080 --> 02:41:49.380

RJacobsen: shut.

1331

02:41:49.470 --> 02:41:50.580

Chuck: off all stuck.

1332

02:41:51.030 --> 02:41:56.580

Wayne Platte: Like chuck a lot goes a second so all in favor we implant is a yes, Charles Polanco.

1333

02:41:56.850 --> 02:42:01.590

Wayne Platte: Yes, Robert jacobson math math Gillis.

1334

02:42:01.740 --> 02:42:03.750

Wayne Platte: Yes, Kevin Roach.

1335

02:42:03.960 --> 02:42:09.480

Wayne Platte: Yes, right what is approved, who are Thank you so much good luck with this.

1336

02:42:10.230 --> 02:42:11.970

Paul Beichert: In touch appreciate your help.

1337

02:42:12.360 --> 02:42:13.590

Wayne Platte: Okay Pal take care.

1338

02:42:17.130 --> 02:42:32.190

Wayne Platte: All right, moving on to Item number 11 is 500 Washington avenue it's a site plan to convert a maintenance and storage building into a one bedroom apartment section black and white is excuse me 48 point 71.

1339

02:42:32.730 --> 02:42:42.030

Wayne Platte: dash one dash three secret determination zone or six war two J Dutch village llc is the applicant owner.

1340

02:42:43.500 --> 02:42:45.960

Wayne Platte: Do we have some folks from that's valid here tonight.

1341

02:42:46.920 --> 02:42:48.150

pbjai: i'm Paul transmits.

1342

02:42:48.780 --> 02:42:50.700

pbjai: hey hi how are you.

1343

02:42:51.480 --> 02:42:52.650

Wayne Platte: Good good.

1344

02:42:53.910 --> 02:43:02.490

Wayne Platte: All right, so uh I know they convert the front building into some apartments already, what do you got now for us this.

1345

02:43:02.940 --> 02:43:05.910

pbjai: This is kinda can you bring up the same plan, please.

1346

02:43:07.020 --> 02:43:12.840

pbjai: This is a small mean it's building on Jason to Washington avenue.

1347

02:43:14.010 --> 02:43:32.070

pbjai: it's been on occupied a tried to fit this up, and I believe the only department shut them down so i'm here tonight to make this legal um it's an 800 square foot building.

1348

02:43:33.960 --> 02:43:35.670

pbjai: asst a parking lot.

1349

02:43:37.170 --> 02:43:53.310

pbjai: There will be no impact to existing parking we're not ending parking we're not adding any down any trees are changing the site at all it's just changing the use of this building from a maintenance building to a one bedroom apartment.

1350

02:43:54.390 --> 02:44:02.370

pbjai: physically the outside, will look same as it does today we're removing the overhead tour adding a single tour on the.

1351

02:44:03.090 --> 02:44:10.380

pbjai: That would be the south east side of the building and where we have louvers in the sidewalls with changing those two windows.

1352

02:44:11.070 --> 02:44:24.720

pbjai: And that's the extent of the work there exists right now 139 units to bring it up to 140 was about 198 parking spaces some in the open and some underneath the apartments themselves.

1353

02:44:25.890 --> 02:44:31.410

pbjai: I don't believe that this will really impact parking that will need to add anything to.

1354

02:44:32.820 --> 02:44:39.510

pbjai: To the parking areas because my survey showed a great percentage of the parking was open.

1355

02:44:58.020 --> 02:45:01.260

Wayne Platte: A handicapped accessible unit or adaptable unit.

1356

02:45:01.980 --> 02:45:08.430

pbjai: is because it is right on on the same elevation that's eight area.

1357

02:45:09.090 --> 02:45:11.580

pbjai: So it can accommodate handicap.

1358

02:45:19.650 --> 02:45:21.090

Wayne Platte: Also, I haven't here.

1359

02:45:22.560 --> 02:45:28.980

Wayne Platte: Whereas the equipment, going to be stored after this building is can convert as though they have a plan to move that stuff it's.

1360

02:45:30.030 --> 02:45:42.330

pbjai: The equipment is already moved out of this building, as I said, they started to remodel they remove sections of the slab they started putting in some plumbing underground utilities and so forth.

1361

02:45:43.440 --> 02:45:56.760

pbjai: So what they've done is they've taken this equipment or the vehicles have was stored in that building and storing it in three crotchets underneath the unit's themselves it's.

1362

02:45:59.190 --> 02:46:05.280

Wayne Platte: There right, and so I see here there's a note about REP fees this qualifies for that.

1363

02:46:05.760 --> 02:46:06.840

Suzanne Cahill: Yes, it does.

1364

02:46:06.960 --> 02:46:10.830

Suzanne Cahill: said why you would only be for this one single unit.

1365

02:46:11.730 --> 02:46:12.210

Okay.

1366

02:46:13.980 --> 02:46:16.710

Wayne Platte: Paul your your clients are aware that.

1367

02:46:16.980 --> 02:46:18.900

pbjai: Yes, I already told them about the fee was.

1368

02:46:19.590 --> 02:46:20.100

Okay.

1369

02:46:21.840 --> 02:46:22.740

Wayne Platte: um.

1370

02:46:24.210 --> 02:46:26.040

Wayne Platte: Anything else show that we've missed.

1371

02:46:27.540 --> 02:46:33.120

Suzanne Cahill: um no i'm trying to work out an email with Dan right now but i'm.

1372

02:46:34.440 --> 02:46:38.160

Suzanne Cahill: Just the board policies, I think, everything else is pretty straightforward.

1373

02:46:38.670 --> 02:46:43.350

Wayne Platte: Okay, they do have a notch box on on site already so we can eliminate number 25.

1374

02:46:43.920 --> 02:46:45.720

Suzanne Cahill: That was a question we were going to ask you.

1375

02:46:46.080 --> 02:46:49.650

Wayne Platte: yeah um does anybody on the board, have any questions.

1376

02:46:50.910 --> 02:46:52.230

Chuck: now looks good to me.

1377

02:46:52.950 --> 02:46:58.710

Wayne Platte: they're all right Okay, they said they converted that front building into more more unit so.

1378

02:46:59.940 --> 02:47:16.830

Wayne Platte: Good all right um alright so under seeker, this is an unlisted action, so we have to render a determination or environmental significance, we do have a short form completed kyla or so.

1379

02:47:17.640 --> 02:47:18.270

kyla.

1380

02:47:19.920 --> 02:47:20.550

Kyla: Yes.

1381

02:47:21.000 --> 02:47:21.540

Okay.

1382

02:47:22.590 --> 02:47:32.460

Wayne Platte: All right, um so at this time i'll make a motion to approve the short environmental assessment for him to have a second.

1383

02:47:34.740 --> 02:47:35.670

Kevin: Second Kevin rose.

1384

02:47:36.120 --> 02:47:41.970

Wayne Platte: Second, by Kevin Roche, all the favors way platter yes, Charles Polanco.

1385

02:47:42.240 --> 02:47:44.550

Wayne Platte: Yes, Robert jacobson.

1386

02:47:45.060 --> 02:47:47.130

Wayne Platte: yeah matt Gillis.

1387

02:47:47.250 --> 02:47:49.200

Wayne Platte: Yes, Evan Roche.

1388

02:47:49.500 --> 02:47:51.810

Wayne Platte: Yes, Okay, that is approved.

1389

02:47:53.490 --> 02:48:05.550

Wayne Platte: All right, um so at this time we'll make a motion that we approve item 12 so you want to go over the the list there that.

1390

02:48:06.000 --> 02:48:10.020

Suzanne Cahill: It would be bored policy 617 a.

1391

02:48:11.250 --> 02:48:15.870

Suzanne Cahill: Which is the REC fee of \$3,000 for the one unit and 22.

1392

02:48:16.560 --> 02:48:20.820

Wayne Platte: Okay, and also the submission of the recreation fee right.

1393

02:48:21.540 --> 02:48:23.340

Suzanne Cahill: right that was 18.

1394

02:48:23.910 --> 02:48:24.900

Wayne Platte: Well that's 18 okay.

1395

02:48:25.680 --> 02:48:30.330

Wayne Platte: Yes, 3000 all right um okay so that's emotion, to have a second.

1396

02:48:33.360 --> 02:48:34.380

Kevin: Second Kevin rock.

1397

02:48:34.800 --> 02:48:39.960

Wayne Platte: Welcome bye Kevin Roach all in favor we played as a yes, Charles Polanco.

1398

02:48:40.320 --> 02:48:42.360

Wayne Platte: Yes, Robert Jacobson.

1399

02:48:42.870 --> 02:48:44.730

Wayne Platte: yeah that Gillis.

1400

02:48:44.880 --> 02:48:46.860

Wayne Platte: Yes, Kevin Roach.

1401

02:48:47.160 --> 02:48:52.170

Wayne Platte: Yes, Okay, that is approved, thank you, Paul good seeing the power.

1402

02:48:52.350 --> 02:48:53.250

pbjai: All right, thank you.

1403

02:48:54.480 --> 02:48:54.990

Wayne Platte: good night.

1404

02:49:01.020 --> 02:49:06.960

Wayne Platte: Item number 1379 early Ave.

1405

02:49:08.850 --> 02:49:27.870

Wayne Platte: site plan to renovate in redevelop an existing building into a mixed use commercial office building section block a lot us 48 point 71 dash to dash 11 secret determination zone, see to word one Higgins ville station llc is the applicant owner.

1406

02:49:28.920 --> 02:49:30.810

Wayne Platte: Scott Scott here for this.

1407

02:49:31.200 --> 02:49:31.680

Suzanne Cahill: i'm here.

1408

02:49:32.070 --> 02:49:32.730

Yes, he is.

1409

02:49:34.140 --> 02:49:35.490

Suzanne Cahill: Brian is as well.

1410

02:49:35.610 --> 02:49:36.720

Bob Ryan: yeah i'm here as well, yeah.

1411

02:49:37.650 --> 02:49:38.190

Okay.

1412

02:49:39.630 --> 02:49:41.790

Wayne Platte: um alright, so this is the.

1413

02:49:42.870 --> 02:49:44.610

Wayne Platte: Daily freeman building fishy.

1414

02:49:45.990 --> 02:49:49.980

Wayne Platte: Scott, you didn't want to I know this is probably like almost like a gateway meeting for this.

1415

02:49:50.010 --> 02:49:53.730

Wayne Platte: Right just an overview of what you plan on doing there what the what the plan is.

1416

02:49:54.420 --> 02:49:57.900

SCOTT DUTTON: Correct and it's been a lot for you also will be brief.

1417

02:49:57.990 --> 02:49:58.410

tonight.

1418

02:50:00.090 --> 02:50:24.450

SCOTT DUTTON: Bob and I bought this building back in 2017 we expected that we wouldn't be before your board for at least a few years from now, but then the pandemic head daily freeman contracted and while we had mused about potential adaptive reuse opportunities there.

