

2.4.2021

Transcript: Ossining DPW Site Redevelopment ENGAGEMENT SERIES: Show Me the Money

1

00:00:03.689 --> 00:00:10.769

Rika Levin: Good evening everyone, welcome to our next session that we are having regarding the.

2

00:00:11.370 --> 00:00:33.420

Rika Levin: rethinking of the dp w site, we have created the sessions for public engagement in a way that we think allows the public to become engaged on subject matters that speaks to them on all the subject matter tonight's topic is, thank you to our very clever staff show us the money.

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00:00:34.620 --> 00:00:39.180

Rika Levin: And I think it's very appropriate, the purpose of the public engagement sessions.

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00:00:39.750 --> 00:00:53.040

Rika Levin: is to hear from the public, anything that you would like us to know you may think the initiative is too big it's too small, you don't like it at all you love it you want more of them feel free to share with us, this is not.

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00:00:53.760 --> 00:01:02.730

Rika Levin: A selling proposition, where the staff and the electives are here to tell you why this is a great project we've already made it really clear.

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00:01:03.450 --> 00:01:12.030

Rika Levin: Last year, and again this year that as elected officials, we think there needs to be a different use of this property.

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00:01:12.480 --> 00:01:19.140

Rika Levin: That is owned by the village, and we have taken many steps in the process to think through what we think is best.

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00:01:19.530 --> 00:01:30.960

Rika Levin: And so that we've already stated for public knowledge and for public record now we'd like to hear from the public any questions you have the financials, in my opinion, is always sort of complicated.

9

00:01:31.410 --> 00:01:37.860

Rika Levin: The other piece i'd like all of you to think about not only to raise your hand and be involved in the conversation and take it wherever you want.

10

00:01:38.370 --> 00:01:47.460

Rika Levin: but also to share this with other residents in ossining show it to your accountant show it to your neighbor whoever you want to help you understand.

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00:01:48.600 --> 00:01:55.140

Rika Levin: The facts, the data, the presentations you can reach the board members, if you want to speak to us.

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00:01:55.650 --> 00:02:11.910

Rika Levin: directly through Bo T at village of ossining.org any one of the trustees by their last name at village of arcing.org not everybody likes to speak on camera this entire session is going to be recorded for future use please share it when this.

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00:02:12.990 --> 00:02:27.450

Rika Levin: comes out share all the sessions and join us for all the sessions we really want to hear from you and i'm going to turn it over now to village manager dilatory to take us through the presentation that the village has worked on and then open up for questions.

14

00:02:28.260 --> 00:02:42.810

Karen Dattore: Thank you mayor 11 indeed we have been working on this for some time and we're very excited to show you the presentation tonight that really talks, not in granular detail about the finances because we're not there yet um but in in.

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00:02:44.400 --> 00:02:45.480

Karen Dattore: A discussion about.

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00:02:46.590 --> 00:02:59.010

Karen Dattore: Many reasons why the village has identified this as a really ideal project for this particular site and a lot of it has to do with financial benefits, I will also take you through.

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00:03:00.240 --> 00:03:07.830

Karen Dattore: The you know the concept of payment in lieu of taxes that is often used to help finance and subsidized affordable housing.

18

00:03:08.310 --> 00:03:22.740

Karen Dattore: And with that i'd like to turn it over to hi may, and we have a brief presentation that will set the context for this discussion and then afterwards, we are willing to entertain any question, you may have then comments, thank you.

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00:03:24.990 --> 00:03:27.330

Karen Dattore: Jaime Jaime Martinez our director of planning.

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00:03:28.560 --> 00:03:29.010

Karen Dattore: Thanks go.

21

00:03:30.720 --> 00:03:40.590

Jaime Martinez: So let me share my screen and we're going to go through this relatively quickly so obviously if anybody, you know gets to a point where they see a question, and they want to.

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00:03:41.490 --> 00:03:52.410

Jaime Martinez: Come back and ask about it, I can always just kind of jump back to a slide for anybody in the audience that has some questions would like to sort of fill me in a little bit and get a little more context.

