

ULSTER TOWN BOARD WORKSHOP
JULY 10, 2006 AT 7:00 PM

CALLED TO ORDER BY SUPERVISOR WOERNER, CHAIRMAN

SALUTE TO THE FLAG

ROLL CALL BY CLERK

TOWN COUNCILMAN CRAIG ARTIST –Absent
TOWN COUNCILMAN DAVID BRINK
TOWN COUNCILMAN JOEL B. BRINK
TOWN COUNCILMAN ROCCO SECRETO
SUPERVISOR NICKY B. WOERNER

Presentation – AVR Realty Proposal for East Kingston and Kingston

Mr. Dan Shuster, the acting Town Planner, reported that AVR Realty completed an application on an extensive development review. An extended environmental impact statement was filed. There was extensive public review where the developer had to respond to questions raised for the final environmental review to the satisfaction of the Kingston Planning Board, the lead agency. During this process, issues have to be satisfied or mitigated. As this happens, the project evolves, until a satisfactory environmental impact statement can be agreed upon between the developer and the Kingston Planning Board.

Mr. Market reported that the plan has gone through a lot of development and has evolved. A lot of comments were taken into consideration. The number of units was reduced to 1750 from 2300. Commercial space was cut from 200,000 square feet to 50,000 square feet. The style has changed to a neotraditional.

Dan Simone, vice president of engineering and planning for AVR Acquisition Corp. stated that the project is evolving as a neotraditionalist community consisting of high-density, mixed housing developments, which include smaller condominium settings and larger homes in close proximity. The development will offer sidewalks, green space and easy access to neighborhood retail stores. The new plan will result in developing about 200 of 500 acres for residential and retail purposes with the remaining acreage being used for green space projects. Elwood Forest has been spared.

The new plan will divide the area into North and South neighborhoods. The Southern neighborhood will be in Kingston and the Northern neighborhood will be around the Kingston/Ulster border. The two neighborhoods will be separated by a common recreational area on the Hudson River.

Housing in the development will be diverse, with a variety of people and incomes. He expects the main tenants to be young professionals, couples with young children or no children, and retiring baby-boomers.

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The entrance to the communities is through a road to state Route 32; sewer lines will be extended from Kingston to Ulster. Further infrastructure plans will be presented when the current plans become more firm.

Summary of questions asked –

Councilman David Brink – Will there be moderate income housing available?

Mr. Simone – 10% is available to moderate income throughout the project.

Councilman Joel B. Brink stated he liked the housing setup with the garage around back as it hides a lot of unpleasant stuff.

Councilman Secreto inquired as to the cost to the school district and what recreation will be available.

Mr. Simone stated that it will be minimal as this project does not attract families with children. Recreation available will be a pool, tennis courts, hiking, walking and an isolated dog run.

Councilman Joel B Brink asked about the marinas.

Mr. Simone stated that there will be two: a north and south. There is talk of a ferry to take people to the Rhinecliff Train Station to commute to work.

Supervisor Woerner asked how many school age children the project would produce.

Mr. Simone stated that in the original plan there was an estimated 350 children among the 12 grades and since this project has been reduced, that number will be less.

Supervisor Woerner inquired about the number of moderate income housing that will be available.

Mr. Simone stated that all the housing will be mixed and not separated into a lot into low income and moderate income districts. It will be about 175 units across the gambit of the project.

Application could be sent to the Town's Housing authority or to whom they designate as a reviewer as to determine who would qualify.

Supervisor Woerner asked how much the project would cost.

Mr. Simone stated that no figure was available yet.

Mr. Shuster stated that the plan is changing and, as it is refined, a number would prevail.

Supervisor Woerner inquired about the road access and usage for this process. He also asked about the sewer being expanded in the Town of Ulster to East Kingston.

Mr. Simone stated there will be traffic generated during stage one. The sewer will have to be brought up North Street during the first phase. The engineering concerns and costs are still being worked out with the City of Kingston.

Mr. George Lucente, a Town Planning Board member, asked if any of the green space was planned for development later. How does the developer make money when the size of the development is shrunk.

Mr. Simone – No. The company is not thinking of any further development. The buildings are more dense and consolidated. Hence, an economic saving is a substance that makes the project affordable.

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Mr. Frank Almquist, the Town Planning Chairman, asked about how the Town Planning Board could get more involved in the process since the City of Kingston is the “lead” agency.
Mr. Simone state a he will continue to keep in touch with the town.

Mr. Richard Metzger – Where will the snow be put for snow removal?
Mr. Simone stated that there is space for the snow to be put in the green spaces. This snow removal will be the responsibility of the property owner and the major streets will be taken care of through association dues.

Mr. George Lucente asked about street lighting.
Mr. Simone stated there will be low lying garden type lighting.

Councilman Joel B. Brink asked what Scenic Hudson’s opinion of this plan was.
Mr. Simone stated that there have been numerous changes to the plan. They had their proposals. The project has listened and taken some of their comments into consideration. They also had meetings with them to discuss matters.

Councilman Secreto asked how long before the first shovel could hit the ground.
Mr. Simone stated that it will be, after all the approvals, 18 months just for the infrastructure to be finished to start building houses.

Warren Reiss, general counsel for Scenic Hudson, thought the new plan was a step in the right direction and acknowledged the changes and the evolving process but thought more steps needed to be taken to know the impact on society and the environment from the development of a mile and a half of riverfront.

Councilman Secreto motioned to adjourn the meeting at 8:37 PM
2nd by Councilman Joel B. Brink
Four Ayes – Councilman Artist was absent

Respectfully Submitted by
Jason Cosenza, RMC
Ulster Town Clerk