1419

02:50:26.400 --> 02:50:29.640

SCOTT DUTTON: Since we purchased it we had to focus.

1420

02:50:31.680 --> 02:50:45.150

SCOTT DUTTON: and get an application together and start really thinking about this, we petitioned the common Council for a rezoning request that rezoning request was approved recently and.

1421

02:50:47.340 --> 02:51:03.270

SCOTT DUTTON: Once that rezoning request was approved, we started, you know letting the local community know that we have this asset we saw the opportunity and we've got some very exciting prospects for.

1422

02:51:04.590 --> 02:51:11.760

SCOTT DUTTON: For new tenants there and we're here before the board to present a multi tenant.

1423

02:51:13.140 --> 02:51:16.800

SCOTT DUTTON: adaptive reuse project for you to consider.

1424

02:51:17.610 --> 02:51:18.060

Okay.

1425

02:51:23.970 --> 02:51:36.150

Wayne Platte: So, really, this is really preliminary right now Scott is just like a correct we we still want to go before we still has to be referred to the officer candidate planning board correct.

1426

02:51:37.230 --> 02:51:37.770

Wayne Platte: Okay.

1427

02:51:41.460 --> 02:51:42.450

Wayne Platte: All right, we.

1428

02:51:42.510 --> 02:51:46.800

SCOTT DUTTON: We assume that this was one of a couple of meetings but wanted.

1429

02:51:47.220 --> 02:51:47.700

Wayne Platte: He said.

1430

02:51:49.860 --> 02:51:56.160

SCOTT DUTTON: Not many people realize that the daily freeman had contracted during cove it.

1431

02:51:57.750 --> 02:52:10.230

SCOTT DUTTON: You know, Bob and I have been working vigorously to try and reimagine the building, we think we're going to be successful in bringing vibrancy to that building.

1432

02:52:12.060 --> 02:52:16.020

SCOTT DUTTON: And we're incredibly excited about it sort of.

1433

02:52:17.070 --> 02:52:22.920

SCOTT DUTTON: Making really good lemonade out of some lemons that were delta during the pandemic.

1434

02:52:26.340 --> 02:52:27.870

Wayne Platte: Okay um.

1435

02:52:34.290 --> 02:52:37.890

Wayne Platte: So really we're not going to look at any floor plans or anything like that tonight right.

1436

02:52:38.100 --> 02:52:40.590

SCOTT DUTTON: Here we were just gonna Carla you could certainly then.

1437

02:52:40.680 --> 02:52:44.880

Kyla DeDea: we're yeah that's up to you, I do have them ready to share I didn't know.

1438

02:52:45.420 --> 02:52:46.200

Kyla DeDea: yeah I have.

1439

02:52:46.830 --> 02:52:54.390

SCOTT DUTTON: The floor plans pretty well baked what you're lacking Wayne is a fully developed landscape plan.

1440

02:52:54.810 --> 02:52:55.260

Wayne Platte: Okay.

1441

02:52:55.650 --> 02:52:57.960

SCOTT DUTTON: You know requisite site details.

1442

02:52:58.530 --> 02:52:58.980

But.

1443

02:53:00.750 --> 02:53:07.350

SCOTT DUTTON: You can see, this was a single tenant building for as long as i've been in kingston, which is about 25.

1444

02:53:07.380 --> 02:53:07.890

years.

1445

02:53:09.630 --> 02:53:22.920

SCOTT DUTTON: Over time, as they move the printing presses out and contracted and contracted and contracted daily framing left just more and more space vacation, but they were a single tenant.

1446

02:53:24.000 --> 02:53:25.170

SCOTT DUTTON: occupant of the building.

1447

02:53:25.770 --> 02:53:43.710

SCOTT DUTTON: We purchased the building from a holding company that on the hunt, you know hundreds of newspaper properties around the country, so this is in no way a reflection of the local daily freeman folks that we've known for all our lives.

1448

02:53:46.680 --> 02:53:51.120

SCOTT DUTTON: We have a a brew pub tenant.

1449

02:53:52.290 --> 02:53:53.640

SCOTT DUTTON: A distiller tenant.

1450

02:53:54.810 --> 02:53:56.100

SCOTT DUTTON: bike shop tending.

1451

02:53:57.240 --> 02:54:04.650

SCOTT DUTTON: A small grab and go fast casual food tenant that we were deep into negotiations with.

1452

02:54:05.850 --> 02:54:22.530

SCOTT DUTTON: we're looking to activate the site, given its proximity to deed stadium, you know right off of Washington avenue trail ways right off the thruway we think we can really you know, make it a destination.

1453

02:54:23.640 --> 02:54:38.730

SCOTT DUTTON: And it has something that most of the properties in in the denser areas of uptown kingston don't have and that's easy in and out access and abundance of parking and.

1454

02:54:42.510 --> 02:54:45.210

SCOTT DUTTON: An adjacent see to the own w rail trail.

1455

02:54:45.810 --> 02:54:46.230

Okay.

1456

02:54:51.780 --> 02:54:52.140

Wayne Platte: All right.

1457

02:54:56.190 --> 02:54:57.750

Wayne Platte: So you have anything else here.

1458

02:54:58.170 --> 02:55:15.780

Suzanne Cahill: No, I was um yeah I mean I like the plan I think it's a great idea good concept for that area, and I would like to basically will you will extend our staff notes to the incident they work on addressing those.

1459

02:55:17.160 --> 02:55:22.620

Suzanne Cahill: And they return, they should be pretty much I think everything should be in water.

1460

02:55:23.370 --> 02:55:27.300

Wayne Platte: Okay, and we've made the submission to the structure of the planning board already.

1461

02:55:28.140 --> 02:55:30.480

Suzanne Cahill: know it will have to be referred to the county.

1462

02:55:30.960 --> 02:55:31.380

Okay.

1463

02:55:32.640 --> 02:55:36.030

Wayne Platte: Will that be our next meeting, then we do that, or what have we.

1464

02:55:36.780 --> 02:55:37.950

Suzanne Cahill: Are right now, I think.

1465

02:55:38.940 --> 02:55:48.720

Kyla DeDea: yeah Scott, once you have you know the details for the site plan and whatever you know, whatever you're putting together we can send that as soon as we have the package.

1466

02:55:48.990 --> 02:56:00.690

SCOTT DUTTON: I will say that we've been working closely with Dennis Doyle for the last year and a half, on this project, the county did weigh in on the rezoning.

1467

02:56:01.770 --> 02:56:14.730

SCOTT DUTTON: they're very supportive as well we just been waiting for some of the little details to kind of chink in so we can start to focus on the signage details the lighting the landscaping.

1468

02:56:16.620 --> 02:56:26.460

SCOTT DUTTON: But the overall concept, the the parking analysis that's already been submitted it's you know it's it's the ancillary stuff that.

1469

02:56:27.750 --> 02:56:31.590

SCOTT DUTTON: We should be well place to reconcile over the next couple of weeks.

1470

02:56:32.100 --> 02:56:32.520
yeah.

1471
02:56:34.410 --> 02:56:37.800
SCOTT DUTTON: Have you in a comfortable very comfortable place we hope.

1472
02:56:38.430 --> 02:56:39.360
Wayne Platte: Okay, good.

1473
02:56:39.750 --> 02:56:52.620
SCOTT DUTTON: we're excited about this and not not many people know about this, and so this sort of our our first or you know our first public airing of this project.

1474
02:56:55.710 --> 02:57:02.490
Wayne Platte: We gotta go I got a couple of good point people on this thing, so you and Bob together so that's that speaks volumes so.

1475
02:57:04.950 --> 02:57:11.610
Wayne Platte: All right, so I guess we'll be waiting to hear more about this, and anybody have any questions from the board.

1476
02:57:14.790 --> 02:57:15.120
Wayne Platte: Okay.

1477
02:57:16.590 --> 02:57:19.110
Wayne Platte: Thanks for hanging around with us tonight Scott and Bob.

1478
02:57:20.730 --> 02:57:23.640
SCOTT DUTTON: i'm just texting Charlie blake mean to.

1479
02:57:24.720 --> 02:57:25.860
SCOTT DUTTON: To show up.

1480
02:57:28.440 --> 02:57:30.810
Bob Ryan: Thank you, thank you for your considerations crucial.

1481
02:57:31.920 --> 02:57:38.310

Wayne Platte: For this time i'll make a motion that we table item 13 do have a second.

1482

02:57:39.180 --> 02:57:39.810

Second.

1483

02:57:41.430 --> 02:57:46.500

Wayne Platte: Second, by chuck colaco all in favor Wayne plan is to yes, Charles Polanco.

1484

02:57:46.710 --> 02:57:48.960

Wayne Platte: Yes, Robert jacobson.

1485

02:57:52.200 --> 02:57:53.910

Wayne Platte: Easy yes matt Ellis.

1486

02:57:54.390 --> 02:57:57.270

Wayne Platte: Yes, and Kevin Roche.

1487

02:57:59.190 --> 02:58:00.180

Suzanne Cahill: he's muted yes.

1488

02:58:01.080 --> 02:58:04.110

Wayne Platte: Okay alright so we're cable Thank you folks.

1489

02:58:04.200 --> 02:58:04.920

Bob Ryan: Thank you guys.

1490

02:58:05.250 --> 02:58:05.790

alright.

1491

02:58:07.110 --> 02:58:13.980

Wayne Platte: Moving on to Item number 14.

1492

02:58:14.280 --> 02:58:15.420

SCOTT DUTTON: is just joined us.

1493

02:58:15.960 --> 02:58:29.940

Wayne Platte: Okay 59 three impressions to 36 Wall Street site plan to establish professional office spaces and an event space section block a lot is 56 point 91 dash three dash one.

1494

02:58:30.420 --> 02:58:39.990

Wayne Platte: speaker determination zone oh two it's inherited area word to Charles placement of kingston OPS two llc is the application owner.

1495

02:58:41.160 --> 02:58:45.330

Wayne Platte: Mr blakeman and Scott dutton are here welcome again.

1496

02:58:45.750 --> 02:58:51.030

SCOTT DUTTON: Thank you Wayne I just sent Charlie a text, asking him to unmute.

1497

02:58:51.300 --> 02:58:54.420

SCOTT DUTTON: yeah okay you on your side, all right.

1498

02:59:03.960 --> 02:59:05.730

Kyla DeDea: Scott is he on the phone right now.

1499

02:59:06.750 --> 02:59:07.770

SCOTT DUTTON: I think he's on.

1500

02:59:08.640 --> 02:59:11.370

Kyla DeDea: You know Okay, it looks like it looks like he might have unmuted.

1501

02:59:11.910 --> 02:59:13.050

Suzanne Cahill: Areas he's good.

1502

02:59:13.080 --> 02:59:13.740

Charlie.

1503

02:59:17.460 --> 02:59:17.910

Kyla DeDea: Charlie.