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00:03:55.560 --> 00:04:02.820

Jaime Martinez: So you know, starting with a little recap, we have every single one of these, we expected there's going to be more people that maybe didn't get the last one.

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00:04:03.120 --> 00:04:10.080

Jaime Martinez: are going to be there, so all you have to start with a little bit of a recap, and we have some additional photographs today that we can add to the project.

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00:04:11.100 --> 00:04:23.610

Jaime Martinez: The presentation so first a little history, about the the site it's a 3.4 acre site bounded by water street Main Street seeker road in central avenue the site is traverse by the 16 kill.

26

00:04:24.840 --> 00:04:32.580

Jaime Martinez: To contaminated brownfield site and the site was used as a coal, gas plant from the 1850s up until the 1940s.

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00:04:33.330 --> 00:04:43.110

Jaime Martinez: it's subject to consent order by the New York State Department of environmental conservation and to give you a little context here's a picture that was given to us by.

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00:04:44.070 --> 00:04:54.120

Jaime Martinez: vulnerability historian and new board is Jesse being a white and you can see sort of the the you know what's going on on the site, so this is water street down here.

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00:04:54.810 --> 00:05:08.760

Jaime Martinez: This is Main Street and central avenue to the pretty heavily industrial site and property and used in that way, for now, many years some of that you can still see today, including this small retaining wall that goes around.

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00:05:09.780 --> 00:05:10.230

Jaime Martinez: The plant.

31

00:05:12.180 --> 00:05:21.360

Jaime Martinez: So here's the site now, it looks obviously very different all that infrastructure has been taken off the top and what you're left with is essentially a brownfield plus some new.

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00:05:22.650 --> 00:05:30.630

Jaime Martinez: btw buildings that were put up later on some shades and some of these items actually have been taken out the sheds are no longer there.

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00:05:31.680 --> 00:05:33.990

Jaime Martinez: The piles of dirt though do remain.

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00:05:35.970 --> 00:05:42.630

Jaime Martinez: So now for the proposed to use the property proposal that is in front of us from Walter Walter is a.

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00:05:43.020 --> 00:05:57.330

Jaime Martinez: Mixed use building with 109 residential units with a range of affordability from 30% to 80% am I, and if you have interested in trying to get a little more detail on that you can go back to our last presentation or kind of dig in deeper on what am I means.

36

00:05:58.410 --> 00:06:04.080

Jaime Martinez: The project would also have the extension of a sink sink kill greenway through the site to water street.

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00:06:05.190 --> 00:06:12.540

Jaime Martinez: We have a parking garage for residents and with the potential for an additional level of me misspoke parking to be built by the developer.

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00:06:14.070 --> 00:06:18.870

Jaime Martinez: This is what it looks like or what it's supposed to look like under the current.

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00:06:20.010 --> 00:06:24.510

Jaime Martinez: proposal with the retail the parking and all the other elements.

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00:06:26.460 --> 00:06:33.900

Jaime Martinez: So the impacts of the current use this is this is part of why we're here today, I mean, obviously, if this was a fantastic site, then it wouldn't really need redevelopment.

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00:06:34.500 --> 00:06:44.340

Jaime Martinez: Unfortunately, the site itself is currently being used as a organic I btw organic waste yard and that does have an impact on the Jason music.

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00:06:45.390 --> 00:06:58.260

Jaime Martinez: So the the redevelopment of the Jason they can build even parcels that are really in close proximity to this are made more challenging just due to the proximity of that dp w use it's it's really hard to.

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00:06:59.400 --> 00:07:11.040

Jaime Martinez: You know, as a private developer, to go to a bank and say hey we want to invest in these properties over here when you have a you know when you have a use of this type right adjacent to the properties where you're trying to.

44

00:07:12.840 --> 00:07:27.150

Jaime Martinez: Be that as it needed there are some really strong strengths in the array of proximity to train station to the waterfront you have a potential reviews and currently those are really being negated by the proximity to this dp w site.

