

GOLDEN HILL

Community Engagement Meeting #1 Questions

Virtual Meeting

07/27/2021

Questions Raised at the Meeting

1. How is construction debris going to be removed from the site?

The method for removal of construction debris will be determined upon completion of construction and demolition drawings. These procedures will be subject to New York State's Erosion and Sediment Control Guidelines, Enterprise Green Communities standards and local building/demolition permit requirements. Construction debris will not be trucked along Glen Street.

2. Should we expect Glen and Marius St to experience double the current traffic volume while this project is being built for 2+ years? If so, will we be compensated or eligible for a reduction in our property tax assessment?

As a part of the New York State Environmental Quality Review process ("SEQR") the Development Team will conduct a Traffic Impact Study which will analyze the traffic impacts of the proposed project both during the construction and operating periods and require mitigating measures to minimize any impact caused by the new development.

3. Who will be eligible to live in these newly constructed units?

Individuals who meet certain income-qualification requirements will be eligible to apply for the residency at Golden Hill. The affordability level of the property will be informed by input from the community, as well as requirements of our funding sources, and will determine the income-qualification requirements.

4. How and when will the rezoning occur?

The Development Team has yet to apply for a change in zoning. The rezoning action will commence once the design drawings have been sufficiently developed with input from the community engagement process.

5. Will a PILOT be required? If so, what are the terms? Will the PILOT request come at the end of the planning process rather than at the beginning in order to be used as a contingency for the project to occur like we've seen with several other developments?

It has yet to be determined if a PILOT will be required and if so, what the terms would be. That determination will occur upon completion of the community informed design process when project costs can be fully determined. It is important to understand that PILOTs for affordable housing projects are different from those for other types of development projects, in that they establish a schedule for future payments, rather than a fluctuating annual tax assessment, which can pose a risk for project financings.

6. How will the dangerous ingress / egress challenges along route 32 and Golden Hill Drive be handled? The NYS Department of Transportation has acknowledged the roadway already exceeds design capacity and there are sight line issues when exiting left onto Route 32 from Golden Hill drive. Will a traffic light be installed? If so, who will be paying for that cost?

The project's impact on local traffic will be studied during the SEQR review process and any required mitigation measures will be incorporated into the project's scope of work.

7. If all goes according to plan, when would you break ground and when you hope to have the project finished?

The project would break ground in Quarter 3 2022 and complete construction in Quarter 1 2024.

8. Have there been any changes to the conceptual plan that was submitted in response to the SOQ?

No material changes have been made to the conceptual plan submitted in response to the SOQ.

9. Have you spoken with any community groups or stakeholders before this meeting, and if so, have you made any decisions/changes based on their feedback?

Yes, the Development Team spoke with several community groups and stakeholders prior to the first community meeting which yielded input on a variety of topics such as affordability levels, site infrastructure, community center programming and ideas for broadening the community outreach process. However, all decisions/changes on project design will be made through the course of the entire public engagement process.

10. Will there be other opportunities for the public to engage in the process before a site plan is submitted to the City of Kingston Planning Board?

Yes, the public will have opportunity to engage with the Development Team on the project before a site plan is submitted. The next meeting will be a workshop that will discuss the Project Design & Site Programming.

11. Please identify the walking paths/ sidewalks that lead to the bus stops.

The "Site Context & Connections" and "Site Plan" PowerPoint slides show the design intent of a pedestrian/bike connection (labeled "Golden View Walk" on Site Plan) to the two adjacent existing bus stops, and this will be explored and developed in more detail as the design process moves forward and we gather more detailed information about existing site conditions like topography and trees.

12. Is there opportunity for a space that that would benefit people using the adjacent bus hub and health facilities?

Yes, we would welcome the opportunity to explore the idea for a space that that would benefit people using the adjacent bus hub and health facilities. This is an important topic for public input.

For more information on the Golden Hill project, and to receive regular project updates, please visit the Golden Hill website: <https://www.pennrose.com/apartments/new-york/golden-hill/>