1504

02:59:28.470 --> 02:59:29.820

Suzanne Cahill: He is unmuted.

1505

02:59:30.630 --> 02:59:31.650

SCOTT DUTTON: Charlie are there.

1506

02:59:38.580 --> 02:59:45.000

SCOTT DUTTON: it's a it's been a long night I don't I don't want to hold up the board well Charlie works on that.

1507

02:59:46.470 --> 02:59:47.580

SCOTT DUTTON: want to get started wait.

1508

02:59:48.150 --> 02:59:49.320

Wayne Platte: yeah go ahead Scott.

1509

02:59:50.430 --> 02:59:54.240

SCOTT DUTTON: Okay, so this is the former St Joseph school building.

1510

02:59:56.070 --> 02:59:59.550

SCOTT DUTTON: There are two St Joseph school buildings one.

1511

03:00:00.570 --> 03:00:11.100

SCOTT DUTTON: The historic building at the corner of Wall Street and Pearl street the other than more contemporary 1960s building that.

1512

03:00:12.210 --> 03:00:22.200

SCOTT DUTTON: Robert milliken actually designed, but this is the three story, building on historic building right behind St joseph's church.

1513

03:00:23.700 --> 03:00:30.030

SCOTT DUTTON: Charles purchased the building, I want to say about two years ago and.

1514

03:00:31.890 --> 03:00:38.070

SCOTT DUTTON: We have recently been before the zoning Board of appeals and obtained a variance.

1515

03:00:41.730 --> 03:00:51.870

SCOTT DUTTON: It was a little bit unusual in that most applicants go to the zoning Board of appeals for an area variance seeking a full waiver for parking.

1516

03:00:52.800 --> 03:01:06.090

SCOTT DUTTON: What we presented to the zoning Board of appeals was an opportunity to provide the requisite parking, but it was more than 400 feet from the building.

1517

03:01:07.320 --> 03:01:13.410

SCOTT DUTTON: We provided adequate parking and demonstrated that at the 16 Lucas Ave site.

1518

03:01:14.430 --> 03:01:17.730

SCOTT DUTTON: that most of you know, is the family court building.

1519

03:01:20.100 --> 03:01:28.080

SCOTT DUTTON: Our request tonight is quite simply to convert the former classrooms to professional office space.

1520

03:01:29.640 --> 03:01:30.450

SCOTT DUTTON: and

1521

03:01:31.560 --> 03:01:38.130

SCOTT DUTTON: Ultimately, we would like to use the top floor of the building, which is an amazing space.

1522

03:01:39.690 --> 03:01:49.560

SCOTT DUTTON: it's remarkably intact and worth a site visit for anybody that's interested in going to see it for for events.

1523

03:01:50.820 --> 03:01:53.130

SCOTT DUTTON: But, given that the zoning Board of appeals.

1524

03:01:54.300 --> 03:02:09.510

SCOTT DUTTON: approved the parking variance for the office space and I were only requesting a plan approval for the office space, but wanted to be fully transparent, that we do plan to come back with a fully baked plan.

1525

03:02:11.100 --> 03:02:15.810

SCOTT DUTTON: For the third floor so kyle if you flip to the floor plans.

1526

03:02:21.030 --> 03:02:22.140

SCOTT DUTTON: That is the.

1527

03:02:22.680 --> 03:02:26.010

Kyla DeDea: Guy I skipped over the exit do on the existing.

1528

03:02:27.270 --> 03:02:29.940

Kyla DeDea: No that's fine I went wait right to the proposed.

1529

03:02:29.970 --> 03:02:32.130

SCOTT DUTTON: that's fine it's up to that that's the.

1530

03:02:34.560 --> 03:02:43.170

SCOTT DUTTON: Surely level it's partially below grade partially above grade there are there are two spaces that are available there to the top of your screen.

1531

03:02:44.820 --> 03:02:48.180

SCOTT DUTTON: You go once one sheet forward.

1532

03:02:51.510 --> 03:02:52.650

SCOTT DUTTON: This is the.

1533

03:02:53.850 --> 03:03:02.340

SCOTT DUTTON: What we call the the first floor it's half a flight up from Wall Street, and you can see that there are four classrooms.

1534

03:03:03.480 --> 03:03:07.530

SCOTT DUTTON: And we're proposing to use those as professional office space.

1535

03:03:08.550 --> 03:03:26.430

SCOTT DUTTON: I can tell you, you know firsthand experience there's a huge demand for this type of space in the marketplace, you know we filled up the fuller building faster than I ever thought we would fill it up, and I have been turning way on average.

1536

03:03:27.510 --> 03:03:35.610

SCOTT DUTTON: About two people a week that are looking for 500 to 800 square foot professional.

1537

03:03:37.470 --> 03:03:39.120

SCOTT DUTTON: office spaces so.

1538

03:03:40.290 --> 03:03:52.470

SCOTT DUTTON: Given that this kingston is the county seat I think there's there will always be a tremendous need for professional office space Jason to the courts.

1539

03:03:53.610 --> 03:04:05.970

SCOTT DUTTON: You know just given the vibrancy that we're starting to see in uptown kingston a lot of interest in smaller professional offices so you've got four on this floor.

1540

03:04:08.100 --> 03:04:10.290

SCOTT DUTTON: got four on the second floor.

1541

03:04:14.100 --> 03:04:20.460

SCOTT DUTTON: And then the event space that will be bringing back to you in short order, with a you know with a full.

1542

03:04:21.870 --> 03:04:37.320

SCOTT DUTTON: synopsis of how we intend to handle valet parking and you know all those details but but that space is just magnificent so the kyla if you scroll back one sheet.

1543

03:04:42.660 --> 03:04:45.030

SCOTT DUTTON: Straightforward double loaded cord or.

1544

03:04:48.300 --> 03:05:01.140

SCOTT DUTTON: Maintaining the existing historic architecture, there is in the lower right hand corner, a new elevator that's proposed and that would have an accurate access to the exterior.

1545

03:05:04.470 --> 03:05:17.310

SCOTT DUTTON: But other than that very modest improvements to the Interior and almost no changes to the exterior other than creating the entrance for handicapped accessibility for the elevator.

1546

03:05:20.730 --> 03:05:31.020

Suzanne Cahill: The bathrooms for these individual offices, the majority of them are going to be using the shared bathroom facilities on the ground floor.

1547

03:05:32.940 --> 03:05:34.260

SCOTT DUTTON: I would assume so.

1548

03:05:35.340 --> 03:05:46.440

SCOTT DUTTON: And then there are you know individual bathrooms that are grandfathered in those spaces, that you know we would maintain, and we need to come back and.

1549

03:05:47.550 --> 03:05:49.860

SCOTT DUTTON: make modifications at any point.

1550

03:05:53.250 --> 03:05:53.550

Okay.

1551

03:05:55.860 --> 03:05:57.480

charlie b: No bathrooms upstairs.

1552

03:05:58.050 --> 03:06:00.060

SCOTT DUTTON: Charlie oh good you're with us, thank you.

1553

03:06:01.080 --> 03:06:05.460

charlie b: And I think we'll probably play some more bathrooms upstairs and I would think.

1554

03:06:05.490 --> 03:06:05.910

yeah.

1555

03:06:07.290 --> 03:06:11.790

Suzanne Cahill: In right when you come back yeah definitely if you're going to his food it's going to be event space.

1556

03:06:12.840 --> 03:06:24.480

Suzanne Cahill: i'm parking you Scott, you said that you were going to go and you're going to be using that parking on Lucas avenue little family court, we had had a site plan.

1557

03:06:24.870 --> 03:06:41.340

Suzanne Cahill: That showed improvements that we're going to be made there, do you have a time schedule, now that a lot of these buildings are coming online, is there a time schedule that you can provide the board with completing those improvements there was landscaping and some other elements that.

1558

03:06:43.380 --> 03:06:45.630

Suzanne Cahill: We haven't seen happen, yet.

1559

03:06:46.140 --> 03:06:49.140

charlie b: Yes, we plan to start that in the next.

1560

03:06:50.310 --> 03:06:56.520

charlie b: I would say start in the next month, and it shouldn't take more than about a month and a half, two months the mouse to get.

1561

03:06:57.930 --> 03:07:06.060

SCOTT DUTTON: yeah we help Charlie get bids on that work just before that pandemic started, and then you know.

1562

03:07:07.950 --> 03:07:10.980

SCOTT DUTTON: Naturally, everything went into caution mode.

1563

03:07:12.060 --> 03:07:21.990

charlie b: sort of it was a pretty strong winter, so my contract that God really backed up a lot of areas emergency kind of work, but she get started shortly.

1564

03:07:22.620 --> 03:07:24.600

Suzanne Cahill: Okay, great that's good news, thank you.

1565

03:07:26.430 --> 03:07:35.010

Wayne Platte: guys, do you expect to have something for us regarding your event space what your plans are there by maybe next month or Where are you with that.

1566

03:07:36.240 --> 03:07:38.700

SCOTT DUTTON: Well, Charlie let me jump in here I.

1567

03:07:39.930 --> 03:07:48.690

SCOTT DUTTON: I would prefer to kind of bifurcated those two requests if the Board is okay with that.

1568

03:07:50.310 --> 03:07:57.030

SCOTT DUTTON: Just because the buildings sat vacant for so long there's so much demand for that space.

1569

03:07:58.350 --> 03:08:09.540

SCOTT DUTTON: we'd like to limit this the Z BA parking variance was limited to the business occupancy that's been granted, so if we get that approved by the planning board.

1570

03:08:10.950 --> 03:08:21.210

SCOTT DUTTON: That would allow Charlie to start generating some revenue and give us, you know ample time to to present the event space, the way I know you want to present it.

1571

03:08:22.290 --> 03:08:22.740

Wayne Platte: Okay.

1572

03:08:24.030 --> 03:08:28.200

SCOTT DUTTON: But he the anticipation that it would be very soon in the coming months.

1573

03:08:28.740 --> 03:08:29.280

Wayne Platte: When I.

1574

03:08:29.400 --> 03:08:33.240

SCOTT DUTTON: i'd hate to delay is opportunity to lease those spaces.

1575

03:08:34.410 --> 03:08:37.740

SCOTT DUTTON: I know that there are a number of people that are anxious to.

1576

03:08:39.630 --> 03:08:47.040

SCOTT DUTTON: See how the board rules tonight, hoping that they might be able to see themselves in.

1577

03:08:48.360 --> 03:08:50.580

SCOTT DUTTON: Their offices into those classrooms.

1578

03:08:51.090 --> 03:08:52.170

Suzanne Cahill: Right we've.

1579

03:08:58.620 --> 03:09:02.070

Suzanne Cahill: got signage for the occupancy is.

1580

03:09:06.540 --> 03:09:10.890

SCOTT DUTTON: Honestly, we we have not figured out a signage.