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00:07:28.800 --> 00:07:37.980

Jaime Martinez: So you can get a little better shot of what it looks like right from the street, and this is what you know people are going to see when they get off the train this where people are assuming to drive it down to the district.

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00:07:40.170 --> 00:07:48.540

Jaime Martinez: So some of them some more on the development challenges right properties, to the east of the train station station are still struggling to redevelop.

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00:07:49.290 --> 00:07:59.670

Jaime Martinez: Lower Main Street and sequel road it's currently comprised of many vacant lots as well as a lot of empty buildings or several empty buildings on seeker.

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00:08:00.300 --> 00:08:08.880

Jaime Martinez: And while there has been interest in rehab redevelopment expressed in the area as of, yet we have not seen any major investment in this neighborhood.

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00:08:10.140 --> 00:08:21.330

Jaime Martinez: So this kind of gives you a sense of where the site is as well as all those sort of areas that could see some reinvestment along with these sort of vacant lots over here.

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00:08:22.890 --> 00:08:33.570

Jaime Martinez: municipal parking lots and different things of that nature, and so we have again not really seen much going on, you can see how the site is really central to that station applause and North neighborhood.

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00:08:35.370 --> 00:08:45.120

Jaime Martinez: And this is the proposed building So you can see, this sense how how transformative a project here could be because it adds a park down here.

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00:08:45.480 --> 00:09:00.960

Jaime Martinez: I that's the walkway additional parking for some of these really high dense dense sort of existing units down here we don't have the ability to provide parking on the street, as well as some additional retail to the downtown to the station Plaza north.

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00:09:03.870 --> 00:09:06.270

Jaime Martinez: Alright, so impacts of the proposed use right.

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00:09:07.410 --> 00:09:12.630

Jaime Martinez: First, the redevelopment of the site would look to yield multiple benefits to the surrounding neighborhood.

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00:09:13.110 --> 00:09:27.090

Jaime Martinez: At the top of that list really is the stabilization stabilization of uses down to central avenue or really up to central avenue in the station pleasant North neighborhood be the additional needed parking to a neighborhood with limited overnight option.

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00:09:28.530 --> 00:09:28.890

Jaime Martinez: it'd be.

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00:09:29.940 --> 00:09:30.690

Jaime Martinez: The same thing.

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00:09:32.130 --> 00:09:35.220

Jaime Martinez: Either 16 kill greenway from station Plaza downtown.

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00:09:36.060 --> 00:09:38.430

Jaime Martinez: Where we have additional residents to.

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00:09:38.430 --> 00:09:49.080

Jaime Martinez: Support the retail that's already near the train, there will be additional parkland a Community space and there, of course, also be that additional retail space they can drive more people to the area.

61

00:09:50.940 --> 00:10:04.710

Jaime Martinez: So a little bit on taxes, you know just as a sort of background taxes on large commercial buildings are generally based off of net income, which is, whatever your revenues minus the expensive it is to run that building.

62

00:10:05.850 --> 00:10:15.930

Jaime Martinez: The higher rents generally mean higher full tax bills per unit and affordable housing produces lower net operating income, then market rate housing.

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00:10:17.670 --> 00:10:36.420

Jaime Martinez: pretty much in all cases, this for for new developments, like this is shortfall is funded by tax credits and other subsidies that required long term affordability, by way of like restrictive covenants that you that is mandated by law that those units stay affordable.

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00:10:38.460 --> 00:10:58.350

Jaime Martinez: For a pilot pilots are kind of like a you know, a word that gets people's ears pete what they mean are is that they are payments in lieu of taxes and, in general, pilots are generally lower than a full

tax payment and there's for a fixed number of years, they increase annually.

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00:10:59.460 --> 00:11:04.740

Jaime Martinez: Based off of a negotiated pilot schedule, so they have escalators built into them based off of that negotiation.

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00:11:05.370 --> 00:11:13.770

Jaime Martinez: and local municipalities and county governments often assist, the development of affordable housing through the sale of land to developers through pilots.

