



CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES
Tuesday, October 13, 2015
Common Council Chambers – 6:00 PM

NOTES: (1) These meeting minutes are a summarization of notes and not an absolute transcript of dialogue. (2) All public hearings were conducted prior to the Planning Board discussions with the applicant(s) and any comment received is included within the written section of the minutes. (3) In the absence of full Planning Board Members, or in the case of a necessary abstention, the Planning Board Alternates will participate in the vote in order of seniority.

A meeting of the City of Kingston Planning Board was held on October 13, 2015 in the Common Council Chambers at Kingston City Hall, 420 Broadway, Kingston, New York. The meeting was called to order at 6:00 PM by Chairman Wayne Platte Jr.

BOARD/ALTERNATE MEMBERS PRESENT: Wayne D. Platte, Jr., Chairman, John Dwyer Jr, Vice Chairman, Charles Polacco, William Tubby, Robert Jacobsen, Jonathan Korn and Jamie Mills.

BOARD/ALTERNATE MEMBERS ABSENT: Mary Jo Wiltshire.

OTHERS: Kyla Haber, Assistant Planner, and Brad Will, Common Council Liaison.

DISCUSSION:

Item #16: #32 Abeel Street Proposed changes to the approved site plan for the Irish Cultural Center. SBL 56.43-5-35.100. Zone RT. Ward 8. Irish Cultural Center; applicant/owner.

Discussion: Robert Carey, Irish Cultural Center Hudson Valley, and Brad Will, project architect, were present at the meeting to represent the project. R. Carey explained that Brad Will joined the team to be the architect for the project. Previously, the ICCHV was working with architecture students at the Ulster County Community College but that the plans have changed since the original approval. Over the past couple months, ICCHV has been working with an architect in NYC that lives in Dutchess County named Bob Fox of the firm Cook Fox Architects and have brought Brad Will in to be the local architect of record.

R. Carey stated that the overall size of the building footprint has not changed but that the shape of the building is proposed to change. The building has changed from an “L” shape footprint to a box. Also, the interior layout of the building has been changed to create a better flow of uses.

R. Carey also said that he has been in contact with the engineer and the number of parking spaces has not changed on site but the configuration has changed. Storm-water and all other features have remained the same.

Elevations have been reworked including a green roof and a goal of net zero energy. B. Will explained some of the green aspects. B. Will explained that the goal is to generate as much energy on site and possibly purchase some energy from an off-site source. B. Will presented the drawings to the Board. He said that they are looking to take advantage of the parking spaces by adding solar canopies over the spaces. The Board expressed concern with the look of the canopies in a densely developed area and particularly in a historic district. The Board suggested adding the panels to the roof rather than the ground. B. Will explained that roof is planned to be used as a green roof with a Rondout Creek, Hudson River motif. He also said that the roof is too small to hold enough panels on its own. The configuration they are proposing on the Abeel Street/West Union parking lot would generate about 64kw with lower level parking on the building site generating about 24kw. There may be additional panels on the roof that may get them over 100kw.

Building itself insulated concrete, with efficient, well insulated windows. All building materials will be chosen with the purpose of creating a building that is as energy efficient as possible.

The Board informed R. Carey and B. Will that they would like to see additional details and renderings showing what the solar parking lots would look like. They also suggested that they present the plans to the Historic Landmarks Preservation Commission and the Heritage Area Commission early on so that they can get their opinions on the covered parking before they invest a great deal in the plans.

Decision: The Board did not make a formal decision because the item was strictly for discussion purposes. The applicants will return to the Board with an application to amend the site plan when plans are more developed.