1581

03:09:10.920 --> 03:09:28.140

charlie b: plan it'll probably be more like a directory and building or in front of the building, but small you know not nothing large I don't think outside of awareness not not anticipating that unless somebody comes up and says they want the whole building and then.

1582

03:09:29.220 --> 03:09:33.510

charlie b: Maybe there would be something that indicate that, but other than that I think it'd be more discreet.

1583

03:09:37.980 --> 03:09:41.010

Wayne Platte: So, so this this still has to be referred to the county correct.

1584

03:09:42.390 --> 03:09:42.900

Suzanne Cahill: Yes.

1585

03:09:43.620 --> 03:09:44.100

Wayne Platte: Okay well.

1586

03:09:45.000 --> 03:09:45.750

SCOTT DUTTON: I think.

1587

03:09:46.860 --> 03:09:54.270

SCOTT DUTTON: We could come up with a signage package very quickly we've historically charlie's historically worked with time links times.

1588

03:09:56.100 --> 03:10:03.360

SCOTT DUTTON: We all know that they do a great job and we could get something submitted to staff to forward to the county.

1589

03:10:05.100 --> 03:10:09.240

charlie b: What is the cat excuse me just so I understand what is the county weigh in on.

1590

03:10:10.920 --> 03:10:11.610

charlie b: Just curious.

1591

03:10:12.570 --> 03:10:16.590

Suzanne Cahill: it's just then, what if this had would have any county impact.

1592

03:10:17.760 --> 03:10:25.350

Suzanne Cahill: Basically, which I don't anticipate any I think they'll probably be supportive of it to good adaptive reuse of the building.

1593

03:10:26.010 --> 03:10:34.890

SCOTT DUTTON: Charlie it's it's jurisdictional there are certain guidelines within within your within certain number of feet of a county road when.

1594

03:10:35.940 --> 03:10:36.540

Did.

1595

03:10:37.890 --> 03:10:38.820

charlie b: Okay, just didn't.

1596

03:10:40.920 --> 03:10:41.910

charlie b: know what that was about.

1597

03:10:44.610 --> 03:10:50.520

Wayne Platte: So right now super into position just a table until we get some feedback from the camera when.

1598

03:10:52.920 --> 03:11:12.540

Suzanne Cahill: i'm Oh, I mean I would be comfortable with it the Board is okay with that you know I don't know you know, the only outstanding items really are the signage and the lighting if there wouldn't be any exterior lighting, I imagine just some basic.

1599

03:11:13.830 --> 03:11:24.540

Suzanne Cahill: lighting on the front Walker front steps of the building, maybe in the back as well and there's refuse and recycling, which I think we can handle it staff level.

1600

03:11:26.250 --> 03:11:32.940

Suzanne Cahill: it's up to the board if you want them to come back next month or let the board handle the balance of the submissions.

1601

03:11:33.420 --> 03:11:35.100

Wayne Platte: The staff you meet here until the balance.

1602

03:11:36.300 --> 03:11:36.570

Wayne Platte: For.

1603

03:11:36.600 --> 03:11:40.470

Suzanne Cahill: What about space only obviously the event space would come back.

1604

03:11:40.950 --> 03:11:46.980

Wayne Platte: yeah but I mean the we What about with the with the having to be referred to county do we.

1605

03:11:48.000 --> 03:11:51.600

Wayne Platte: I mean if they if they come back with some recommendations, then we have to revisit it right.

1606

03:11:51.660 --> 03:11:53.190

Wayne Platte: I mean, yes, you gotta.

1607

03:11:53.640 --> 03:11:54.540

Wayne Platte: Come back to the board.

1608

03:11:54.960 --> 03:12:04.320

SCOTT DUTTON: right if the board would consider it tonight we'd be most appreciative subject to the county's recommendations.

1609

03:12:04.770 --> 03:12:05.190

Okay.

1610

03:12:07.530 --> 03:12:08.670

Wayne Platte: i'm okay with that.

1611

03:12:10.170 --> 03:12:11.070

i'm just gonna.

1612

03:12:12.480 --> 03:12:13.320

Wayne Platte: Robert you good.

1613

03:12:15.030 --> 03:12:16.860

RJacobsen: i'm good What do we expect the county comments.

1614

03:12:19.530 --> 03:12:25.650

Suzanne Cahill: Well, they will meet the first Wednesday of may so we'd be shortly thereafter.

1615

03:12:27.600 --> 03:12:38.340

RJacobsen: But if we if they come back with comments on the first Wednesday of may, after we have enough time for public notice in order to put this on for May.

1616

03:12:41.550 --> 03:12:42.930

RJacobsen: Or should we just put it on for now.

1617

03:12:45.780 --> 03:12:48.540

RJacobsen: I mean we can still want to I don't want the applicant to get stuff.

1618

03:12:48.750 --> 03:12:54.990

Wayne Platte: pigeon holed up put it on for now with it at the county doesn't have any comments that it just gets taken off the agenda.

1619

03:12:55.470 --> 03:13:02.340

RJacobsen: yeah yeah I just want to make sure that whatever notices we send out there on their timeline that we can discuss tonight, if we have to.

1620

03:13:03.090 --> 03:13:04.290

Wayne Platte: Okay i'm good with that.

1621

03:13:04.710 --> 03:13:13.470

SCOTT DUTTON: And we can follow up at that meeting and share with the board our signage proposal that I suspect would be.

1622

03:13:14.790 --> 03:13:18.540

SCOTT DUTTON: approvable at staff level but we'd be happy to present it at night.

1623

03:13:19.200 --> 03:13:19.680

Okay.

1624

03:13:22.260 --> 03:13:26.010

Wayne Platte: And we do have the the short form there kyla submitted.

1625

03:13:27.690 --> 03:13:29.640

Kyla DeDea: Yes, we do okay.

1626

03:13:31.530 --> 03:13:36.030

Wayne Platte: All right, alright so let's do the secret right now, then as anybody has any questions on the board.

1627

03:13:38.460 --> 03:13:38.790

Chuck: Now.

1628

03:13:38.850 --> 03:13:39.990

Wayne Platte: Okay, all right.

1629

03:13:41.640 --> 03:13:51.960

Wayne Platte: So we do have a short environmental assessment form that has been submitted, and is it is an order at this time I make a motion that we approve it do I have a second.

1630

03:13:52.620 --> 03:13:53.190

Second.

1631

03:13:54.330 --> 03:13:59.040

Wayne Platte: Second, by Charles plateau and favorite Wayne Plaza yes, Charles Polanco.

1632

03:13:59.280 --> 03:14:01.320

Wayne Platte: Yes, Robert jacobson.

1633

03:14:02.640 --> 03:14:03.420

Wayne Platte: matt Gillis.

1634

03:14:03.690 --> 03:14:05.550

Wayne Platte: Yes, Kevin Roach.

1635

03:14:05.790 --> 03:14:09.480

Wayne Platte: Yes, that is a deck that up, it was approved.

1636

03:14:11.520 --> 03:14:21.270

Wayne Platte: So at this time, I will make a motion that we approve Item number 14 so, which is only further to establish the professional office spaces at this time, correct.

1637

03:14:21.780 --> 03:14:26.070

Suzanne Cahill: Correct me if you'd like to read the conditions they would.

1638

03:14:26.220 --> 03:14:27.150

Wayne Platte: watch that.

1639

03:14:27.840 --> 03:14:35.340

Suzanne Cahill: Word policy 610 1519 2325 and 26.

1640

03:14:36.480 --> 03:14:41.850

Suzanne Cahill: This would only be for the office space on the lower level, the first and second floors.

1641

03:14:42.690 --> 03:14:55.260

Suzanne Cahill: The item will be placed on the agenda, so that, if necessary, they need to come back for Ulster county planning board comment but staff will handle all lighting landscaping signage refuse and recycling detail.

1642

03:14:56.280 --> 03:15:00.960

Wayne Platte: Okay sounds good, that is emotion part of the motion to have a second on that.

1643

03:15:01.410 --> 03:15:02.190

Matt Gillis: At second.

1644

03:15:02.880 --> 03:15:07.710

Wayne Platte: Second, by matt Gillis, all in favor Wayne Plaza yes, Charles Polanco.

1645

03:15:07.950 --> 03:15:09.990

Wayne Platte: Yes, Robert jacobson.

1646

03:15:11.790 --> 03:15:12.720

Wayne Platte: That Gillis.

1647

03:15:12.780 --> 03:15:13.230

Wayne Platte: Yes.

1648

03:15:13.740 --> 03:15:15.690

Kevin: Kevin Roche, yes.

1649

03:15:15.780 --> 03:15:19.710

Wayne Platte: you're right that is approved okay Scott and Charles, thank you for.

1650

03:15:19.710 --> 03:15:20.280

Wayne Platte: Coming good.

1651

03:15:20.970 --> 03:15:21.990

SCOTT DUTTON: Night really.

1652

03:15:23.280 --> 03:15:24.030

SCOTT DUTTON: All right, take care.

1653

03:15:27.000 --> 03:15:36.930

Wayne Platte: All right, as I had mentioned in the beginning of the meeting item is 200 North street that's going to be taken up at the special meeting next Monday, so that is not on the agenda.

1654

03:15:38.400 --> 03:15:38.850

Wayne Platte: tonight.

1655

03:15:39.990 --> 03:16:02.580

Wayne Platte: We also have items 16 the rezoning recommendation that's a referral from the common Council to amend zoning code section four or five dash nine per se grins D and parental H dealing with accessory apartments and section four or five dash 34 friends J off street parking in loading.

1656

03:16:06.750 --> 03:16:13.890

Suzanne Cahill: In had emailed everybody during the meeting the State Assembly bill.

1657

03:16:17.370 --> 03:16:19.290

Suzanne Cahill: You can open up your emails.

1658

03:16:31.440 --> 03:16:41.820

dgartenstein: Well, let me get started, while you're all checking to see if the email came through what I sent you was a link to the New York State Assembly bill.

1659

03:16:42.540 --> 03:16:54.810

dgartenstein: With regard to accessory dwelling units, the state, the Federal Government and the county in recognition of a nationwide housing crisis has.

1660

03:16:55.740 --> 03:17:15.150

dgartenstein: started pursuing initiatives to increase the housing stock by mandating that localities address and eliminate impediments to accessory dwelling units, the Biden administration has introduced regulations and legislation to address.

1661

03:17:16.260 --> 03:17:19.050

dgartenstein: impediments that exist in current zoning codes.

1662

03:17:20.070 --> 03:17:30.990

dgartenstein: That limit the expansion of housing opportunities, the state legislature has proposed the specific legislation that I have forwarded to you.

1663

03:17:31.770 --> 03:17:51.630

dgartenstein: That requires municipalities to remove impediments to accessory dwelling units that county in their housing report has similarly focus on the needs or remove impediments to accessory dwelling units our Council.

1664

03:17:53.190 --> 03:18:01.260

dgartenstein: Further mostly by Alderman Hirsch, has been attempting to move our city forward with regards to this issue.