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00:11:14.700 --> 00:11:29.250

Jaime Martinez: In this project, the primary the pilot will primarily go to cover the debt service for the construction of the 16 kill greenway extension and the public parking level, as well as any other public amenities that end up coming out of this plan.

68

00:11:31.230 --> 00:11:36.180

Jaime Martinez: And at the end of the day after the pilot is completed the building would revert to full taxes.

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00:11:38.430 --> 00:11:48.240

Jaime Martinez: So a little bit on that new commercial space, the commercial space is projected to have about 3800 square feet of new commercial space within the building.

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00:11:49.050 --> 00:11:54.360

Jaime Martinez: The new space would look to be fully adaptable to support any type of small retail that meets the needs of the Community.

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00:11:55.020 --> 00:12:02.880

Jaime Martinez: And it looks to be a potential driver to the area to support economic growth to the station problem or neighborhood and again it's only 1300 square foot so we're not talking about.

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00:12:03.360 --> 00:12:08.730

Jaime Martinez: A huge development with a huge amount of traffic but it looks to be complimentary to the building itself.

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00:12:09.420 --> 00:12:20.400

Jaime Martinez: Really, with a focus on making sure that it enhances the project that enhances the neighborhood and so here's a little zoomed in look at where that retail would be sort of fronted right onto water street.

74

00:12:21.630 --> 00:12:25.770

Jaime Martinez: And that's under the current design as a habit right now so.

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00:12:28.410 --> 00:12:43.170

Jaime Martinez: A little bit about affordable housing needs in the village, so what we know based off of research in 2017 there around 900 income restricted affordable units, including section eight vouchers in the village.

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00:12:44.550 --> 00:12:58.440

Jaime Martinez: And over about 50 little over 59% of renters or 2414 councils are considered to be cost burden, so what that means is that they spend more than 30% of their income on rent.

77

00:12:59.100 --> 00:13:10.560

Jaime Martinez: And over 33% of renters, which is about 1400 and 70 households are severely costs word, which means that they spend greater than 50% of their income on rent.

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00:13:13.560 --> 00:13:20.160

Jaime Martinez: So you know, one of the big questions that has come up is sort of you know something else right, so what else can we do here.

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00:13:21.060 --> 00:13:34.410

Jaime Martinez: The two main questions where should this site be of equal housing, or should it be something else, and the second question was well if the goal is to provide affordable housing, and why should go here and why not somewhere else.

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00:13:35.460 --> 00:13:38.700

Jaime Martinez: So we'll start with the first question, you know should something else go here.

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00:13:39.810 --> 00:13:47.700

Jaime Martinez: Right now, we know that the brownfield remediation cost is estimated to be about \$4.5 million the distance from.

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00:13:48.600 --> 00:13:57.600

Jaime Martinez: You know, major thoroughfares and the site layout make it difficult to put something like a big box retail there or other types of white industrial use.

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00:13:58.290 --> 00:14:03.030

Jaime Martinez: So those those really just don't work because of the you know because of the kill, because the layout of the site.

84

00:14:04.020 --> 00:14:08.580

Jaime Martinez: So those can't work there if we you know wanted to use it as a park.

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00:14:09.570 --> 00:14:22.590

Jaime Martinez: That would cause that would require you know paying for the cost of the remediation plus the cost create the part which would be at least \$5 million plus and that certainly wouldn't generate any new taxes, it would only generate new expenses to the.

86

00:14:24.060 --> 00:14:30.180

Jaime Martinez: Market rate housing would require probably a much greater degree of density so higher number of units.

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00:14:31.470 --> 00:14:40.440

Jaime Martinez: To pay for that remediation and any desired public improvements, so this would be just a different scale of project if it was a market rate housing.

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00:14:41.820 --> 00:14:50.550

Jaime Martinez: And in general than your state brownfield cleanup program he has a viable solution to achieve the villages goals of having a catalytic use here that really.

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00:14:51.240 --> 00:14:59.370

Jaime Martinez: includes site remediation public improvements mixed use building with neighborhood retail Community space and mixed income housing on site park.

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00:15:00.000 --> 00:15:10.800

Jaime Martinez: I think that you know and that's a key piece to this right having a project that is transformational has to have all those different elements come together, you can have a site that is just you know one off.

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00:15:12.150 --> 00:15:18.180

Jaime Martinez: That only works for housing, but may not have all the other additional elements that would create a transformation project.

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00:15:20.220 --> 00:15:24.150

Jaime Martinez: Now, should this project go somewhere else right, so the unique nature of this site.

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00:15:25.110 --> 00:15:32.010

Jaime Martinez: In general, is going to allow the village, to create the transformational multi dimensional project that would be difficult to replicate.

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00:15:32.910 --> 00:15:44.190

Jaime Martinez: In other areas, this will help the village increase affordable housing opportunities for family and opportunities for seniors to age in place without having to leave the Community do to be priced out.

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00:15:45.660 --> 00:15:54.030

Jaime Martinez: It will expand green space for the public, it will create additional needed parking in the neighborhood and it will clear up a sub nearly blighted site.

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00:15:55.020 --> 00:16:00.540

Jaime Martinez: Also, we can form a past Community development plans and planning studies Now I do want to kind of just circle back real quick.

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00:16:01.080 --> 00:16:13.260

Jaime Martinez: While this does create affordable housing, that will be an opportunity for the Community it bears repeating that is not designated for us need residents that's not something that is possible for us to do.

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00:16:15.930 --> 00:16:16.470

Jaime Martinez: So.

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00:16:17.220 --> 00:16:17.910

Karen Dattore: hey I just.

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00:16:17.940 --> 00:16:30.480

Karen Dattore: I just want to clarify what that says, because it doesn't mean that asking residents can't live there is there's no profit, we can't do preference, so we can designate it just for any particular group that's based on.

101

00:16:31.560 --> 00:16:41.040

Karen Dattore: Fair housing legislation to prevent discrimination so just to make sure that that wasn't confused with it's not designated for asking residents at all.

102

00:16:43.320 --> 00:16:43.470

Karen Dattore: yeah.

103

00:16:44.130 --> 00:16:53.400

Jaime Martinez: So the project timeline is a you know go through multiple steps the starts out with the selection of a preferred developer, which we have done and we're working with the Walter.

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00:16:54.090 --> 00:16:59.340

Jaime Martinez: The next step is the development of the land acquisition and disposition agreement, also known as the ladder.

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00:16:59.820 --> 00:17:11.790

Jaime Martinez: And going through the Community engagement process which we are in the middle of right now, after that, we look to go into the approval of the ladder there be the secret state environmental quality review at.

106

00:17:12.930 --> 00:17:26.790

Jaime Martinez: Environmental impact review there'd be the review by the Environmental Advisory Council there'd be cycling a rule by the planning board and then a special permit from for jesse's now, after which you would have the implementation of.

107

00:17:30.030 --> 00:17:41.010

Jaime Martinez: The you know the Community engagement is ongoing obviously we're here today in what is our third session, but the second of this engagement series, and so we have, after this for more.

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00:17:42.030 --> 00:17:45.150

Jaime Martinez: So the previous meeting videos are all available at.

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00:17:46.710 --> 00:17:54.240

Jaime Martinez: ossining the pw site COM, you can see all the previous and this one today as well and evening before.

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00:17:55.020 --> 00:18:12.960

Jaime Martinez: So we definitely want you to attend upcoming meetings, please you can find the schedule at that page or you can find out if you go to the villages website at bill devices.org forward slash asked me hyphen dw hyphen site or go to the Community calendar to find out.

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00:18:15.090 --> 00:18:21.390

Jaime Martinez: Next week next meeting on February 13 at 10am is grieving our waterfront.

112

00:18:22.920 --> 00:18:33.990

Jaime Martinez: And so, with that you know, please take down, you know email village trustees and the administration at plan at village Alaskan Oregon and i'm gonna hand it back over to Karen to open it up for questions.