1665

03:18:03.090 --> 03:18:04.590

dgartenstein: Basically, to get ahead of the curve.

1666

03:18:06.630 --> 03:18:07.350

dgartenstein: The.

1667

03:18:08.460 --> 03:18:13.620

dgartenstein: This board has repeatedly and regularly dealt with.

1668

03:18:14.700 --> 03:18:16.110

dgartenstein: impediments to.

1669

03:18:17.400 --> 03:18:32.490

dgartenstein: You know accessory dwelling units, we had one earlier this evening that are based upon certain provisions in the code that, quite frankly, are not only difficult to interpret but.

1670

03:18:34.020 --> 03:18:43.320

dgartenstein: impossible to determine what the purpose was in the first place, other than to restrict.

1671

03:18:44.460 --> 03:18:48.180

dgartenstein: A property owners ability to have an accessory dwelling unit.

1672

03:18:49.710 --> 03:18:52.320

dgartenstein: We have started with.

1673

03:18:53.400 --> 03:19:06.480

dgartenstein: Smaller steps or attempted to start with smaller steps that don't go nearly as far as either the State legislation would require or nearly as far as the county is urging us.

1674

03:19:07.500 --> 03:19:31.560

dgartenstein: To pursue, but we believe that this is an appropriate place to start one thing I would note for for the Board is that, according to the state, the proposed State legislation if it's adopted, it would render all limitations in local zoning codes that.

1675

03:19:33.330 --> 03:19:40.800

dgartenstein: inhibit accessory dwelling units to be void on their face the State legislation also.

1676

03:19:41.850 --> 03:19:56.700

dgartenstein: indicates that there can be no additional parking requirements for accessory dwelling units and then any currently existing restrictions with regard to parking that limit accessory dwelling units are also void.

1677

03:19:57.900 --> 03:20:03.840

dgartenstein: So again, this is our attempt to start this process slowly.

1678

03:20:05.160 --> 03:20:11.730

dgartenstein: It is been put in front of the Council, it will be in front of the Council and laws and rules on Wednesday evening.

1679

03:20:12.720 --> 03:20:27.840

dgartenstein: And the process begins with referrals out to county planning city planning the historic landmark preservation Commission again it's my understanding the county planning is in the process of preparing their response.

1680

03:20:28.920 --> 03:20:32.880

dgartenstein: Again, my understanding is that they believe we are not going far enough.

1681

03:20:34.020 --> 03:20:36.060

dgartenstein: We are trying to do this.

1682

03:20:39.150 --> 03:20:46.560

dgartenstein: In you know in a slower fashion in order to get the Community.

1683

03:20:47.970 --> 03:20:52.260

dgartenstein: ready for and used to bigger changes that are most likely coming down the Pike.

1684

03:20:53.610 --> 03:20:53.850

RJacobsen: The.

1685

03:20:55.650 --> 03:20:58.050

dgartenstein: State has not passed anything at this juncture.

1686

03:20:59.670 --> 03:21:04.890

RJacobsen: And you say has been known to discuss things for long periods of time without fast.

1687

03:21:04.890 --> 03:21:05.760

dgartenstein: Absolutely hit.

1688

03:21:05.790 --> 03:21:27.690

dgartenstein: It and it is my understanding from discussions with the Council that the council's interest in adopting these changes is while it's certainly consistent with the State legislation and furthers the State legislation, the interest is in doing this, either way.

1689

03:21:32.070 --> 03:21:32.910

RJacobsen: In although.

1690

03:21:33.570 --> 03:21:34.380

dgartenstein: It wasn't yes.

1691

03:21:40.140 --> 03:21:44.130

dgartenstein: Recognizing the extent to which the current zoning code.

1692

03:21:47.730 --> 03:21:49.020

dgartenstein: On equally.

1693

03:21:51.630 --> 03:21:58.710

dgartenstein: addresses accessory dwelling units and the ability of property owners to expand housing opportunity.

1694

03:22:06.120 --> 03:22:11.580

RJacobsen: But where I mean where are the controls for other neighbors and neighborhoods that may not want this.

1695

03:22:13.980 --> 03:22:15.270

dgartenstein: plan review by the planning board.

1696

03:22:16.530 --> 03:22:36.210

dgartenstein: There would still be a requirement that there would be a special permit issued by the planning board, this would remove the current impediments in the code or a significant number of the impediments and give the property owner, the opportunity to come to this board and sell their proposal.

1697

03:22:37.410 --> 03:22:41.970

dgartenstein: But they would still be site plan approval and they would still need a special permit.

1698

03:22:43.950 --> 03:22:53.310

dgartenstein: One of the issues that the county has raised, and that the State legislation addresses is.

1699

03:22:54.540 --> 03:23:06.060

dgartenstein: precluding the municipality from requiring special permits okay now supposedly at this point, still requires the special permit and still requires the site plan for it, so it still leaves.

1700

03:23:07.260 --> 03:23:12.540

RJacobsen: And just for argument's sake, if a plant if you had a neighborhood they came forward, I mean we had this actually.

1701

03:23:12.960 --> 03:23:22.530

RJacobsen: About a year or two ago on North man or have you people all the neighbors came forward we bought a single family residence we don't want accessory structures we don't want absentee landlords.

1702

03:23:23.700 --> 03:23:28.440

RJacobsen: If we're not supposed to look at parking and we're not supposed to look at limited housing.

1703

03:23:30.120 --> 03:23:36.720

RJacobsen: What is a situation where playing board would be able to say no, this we don't feel this is a good idea to the special permit request.

1704

03:23:37.260 --> 03:23:46.140

dgartenstein: Well, the lead, you know the proposal doesn't say you're not supposed to look at parking and you're not supposed to look at density for proposals says that the.

1705

03:23:47.100 --> 03:23:58.200

dgartenstein: that they are not impediments to the application proceeding the planning board still in the process of reviewing site plan and reviewing the site, the special permit application.

1706

03:23:58.620 --> 03:24:09.720

dgartenstein: Still necessarily has to consider those issues at least under the current structure in our code if the state legislation goes through that's going to be seriously curtail.

1707

03:24:11.130 --> 03:24:24.750

dgartenstein: Okay, but our proposal at this point is just to remove the impediments so that the applicants can come to this board and try to sell their proposal, and you can make a determination, whether it's appropriate on the start.

1708

03:24:27.990 --> 03:24:32.730

Kyla DeDea: And I think, maybe we should just talk about the specifics with this.

1709

03:24:34.230 --> 03:24:45.210

Kyla DeDea: This proposed change because the state legislation that you sent isn't really what we're talking about here we're just talking about the portion of the size requirement.

1710

03:24:46.590 --> 03:24:49.980

Kyla DeDea: The year that the structure was bill right.

1711

03:24:50.850 --> 03:25:01.710

dgartenstein: And then legislation certainly is the backdrop that the Council is going to have to consider when determining whether or not to adopt this legislation.

1712

03:25:01.770 --> 03:25:10.590

dgartenstein: Right, it certainly is going to play into their deliberations their considerations, it certainly plays into the county's recommendation.

1713

03:25:11.580 --> 03:25:31.320

dgartenstein: And you know those issues you know definitely need to be considered by this board in developing your response in your comments, the specific proposals, as you pointed out in the staff notes are are fairly simple and can be addressed individually certainly.

1714

03:25:32.640 --> 03:25:34.920

dgartenstein: But rob's questions certainly are.

1715

03:25:35.970 --> 03:25:38.610

dgartenstein: You know, relevant and also have to be considered by the rest of the board.

1716

03:25:41.160 --> 03:25:42.600

Wayne Platte: Now we've had a number of.

1717

03:25:44.730 --> 03:25:45.270

Wayne Platte: zoning.

1718

03:25:46.500 --> 03:25:50.610

Wayne Platte: proposals coming down from the kind of Council on the past six months and.

1719

03:25:52.440 --> 03:26:01.710

Wayne Platte: I think, with some of these we've asked to maybe sit on a firm just to get the digestive for a month and we're and we're a board that when we say a month, give us a month.

1720

03:26:02.250 --> 03:26:11.580

Wayne Platte: We usually take at the next month's meeting and get some resolution on and go one way or the other, I feel I need to look at this a little further.

1721

03:26:12.000 --> 03:26:21.780

Wayne Platte: Not to make a decision tonight I don't know what their what the common Councils timeframe is on get this thing going, but I mean we've done this in the past, if we asked for a month.

1722

03:26:22.920 --> 03:26:35.760

Wayne Platte: I would feel comfortable doing that because I, this is it's a lot for me to digest right now I don't know how the rest of the Board feels um I know you've done a lot to explain why this is being done right now, Dan I appreciate that.

1723

03:26:36.210 --> 03:26:36.930

Wayne Platte: Well, let me.

1724

03:26:37.020 --> 03:26:43.320

dgartenstein: let's back up for a second and this really is in response to this boards comments.

1725

03:26:44.490 --> 03:26:47.160

dgartenstein: Regular and continuous comments over.

1726

03:26:48.360 --> 03:26:50.760

dgartenstein: The last two or three years, which is that.

1727

03:26:51.780 --> 03:27:14.700

dgartenstein: The Council needs to start acting and there is interest on the Council at this point to start sending you issues with regard to the zoning code month by month by month Okay, and I would expect that this board will be seeing these types of suggested amendments regularly.

1728

03:27:15.780 --> 03:27:24.900

dgartenstein: For the next six to nine months, and this board has asked for the Council to start acting rather than to just wait, the three years it's going to take.

1729

03:27:25.200 --> 03:27:36.690

dgartenstein: to revise the entire code, one of the reasons you've requested this repeatedly is because you are constantly put in the position where you have to make decisions based upon a code that is poorly written.

1730

03:27:38.040 --> 03:27:45.090

dgartenstein: So clearly they are moving forward, they are not going to.

1731

03:27:47.400 --> 03:27:54.450

dgartenstein: You know, refuse to consider your comments, if your comments come next month, rather than this month.

1732

03:27:55.740 --> 03:28:06.120

dgartenstein: it's going to be on the floor on Wednesday night, this is going to be a long discussion about some very complex and some very important issues.

1733

03:28:06.450 --> 03:28:21.270

dgartenstein: yeah you know, this is the beginning of the conversation, and certainly not yet I don't know technically what the timeline was in terms of when Sue received a referral, but again as i've said to you before the Council is not going to say.

1734

03:28:22.350 --> 03:28:26.460

dgartenstein: No, sorry you didn't respond quickly enough window and phone with without you.

1735

03:28:26.940 --> 03:28:30.600

dgartenstein: OK, I see with don is still on the call don's going to agree with that correct.

1736

03:28:32.460 --> 03:28:33.660

dgartenstein: This monster, on the whole.

1737

03:28:34.110 --> 03:28:35.850

Suzanne Cahill: I don't believe something's.