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00:18:35.880 --> 00:18:37.590

Karen Dattore: Thank you so much, Jaime.

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00:18:38.610 --> 00:18:53.910

Karen Dattore: Thank you, everybody for joining us tonight i'm so we've acquired a nice showing a lot of attendees so please feel free to raise your hand using the raise your hand icon and and we'll bring you into ask your question.

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00:18:56.580 --> 00:18:59.370

Karen Dattore: So a see April has a question so.

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00:19:03.960 --> 00:19:06.900

Karen Dattore: Good evening April, what is your question or comment.

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00:19:07.200 --> 00:19:14.580

April: yeah my question is what would be the impact on our you know, being a homeowner i'm interested in taxes.

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00:19:15.870 --> 00:19:19.020

April: And so what would the be the impact on.

119

00:19:20.100 --> 00:19:21.090

April: taxes.

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00:19:22.620 --> 00:19:29.370

April: For let's say an affordable housing unit versus a for profit unit like Carver Square.

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00:19:31.020 --> 00:19:41.730

Karen Dattore: So while i'm there was a pilot for Harvard Square, even though that was luxury beacons there is a set aside of 18 units that are.

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00:19:43.830 --> 00:19:54.480

Karen Dattore: Affordable at 80% area median income and also harbor square was a brownfield and there were some remediation costs and contributed to a public park so for harbor Square.

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00:19:55.140 --> 00:20:00.240

Karen Dattore: There was a pilot as well that pilot is about to expire within the next year or so and.

124

00:20:01.050 --> 00:20:13.740

Karen Dattore: That will put it back on the actual, so this is a very similar project right now in both the case of Harvard Square and this piece we're talking about property that's not currently on the tax roll so by putting on the tax roll.

125

00:20:14.760 --> 00:20:32.640

Karen Dattore: I mean by by developing even with a pilot, we have the opportunity to generate revenue that we're not getting currently and the pilot really subsidizes the ability to provide the public amenities that are difficult to get otherwise so.

126

00:20:33.690 --> 00:20:43.770

Karen Dattore: While we don't have that you know we really need a far more detail on a specific project to do an apples to apples comparison, what I can say is that, given the fact that.

127

00:20:44.370 --> 00:20:57.090

Karen Dattore: harbor square was a market rate project and still required a pilot because of the public use requirements and the brownfield it would likely be the same here, so the benefits that we were talking about and.

128

00:20:57.570 --> 00:21:06.570

Karen Dattore: Some of this is subject to some negotiation on what the pilot is and the length of the pilot, but here we have a severely contaminated site that.

129

00:21:07.410 --> 00:21:13.860

Karen Dattore: Will the remediation will be covered through the lamp brownfield cleanup a program, which is an incentive.

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00:21:14.160 --> 00:21:21.240

Karen Dattore: That governments provide the government provide so that we can remediate a site it, otherwise it would be very, very expensive to do so.

131

00:21:21.900 --> 00:21:38.640

Karen Dattore: So where we what we don't get in tax revenue, we make up with government incentives that are far greater in terms of the ability to generate public benefit because we are doing, affordable, so that that's really the trade off, so if the village word to.

132

00:21:39.660 --> 00:21:42.960

Karen Dattore: rehabilitate this site rehabilitate the.

133

00:21:44.100 --> 00:21:56.760

Karen Dattore: You know, create finished listings and kill walkway and do that, that on its own, the cost is quite expensive and i'm going to actually defer to our village engineer, who I think has a ballpark figure on what that would be.

134

00:22:03.570 --> 00:22:06.360

Paul Fraioli: So just the extension of the path, without any.

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00:22:08.820 --> 00:22:22.530

Paul Fraioli: Extended work around the path, when we were constructing the project back in 2016 was estimated about \$700,000, which was the Ad alternate they call it to the contract, which was never executed.

136

00:22:24.120 --> 00:22:28.050

Paul Fraioli: But, keeping in mind the extension and a path would have to.

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00:22:30.030 --> 00:22:32.970

Paul Fraioli: have an endpoint and work around that.