1738

03:28:35.850 --> 03:28:37.500

dgartenstein: On your last are Alderman.

1739

03:28:39.090 --> 03:28:40.050

Kyla DeDea: You got tonight.

1740

03:28:40.920 --> 03:28:44.460

Wayne Platte: I mean there is certainly some merits, you have a.

1741

03:28:44.520 --> 03:28:48.480

Wayne Platte: You know how this stuff off him about whether the genesis of all these.

1742

03:28:49.530 --> 03:28:59.340

Wayne Platte: Calculations and requirements for apartments like this, when I don't know who knows why they were made when they were made for why they're doing.

1743

03:29:00.330 --> 03:29:15.600

Wayne Platte: But I mean just look at staff, you know initially is agreeing with some with with a lot of this stuff and I just need some work I just need to climb to look at this and you know, make a educated decision by next month meeting myself so.

1744

03:29:17.280 --> 03:29:40.140

dgartenstein: Around the table and just you know address whatever questions there are let's address the specific changes that are being proposed see if there is some sense of consensus regarding the individual ones and identify where the primary areas of concern are Kevin what we're going to ask.

1745

03:29:40.770 --> 03:29:42.750

Kevin: And I was immediately going to go toward.

1746

03:29:42.810 --> 03:29:46.830

Kevin: owner occupancy required as one of the main topics.

1747

03:29:47.940 --> 03:30:04.830

dgartenstein: We are not proposing to eliminate the owner occupancy requirement, my understanding is that there is going to be pressure put on the Council to possibly address that as well, and I believe that.

1748

03:30:06.450 --> 03:30:16.470

dgartenstein: You know that may be addressed in the future, but currently that is not on the table so owner occupancy would continue to be a requirement under this proposal great.

1749

03:30:16.500 --> 03:30:16.950

Kevin: Thank you.

1750

03:30:17.100 --> 03:30:19.770

RJacobsen: All the planning board member, I would say I agree with that.

1751

03:30:22.230 --> 03:30:25.110

dgartenstein: That he should remain as a requirement.

1752

03:30:25.800 --> 03:30:26.790

RJacobsen: yeah yep.

1753

03:30:27.390 --> 03:30:27.960

agreed.

1754

03:30:35.040 --> 03:30:38.160

dgartenstein: So the next one is only occupancy is not.

1755

03:30:38.160 --> 03:30:38.970

dgartenstein: Part of.

1756

03:30:39.030 --> 03:30:40.170

dgartenstein: This proposal with this.

1757

03:30:40.740 --> 03:30:42.330

Suzanne Cahill: The anyway it's not hard to.

1758

03:30:42.930 --> 03:30:43.800

Suzanne Cahill: Change so.

1759

03:30:44.010 --> 03:30:48.000

dgartenstein: The specific changes that are being proposed relate to.

1760

03:30:49.770 --> 03:31:07.440

dgartenstein: The language that says, an accessory apartment may be located in a principal dwelling provided that was that dwelling existed prior to 1982 nobody has been able to identify where 1982 came from other than the fact that that was the last time that this was addressed in any kind of.

1761

03:31:08.550 --> 03:31:18.870

dgartenstein: You know, global zoning process, so we are suggesting that the prior to 1982 be eliminated um is there any issue with regard to that.

1762

03:31:20.190 --> 03:31:20.880

RJacobsen: One for me.

1763

03:31:21.540 --> 03:31:23.640

Kevin: None Kevin here okay.

1764

03:31:25.620 --> 03:31:30.360

dgartenstein: Do I hear from the rest of it from Okay, so we move on.

1765

03:31:31.710 --> 03:31:37.710

dgartenstein: The requirement is that the property itself contain a minimum of 2000 square feet of habitable space.

1766

03:31:39.840 --> 03:31:53.670

dgartenstein: Does anyone see any reason why that should continue, as long as the accessory dwelling unit and the main dwelling unit comply with the building code, with regard to minimal habitable space.

1767

03:31:55.320 --> 03:31:56.640

Matt Gillis: I don't see why we have to keep it.

1768

03:31:58.230 --> 03:31:59.430

RJacobsen: This is Kevin can see the.

1769

03:31:59.430 --> 03:31:59.910

Kevin: reason.

1770

03:32:00.720 --> 03:32:11.940

RJacobsen: I think the 2000 square feet would be that the structure be large enough, the main structure for a family to live in an accessory structure would go along with it, which is typically a smaller.

1771

03:32:13.650 --> 03:32:14.640

RJacobsen: living space.

1772

03:32:15.480 --> 03:32:31.350

RJacobsen: To define that the main principal residence is a larger space that's what's really being utilized with a small accessory space like over a garage or in a basement so that you don't end up with two equals faces or an accessory party that ends up being larger than the main House itself.

1773

03:32:34.500 --> 03:32:41.280

dgartenstein: That clearly was the intention, do you see any reason for that to continue as a requirement.

1774

03:32:43.980 --> 03:32:50.340

RJacobsen: I do, personally, because I always felt that an accessory structure and accessory farming is a smaller.

1775

03:32:51.570 --> 03:32:56.940

RJacobsen: unit that complements the main structure it doesn't compete with it.

1776

03:32:57.300 --> 03:33:23.190

dgartenstein: Okay, so for argument's sake, you have a primary structure that has 1700 square feet and the owner of the property wants to convert the property, so that there is an accessory dwelling unit of 600 square feet and main part of the structure still remains at 11 or 1200 square feet.

1777

03:33:25.110 --> 03:33:28.620

dgartenstein: Is do you have I mean under that scenario.

1778

03:33:28.860 --> 03:33:29.400

What is the.

1779

03:33:30.450 --> 03:33:31.110

dgartenstein: wiring.

1780

03:33:32.250 --> 03:33:38.340

RJacobsen: That is not a big House so typically if that is not a large House when you look at the city and its density.

1781

03:33:38.580 --> 03:33:43.920

RJacobsen: Typically, you won't have large parking areas typically wouldn't be a large piece of property it wouldn't be a large house.

1782

03:33:44.100 --> 03:34:00.240

RJacobsen: So now, if you start a combination accessory use which revolve either one or two people plus vehicles and and the use of it, you could potentially overburden at a smaller property that's in the city that's in a more dense neighbor.

1783

03:34:00.660 --> 03:34:09.090

dgartenstein: Okay, and you feel that way, regardless of whether both units end up being adequate.

1784

03:34:10.500 --> 03:34:13.350

dgartenstein: Under the New York state building code for habitable space.

1785

03:34:15.840 --> 03:34:22.740

RJacobsen: Well, when you look at the definition in New York state going code habitable space, you can very, very tiny space, yes, you can.

1786

03:34:23.430 --> 03:34:31.200

dgartenstein: So it would be permitted under the New York State law, but you know, in essence, you know the position you would be taking is that.

1787

03:34:33.150 --> 03:34:40.560

dgartenstein: We should be able to be more restrictive in our residential neighborhoods than the New York state building code permits.

1788

03:34:41.310 --> 03:34:54.090

RJacobsen: Well, this goes back to different zones you're talking different me there are neighborhoods in the city that have different characteristics if you're in a very more dense.

1789

03:34:54.960 --> 03:35:09.240

RJacobsen: populated area typically you would have smaller units and typically they would be closer together, if you go into more residential setting with more spread out homes larger homes you wouldn't necessarily have that.

1790

03:35:10.740 --> 03:35:15.630

RJacobsen: So this is where you go into different zones that are supposed to be dealt with through the zoning.

1791

03:35:19.710 --> 03:35:33.120

RJacobsen: You know the new process for new code right, I mean you look at 2000 square foot house down on post street versus a 2000 square foot house that could be in roseville park there's a big difference when you look against it.

1792

03:35:35.190 --> 03:35:35.850

dgartenstein: anyone else.

1793

03:35:42.210 --> 03:35:47.130

Matt Gillis: I see robert's point there so i'm leaning towards what Robert saying.

1794

03:35:52.440 --> 03:35:53.460

dgartenstein: We hear from anyone else.

1795

03:35:55.980 --> 03:35:58.200

Chuck: I read with with way.

1796

03:35:59.250 --> 03:36:01.650

Chuck: I haven't seen enough or had time to.

1797

03:36:03.360 --> 03:36:04.620

don't want it to struggle.

1798

03:36:07.530 --> 03:36:08.490

dgartenstein: Was that is that me.

1799

03:36:09.660 --> 03:36:10.770

Suzanne Cahill: know who it is.

1800

03:36:16.890 --> 03:36:22.770

dgartenstein: OK, so we move on minimal floor area for an accessory apartment shall be 300 square feet.

1801

03:36:23.220 --> 03:36:41.220

dgartenstein: but in no case shall exceed 25% of the habitable area of the dwelling in which it is located or 600 square feet, whichever is less unless, in the opinion of the planning board a greater or lesser amount the floor area.

1802

03:36:41.370 --> 03:36:42.660

Wayne Platte: is warranted by your.

1803

03:36:43.230 --> 03:36:46.020

dgartenstein: circumstances of the particular building.

1804

03:36:47.670 --> 03:36:50.190

dgartenstein: The proposal in front of the.

1805

03:36:51.210 --> 03:36:54.060

dgartenstein: Council is to delete that all together.

1806

03:36:55.380 --> 03:37:07.590

dgartenstein: and basically replace it with language that says accessory apartments will comply with all minimum standards set by the New York state building code and other controlling near state and local laws with regard to habitable space.

1807

03:37:09.120 --> 03:37:15.210

RJacobsen: But now, if you limit that you're also let me the ability to say how big an accessory units, going to be.

1808

03:37:17.310 --> 03:37:23.580

RJacobsen: So potentially could have a 2000 square foot House with a 2500 square foot accessory unit.

1809

03:37:31.020 --> 03:37:31.500

dgartenstein: and

1810

03:37:33.570 --> 03:37:42.330

RJacobsen: that's the whole intent of the way the law was written is again back to my argument that accessory units are not supposed to compete with the main.

1811

03:37:43.470 --> 03:37:44.130

RJacobsen: Building.

1812

03:37:45.450 --> 03:37:46.710

RJacobsen: And the primary use.

1813

03:37:48.390 --> 03:38:02.580

RJacobsen: accessory units are supposed to be like a small one bedroom a mother daughter small apartment over garage it's not supposed to be I don't want to use the word excuse, but it's not supposed to be a mechanism to turn a single family and do a two family.

1814

03:38:03.180 --> 03:38:11.430

dgartenstein: Right and that's what the planning Board will do in the context of the special permit review and the site plan review and again.

1815

03:38:13.320 --> 03:38:14.040

dgartenstein: discretion.

1816

03:38:14.220 --> 03:38:15.450

dgartenstein: Backing hands.

1817

03:38:15.510 --> 03:38:17.760

dgartenstein: Of the Ewing board.

1818

03:38:18.540 --> 03:38:18.930

dgartenstein: Robin.