138

00:22:34.350 --> 00:22:43.650

Paul Fraioli: To take you all the way to water street, which was not in the alternate so the path alone is approximately three quarters of a million dollars and then.

139

00:22:44.370 --> 00:22:53.340

Paul Fraioli: You have all the ancillary site work that's going to go along with it, which is also a part of this project, and because the site work is not really that finalized yet there's no real.

140

00:22:55.020 --> 00:23:12.030

Paul Fraioli: Good estimate that you can put to it but there's there is going to be significant stormwater improvements and site work improvements to create that linear park that goes down from the central

avenue arch to water street and bisects the parking lot and the residential structure.

141

00:23:13.590 --> 00:23:20.460

April: Well, I also asked the question, in comparison with like harper square just because being at the waterfront I mean that's like.

142

00:23:21.090 --> 00:23:27.750

April: Once it's cleaned up that's like prime real estate, you know, overlooking the water so that's why I was like you know.

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00:23:28.350 --> 00:23:41.730

April: Did be what would be the consideration for something more like corporate square where was a portion was affordable housing, of being inside, for the fact that have like a need, I realized that.

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00:23:43.440 --> 00:24:03.000

Karen Dattore: i'm Thank you April it's it's a good question and one that we are, we are seeking to clarify in this again the level of remediation, and this was based on a multiple multiple factors there's a bit of a difference in the immediate area surrounding the harbor square project versus the.

145

00:24:04.890 --> 00:24:19.500

Karen Dattore: This particular project this particular site, which is in a much more distressed area of the village, with a lot more substandard housing surrounding it, so in in weighing that it really seemed that the benefits afforded with the.

146

00:24:20.970 --> 00:24:23.160

Karen Dattore: That are tied to the affordability.

147

00:24:24.390 --> 00:24:34.680

Karen Dattore: Really, created a really good balance and really good calendar, we already know that there are several developers who you know smaller developers and a lot of the properties around that.

148

00:24:35.550 --> 00:24:42.420

Karen Dattore: You know that I think will encourage you know that will encourage investment in the area, we know we have some some of the.

149

00:24:43.020 --> 00:24:49.470

Karen Dattore: buildings in the area and there is assemblages that are already have been presented, so there is interest in the area.

150

00:24:49.890 --> 00:24:57.570

Karen Dattore: One of the things that we want to do in ossining, and this is something we hear loud and clear from the public, every day, is that we value our diversity.

151

00:24:58.320 --> 00:25:10.260

Karen Dattore: And as that area could potentially flip and as this happened in many communities along the river front, it could get very, very expensive there too, so this is a way to.

152

00:25:11.040 --> 00:25:19.920

Karen Dattore: Make sure that as market rate develops and it will develop there that there is a balance, as well, so those were some of the considerations that were put into this.

153

00:25:20.670 --> 00:25:33.780

Karen Dattore: I don't know if any of my other colleagues, or you know bill Walter, you have had experience doing market rate and affordable housing, I know that you have a perspective on on the viability of market rate at this site.

154

00:25:37.470 --> 00:25:38.340

Karen Dattore: I think you're muted.

155

00:25:40.080 --> 00:25:40.440

Bill Balter: By.

156

00:25:41.760 --> 00:25:48.270

Bill Balter: So yes, I think, just to directly answer the question is asking you were viable to do Marguerite housing.

157

00:25:49.980 --> 00:26:00.660

Bill Balter: Think it's not the site that harbor squares in terms of what the command and market but certainly the real estate taxes would be higher if it were viable to do if it were Bible and it's village wanted.

158

00:26:01.290 --> 00:26:10.920

Bill Balter: To do a moderate development here, I think the public improvements that are required, which is sort of combination of the remediation.

159

00:26:13.260 --> 00:26:18.300

Bill Balter: The other public improvements, like the extension in the greenway public parking and talked about.

160

00:26:18.690 --> 00:26:26.760

Bill Balter: I think just make this so that, in order to do a mockery of development here the density would have to be dramatically greater than it currently is proposed.