1819

03:38:18.960 --> 03:38:21.300

dgartenstein: Whether we're not all specific proposals appropriate.

1820

03:38:23.460 --> 03:38:24.840

Suzanne Cahill: Robert englund to finish it.

1821

03:38:25.920 --> 03:38:32.640

RJacobsen: No i'm just saying that if you take all this out of the code, where is the planning board had the teeth and make these decisions when they're going to appeal.

1822

03:38:41.310 --> 03:38:42.270

Suzanne Cahill: Can you muted.

1823

03:38:44.460 --> 03:38:45.930

dgartenstein: I don't understand the question rob.

1824

03:38:46.260 --> 03:38:47.460

RJacobsen: The teeth, but you have to make.

1825

03:38:47.550 --> 03:38:54.960

dgartenstein: A decision is a site plan review with a special permit is not granted unless the planning board votes to do so.

1826

03:38:55.410 --> 03:38:56.250

dgartenstein: You have all that what.

1827

03:38:56.850 --> 03:39:02.430

RJacobsen: What is the planning both board supposed to use as a guide so that we're not arbitrary completions and decisions.

1828

03:39:05.610 --> 03:39:16.410

dgartenstein: details that are provided with regard to the density of the neighborhood the character of the neighborhood the proposal that is put in front of you, the specifics, with regard to the.

1829

03:39:17.850 --> 03:39:25.950

dgartenstein: The property at issue, the layout of the property and issue, and you know what proposals in front of you.

1830

03:39:26.970 --> 03:39:35.400

dgartenstein: arbitrary and capricious you know I mean the the you know something is arbitrary and capricious if it is done without reason.

1831

03:39:36.510 --> 03:39:41.220

dgartenstein: Okay, you have reasons and you articulate those reasons in every.

1832

03:39:42.420 --> 03:39:45.480

dgartenstein: matter that is put in front of you put those reasons.

1833

03:39:46.050 --> 03:39:52.470

dgartenstein: You explain faces or those reasons, and you make a record which means by definition it's not arbitrary.

1834

03:39:54.510 --> 03:40:02.670

Kyla DeDea: Robert, would you be more comfortable with something something simpler than that and, possibly, a percentage of the.

1835

03:40:03.690 --> 03:40:04.440

Kyla DeDea: dwelling.

1836

03:40:05.280 --> 03:40:14.850

RJacobsen: or some certainly be simpler, but I think, by taking it completely out I just I think planning borders is losing I don't know I just.

1837

03:40:16.830 --> 03:40:24.210

RJacobsen: I feel like stripping down we're just going to have a more difficult time in the future, making these decisions.

1838

03:40:25.380 --> 03:40:26.130

Wayne Platte: That was the.

1839

03:40:26.490 --> 03:40:30.360

Vicente Archer: What is the minimum standard it's set by New York state building code.

1840

03:40:33.030 --> 03:40:35.430

Vicente Archer: In the next paragraph down what does that mean.

1841

03:40:40.290 --> 03:40:42.060

Kyla DeDea: I don't know what that number is.

1842

03:40:44.490 --> 03:40:47.880

dgartenstein: I don't know what the specific number is but the building department.

1843

03:40:48.930 --> 03:40:59.310

dgartenstein: is required to ascertain that and advise you know individuals prior to issuing you know building permits or certificate of occupancy.

1844

03:41:00.870 --> 03:41:19.560

Suzanne Cahill: I think that's where Robert was saying, you know habitable space, if he you know you could have two units virtually that are equally you know equally square footage and then you wouldn't really have an accessory unit type situation.

1845

03:41:20.010 --> 03:41:30.390

Wayne Platte: that's what I was about to say where the line between the line that defines where fedex accessory apartment becomes a second actual unit does that that gets blurred now.

1846

03:41:30.900 --> 03:41:32.100

Suzanne Cahill: you're creating.

1847

03:41:32.310 --> 03:41:37.230

Suzanne Cahill: Family versus a house with a versus a home with an accessory dwelling unit.

1848

03:41:40.470 --> 03:41:41.760

Kevin: Take a one story.

1849

03:41:42.150 --> 03:41:53.070

Kevin: home and you turn the entire basement which has the same square footage as this first floor into an entire second unit that's really a two unit.

1850

03:41:55.080 --> 03:41:57.390

Kevin: house from that on it's not an accessory apartment.

1851

03:41:59.280 --> 03:42:10.170

Vicente Archer: Well, it looks like they're removing that terminology and they're adding this other statement right we don't there's no but I don't know what the minimum standard is it's set by New York state.

1852

03:42:10.800 --> 03:42:26.190

Kyla DeDea: And I think the minimum standards pretty low I just I just looked it up, I mean I don't know if this is accurate, but you have to have at least one room of 120 square feet and net floor area of not less than 70 square feet in other rooms.

1853

03:42:26.970 --> 03:42:29.610

Kyla DeDea: It could be potentially small.

1854

03:42:31.320 --> 03:42:42.210

dgartenstein: And what the state legislation religious accessory structure show me in a structure that is accessory and incidental to a dwelling located on the same block on the same block.

1855

03:42:44.610 --> 03:42:51.090

Kevin: So that clarifies the garage unit over the garage because it's a separate structure.

1856

03:42:54.330 --> 03:42:55.440

Kevin: So those are easier.

1857

03:42:55.920 --> 03:43:10.650

Suzanne Cahill: Right going going back up to the second item, not to go backwards, but that was part of what staffs concern was that you could have then people that have a residential.

1858

03:43:11.160 --> 03:43:20.700

Suzanne Cahill: prob home and they build an accessory structure, just for the purpose to create a second unit on the lot.

1859

03:43:21.300 --> 03:43:31.950

Suzanne Cahill: But does that that unit, then no longer has to meet the setback requirements so, then you get into these other separate considerations that the board.

1860

03:43:32.460 --> 03:43:50.880

Suzanne Cahill: wouldn't have I don't know and not to use Roberts words have to be you really have to look at those things very closely as to what you could be allowing to become established, is that what you truly want to do.

1861

03:44:00.090 --> 03:44:08.970

RJacobsen: I don't think it's some we're going to decide tonight, but I think this is a healthy discussion so people like Wayne and chuck and can sit on and think about it, and then we can revisit it next month.

1862

03:44:09.960 --> 03:44:11.220

dgartenstein: And vince Where are you.

1863

03:44:13.710 --> 03:44:14.190

Vicente Archer: um.

1864

03:44:15.780 --> 03:44:19.290

Vicente Archer: I think robert's point is well taken and.

1865

03:44:20.340 --> 03:44:28.290

Vicente Archer: Let Wayne and chuck chew on it and revisit it next month because it's not clear to me what they're actually.

1866

03:44:29.610 --> 03:44:31.140

Vicente Archer: Attempting to do but.

1867

03:44:32.760 --> 03:44:38.670

Vicente Archer: Just the fact that they're eliminating that terminology and just saying that you know meets a minimum standards.

1868

03:44:39.960 --> 03:44:47.790

Vicente Archer: is set forth by New York state building codes we don't know what I don't know what that really means other than what Carla said, you know don't 20 square foot.

1869

03:44:47.850 --> 03:45:00.330

Kyla DeDea: Not less than 70 120 square foot for one room plus additional rooms at 70 square feet, I would have to research that more That was a.

1870

03:45:00.570 --> 03:45:03.660

Kyla DeDea: yeah very quick Google search there.

1871

03:45:04.560 --> 03:45:24.780

Kyla DeDea: Okay, but there seems to be some details in this proposed State legislation about detached accessory units must be greater than 200 square feet maximum 1500 square feet, which is quite large maximum but depends on the size of the House.

1872

03:45:27.180 --> 03:45:31.620

Kyla DeDea: details in in this proposal, which is not what we're considering now.

1873

03:45:32.040 --> 03:45:34.440

Vicente Archer: Okay, so you just Google, the New York state building code.

1874

03:45:34.890 --> 03:45:41.610

Kyla DeDea: Well, I did refer that first question, but we could get we could get more detail from the building department if that's something that.

1875

03:45:43.710 --> 03:45:44.700

Kyla DeDea: You want.

1876

03:45:46.320 --> 03:45:50.400

dgartenstein: I mean again the discussion is beginning at this point and.

1877

03:45:51.420 --> 03:46:13.290

dgartenstein: The laws and rules committee is going to be discussing this on Wednesday night, I believe that the Ulster county planning board is preparing for want of a better term of position paper with regard to how removing these impediments serves the county housing plan.

1878

03:46:15.120 --> 03:46:24.540

dgartenstein: I would urge all of you to you know, try to tune in on Wednesday evening and follow the discussion, I would also urge.

1879

03:46:25.980 --> 03:46:31.890

dgartenstein: Anyone that wants, you know specific documentation, with regard to what is pending.

1880

03:46:33.210 --> 03:46:36.510

dgartenstein: And what is currently existing um.

1881

03:46:36.540 --> 03:46:37.320

dgartenstein: You know, to.

1882

03:46:38.730 --> 03:46:45.120

dgartenstein: contact us far enough in advance so that information can be provided.

1883

03:46:46.500 --> 03:46:47.100

dgartenstein: again.

1884

03:46:48.930 --> 03:46:58.950

dgartenstein: We have been used two years going by without the Council attempting, in any way to address the zoning code and.

1885

03:47:00.480 --> 03:47:03.960

dgartenstein: This process is going to be continuing a year to be getting these every month.

1886

03:47:05.610 --> 03:47:07.710

dgartenstein: i'm a little bit um.

1887

03:47:09.600 --> 03:47:14.970

dgartenstein: You know it's very difficult to discuss them at 10 o'clock after for our meeting.

1888

03:47:16.050 --> 03:47:20.070

dgartenstein: You know, particularly when we're talking about issues of this, you know you know this consequence.

1889

03:47:21.990 --> 03:47:38.520

dgartenstein: You know, and unfortunately gets put at the end of the agenda everybody's exhausted, and you know I don't want it minimizing this boards opportunity to participate in the council's deliberation, with regard to these issues.

1890

03:47:39.570 --> 03:47:54.210

dgartenstein: So I mean it's possible that you know I mean we can move these discussions up in the agenda, but again discussions about issues of this substance of this level of importance at 10 o'clock at night after four hours is is you know not productive.

1891

03:47:55.230 --> 03:47:59.610

Kyla DeDea: Well, I would not to add more special meetings, but if.

1892

03:47:59.610 --> 03:48:01.230

Kyla DeDea: These are something that.

1893

03:48:02.010 --> 03:48:15.330

Kyla DeDea: The Council is going to be sending batches of it might be helpful to know what those batches are going to be and and have them all considered and discussions at the same meeting, at the same time.

1894

03:48:15.840 --> 03:48:26.520

dgartenstein: Well, but that's not how the legislative body works, the legislative body sends proposed legislation one item at a time, and you know either.

1895

03:48:27.450 --> 03:48:40.230

dgartenstein: You know we're going to continue in the pattern that we've been in for the last you know four years where this board keeps telling them, you know you got to start addressing things and they ignore you or they start addressing things and.

1896

03:48:41.280 --> 03:48:48.900

dgartenstein: You know, sports figures out a way to to you know deliberate about those suggestions, at some time, other than 10 o'clock at night.

1897

03:48:50.040 --> 03:49:02.430

Suzanne Cahill: And we just touch on the last part of this scan with the parking just real quickly, I mean it looks like the Board is going to obviously be delaying this until next month, but I do want to just cover the last.

1898

03:49:03.030 --> 03:49:11.070

Suzanne Cahill: You know, questions that we had with respect to the street parking section, and then the other question I would ask to just touch on is.

1899

03:49:11.610 --> 03:49:24.750

Suzanne Cahill: That, I mean the goal of this, I guess, we had a brief discussion before the meeting it's really not going to create affordable housing it's just going to create more housing you more housing opportunity but.

1900

03:49:24.870 --> 03:49:37.440

dgartenstein: Affordability is a significant disagreement about that between the city planning department and the county planning department and the state the belief and the assumption based upon.

1901

03:49:38.490 --> 03:49:54.510

dgartenstein: You know, on data that they have presented is that it will significantly increase affordable housing opportunities by increasing the overall stock, particularly in the.

1902

03:49:55.620 --> 03:50:06.150

dgartenstein: niche where affordable housing units usually are lacking a mother daughter, you know you know mother daughter apartments apartments for.

1903

03:50:07.440 --> 03:50:13.020

dgartenstein: Our children who want to you know move back home the apartment over the garage.

1904

03:50:14.160 --> 03:50:27.690

dgartenstein: I mean, these are all, by their nature, the types of units that are currently missing from our market, and I believe that when the county planning department speaks to the Council about this.

1905

03:50:28.740 --> 03:50:39.720

dgartenstein: That is the position that they are going to change, I am not a housing expert I don't pretend to be I don't pretend to be able to say whether I agree with you know one side or the other.

1906

03:50:41.220 --> 03:50:51.150

dgartenstein: But there is a very large contingent that believes that this type of legislation is the only way to effectively address affordable housing issues.

1907

03:50:52.110 --> 03:50:56.130

Suzanne Cahill: As the city housing director weighed in on this so.

1908

03:50:56.190 --> 03:50:58.530

dgartenstein: Yes, and he is 1,000% and support.

1909

03:51:00.030 --> 03:51:00.420

dgartenstein: me.

1910

03:51:00.660 --> 03:51:04.830

Suzanne Cahill: from him that's why i'm surprised you haven't heard anything.

1911

03:51:05.430 --> 03:51:16.980

dgartenstein: and specifically has advocated for this based upon its impact on the affordable housing market and creating that niche of the market that is currently lacking.

1912

03:51:17.910 --> 03:51:18.810

Suzanne Cahill: Did he submissive.

1913

03:51:20.370 --> 03:51:21.870

Suzanne Cahill: Send along to the board.

1914

03:51:23.040 --> 03:51:36.990

dgartenstein: He spoke to the Council at the council's last meeting no he hasn't submitted something in writing he's not a you know his his recommendation is not solicited as, in the course of you know zoning revisions.

1915

03:51:37.680 --> 03:51:43.050

Suzanne Cahill: Now I understand that i'm just curious if he he submitted anything that's born.

1916

03:51:43.350 --> 03:51:43.770

dgartenstein: in writing.

1917

03:51:43.980 --> 03:51:45.060

Suzanne Cahill: Here, with the board.

1918

03:51:51.060 --> 03:51:56.730

dgartenstein: So the other issue that Sue had raised was the parking issue and again.

1919

03:51:57.870 --> 03:52:00.150

dgartenstein: We regularly deal with.

1920

03:52:02.160 --> 03:52:10.530

dgartenstein: You know issues with morning parking and parking being and being an impediment to proposals that are put in front of you.

1921

03:52:10.980 --> 03:52:28.710

dgartenstein: um This basically would say that one parking spot is required per dwelling unit, unless the board in the course of site plan or special permit review determines that more parking is necessary.

1922

03:52:30.030 --> 03:52:37.260

dgartenstein: So when eliminate the need to go back and forth between this board and the CPA would eliminate the.

1923

03:52:39.990 --> 03:52:54.030

dgartenstein: parking various requests that both this board and the CPA deal with on a regular basis, and again would leave the discretion in this board to determine how many spots are appropriate, based on a specific proposal that's in front of you.

1924

03:52:55.290 --> 03:53:01.440

Kyla DeDea: So, Dan that's for one and two family dwellings and also all multifamily.

1925

03:53:02.220 --> 03:53:02.610

Yes.

1926

03:53:05.670 --> 03:53:19.890

dgartenstein: And I would also note that in the State legislation, and I believe that the State legislation goes too far, and probably will end up being curtailed, to a certain extent, the State legislation requires that all parking requirements.

1927

03:53:20.940 --> 03:53:27.750

dgartenstein: Related to accessory dwelling units are impermissible and cannot be imposed by a municipality.

1928

03:53:28.770 --> 03:53:38.220

RJacobsen: But then you just to go step back to begin the conversation, you said that the common Council right now is not they don't have an owner, I can see requirement for this type of housing.

1929

03:53:38.490 --> 03:53:38.970

dgartenstein: know they do.

1930

03:53:40.050 --> 03:53:46.440

dgartenstein: It in there is currently in the code, it is remaining in the code, there is no proposal at this point to remove it.

1931

03:53:46.920 --> 03:53:50.010

dgartenstein: What I said was that yeah that.

1932

03:53:50.910 --> 03:53:56.250

RJacobsen: That I will control any like type of absentee landlord or landlords trying to create more units, etc.

1933

03:53:56.460 --> 03:53:56.880

Correct.

1934

03:53:58.080 --> 03:54:03.360

RJacobsen: What controls of the comments are going to put in to prevent people from building these successful apartments for airbnb purposes.

1935

03:54:05.520 --> 03:54:09.870

dgartenstein: The specific prohibition from you know short term Rentals.

1936

03:54:12.090 --> 03:54:13.020

RJacobsen: That being proposed.

1937

03:54:14.310 --> 03:54:20.370

dgartenstein: um yes, I mean it's not it's not in its not in this version.

1938

03:54:21.510 --> 03:54:23.100

dgartenstein: In terms of this round.

1939

03:54:24.120 --> 03:54:34.170

dgartenstein: But the State legislation specifically prohibits short term Rentals the county is similarly recommending that.

1940

03:54:34.770 --> 03:54:48.300

dgartenstein: it's difficult for the Council to address that now, when we don't even have a definition of short term rental and we're still addressing you know those issues through the revisions to the hotel sections.

1941

03:54:49.980 --> 03:54:57.330

dgartenstein: So again, this is all I mean this is proceeding on a parallel track to the short term rental discussion.

1942

03:54:58.320 --> 03:55:14.400

dgartenstein: With regard to the short term rental discussion we just got the data from the county with regard to what short term Rentals are currently running in the city and the Council is also going to be addressing that moving forward, but these two have to be.

1943

03:55:15.930 --> 03:55:17.490

dgartenstein: addressed and adopted.

1944

03:55:18.510 --> 03:55:19.320

dgartenstein: simultaneously.

1945

03:55:31.530 --> 03:55:31.890

dgartenstein: yeah.

1946

03:55:31.980 --> 03:55:33.720

dgartenstein: I know way wants to close out.

1947

03:55:34.170 --> 03:55:52.590

Wayne Platte: Where do I buy I do appreciate you engaging in discussions with us with this with this board for this and other matters, and I know I rely a lot on you for your advice, and I know you I appreciate it, and I just I need some more time on this and I think, maybe others do so.

1948

03:55:53.970 --> 03:55:58.350

Wayne Platte: i'm going to do I need to make a motion to table this right now sewers that.

1949

03:55:58.620 --> 03:55:59.010

began.

1950

03:56:00.210 --> 03:56:00.570

Wayne Platte: Right.

1951

03:56:01.380 --> 03:56:05.550

Wayne Platte: At this time, make a motion to table this item until the next month.

1952

03:56:06.180 --> 03:56:25.800

dgartenstein: was a second I would suggest Wayne that rather than just tabling it that the board officially request or notify the Council, that you are not prepared to make your recommendation at this point, and you are requesting that they do not act on.

1953

03:56:26.820 --> 03:56:27.780

dgartenstein: The proposal.

1954

03:56:29.340 --> 03:56:31.680

dgartenstein: On you know until next month.

1955

03:56:32.190 --> 03:56:42.900

Wayne Platte: Okay, thank making that that sounds appropriate oh i'll go with that i'm going to amend my motion to reflect what Dan has just suggested do have a second on that.

1956

03:56:44.640 --> 03:56:50.130

Wayne Platte: Second, by Charles Polanco all in favor way Plaza yes, Charles Polanco.

1957

03:56:53.520 --> 03:56:57.570

Wayne Platte: Here, he asked me a thumbs up truck right Robert jacobson.

1958

03:56:59.070 --> 03:57:00.030

Wayne Platte: matt Gillis.

1959

03:57:00.210 --> 03:57:02.070

Wayne Platte: Yes, Kevin Roche.

1960

03:57:02.430 --> 03:57:09.060

Wayne Platte: Yes, Okay, thank you and vince I know your or your give me a thumbs up doing that you're good.

1961

03:57:09.330 --> 03:57:10.020

Vicente Archer: No good.

1962

03:57:13.170 --> 03:57:15.270

Wayne Platte: All right, anything else to sue tonight.

1963

03:57:16.500 --> 03:57:17.100

Suzanne Cahill: That is it.

1964

03:57:17.670 --> 03:57:20.910

Wayne Platte: All right, i'm making a motion to adjourn and have a second.

1965

03:57:21.720 --> 03:57:27.060

Wayne Platte: matt said, I met Gillis, all in favor Wayne Plaza yes, Charles colaco.

1966

03:57:27.270 --> 03:57:29.580

Wayne Platte: Yes, Robert jacobson.

1967

03:57:30.120 --> 03:57:31.800

Wayne Platte: yeah that Gillis.

1968

03:57:31.860 --> 03:57:33.540

Wayne Platte: Yes, weapon Roach.

1969

03:57:34.140 --> 03:57:34.980

Kevin: Yes, please.

1970

03:57:35.370 --> 03:57:35.760

Okay.

1971

03:57:37.110 --> 03:57:37.740

Vicente Archer: very much.

1972

03:57:40.140 --> 03:57:42.120

Wayne Platte: we'll see everybody next Monday.

1973

03:57:43.170 --> 03:57:49.110

Wayne Platte: Thank you so much for tonight was long night got a lot accomplished and take care of folks.

1974

03:57:49.410 --> 03:57:49.740

tonight.