161

00:26:27.600 --> 00:26:38.520

Bill Balter: When it village, to the rfu that we responded to the village set court parameters of what they wanted the respondents to reply to which is sort of what we did, I think that.

162

00:26:39.420 --> 00:26:49.920

Bill Balter: While the taxes would be certainly be higher if it were viable as a mercury development I don't think it kind of density that's been talked about to the site it's a viable career development.

163

00:26:51.090 --> 00:27:03.600

April: No, thank you, I mean, I think the building that you've designed is like the height of it is you know won't like overpower the local area which I think is very nice Thank you.

164

00:27:12.060 --> 00:27:21.990

Jaimie Hoffman: So the next person that we have is 827-560-0704 which, if i'm correct that might be Linda levine so i'm gonna bring her over.

165

00:27:25.560 --> 00:27:27.120

Karen Dattore: Hello mystery number.

166

00:27:29.040 --> 00:27:30.000

Karen Dattore: you're on mute.

167

00:27:30.480 --> 00:27:31.200

Jaimie Hoffman: It to seven.

168

00:27:31.290 --> 00:27:32.970

827 560 704: I know i'm no longer mute Am I.

169

00:27:33.000 --> 00:27:34.530

Karen Dattore: Not and it is Linda levine.

170

00:27:34.650 --> 00:27:36.270

Jaimie Hoffman: I win hi.

171

00:27:36.840 --> 00:27:41.220

827 560 704: How are you bored I have several questions, the first one deals with.

172

00:27:42.690 --> 00:27:53.280

827 560 704: The affordable housing which i'm very excited about I know that that we have been challenged, for many, many years on this exactly how to do, affordable housing and.

173

00:27:53.820 --> 00:28:06.810

827 560 704: This sounds like a a a plan that that will meet the income levels of many people in the westchester county area My first question is how long will the unit remain affordable.

174

00:28:10.320 --> 00:28:12.240

Karen Dattore: This is in perpetuity correct.

175

00:28:14.790 --> 00:28:22.170

Bill Balter: westchester county requires 50 years we have actually on another Development agreed to do 99 years.

176

00:28:23.220 --> 00:28:25.740

Bill Balter: So I think 99 years is probably what we're talking about here.

177

00:28:26.010 --> 00:28:28.710

Karen Dattore: Which is maybe not quite perpetuity but a long time.

178

00:28:29.670 --> 00:28:35.430

Bill Balter: Close your ability to turn in 99 years is probably safe safe what i'm saying in perpetuity.

179

00:28:37.530 --> 00:28:44.070

827 560 704: Probably a correct the second one concerns Casa don't have to do with the development but have to do with.

180

00:28:45.270 --> 00:28:53.040

827 560 704: the surrounding area and providing amenities, one of the things that people who live in affordable housing usually need is.

181

00:28:53.400 --> 00:29:00.240

827 560 704: A significant amount of transportation and I know that the train station is there that that makes this a viable site.

182

00:29:00.900 --> 00:29:11.700

827 560 704: Is there any discussion about how one could bring in either a new bus stop there to provide housing for people provide transportation for people who are going to be living there.

183

00:29:15.900 --> 00:29:25.020

Jaime Martinez: No, no, I I try to answer this one, so I yeah I can say I can save that I have had conversations over the past couple of months with the D line.

184

00:29:25.890 --> 00:29:32.580

Jaime Martinez: In westchester county who was asked us about you know whether there's any transportation needs until this project.

185

00:29:33.360 --> 00:29:41.370

Jaime Martinez: Specifically, did not come up, but what did come up with finding ways to get people on the east side of village, to the train station.

186

00:29:41.790 --> 00:29:50.520

Jaime Martinez: and vice versa, and so there is some access already to get down here, via the bus but it's certainly something that was mentioned to the beeline and.

187

00:29:51.270 --> 00:30:00.510

Jaime Martinez: If this project does move forward, and you know we'd love to take it back to the county and see what what options, there are and what's the viability of trying to extend some.

188

00:30:01.620 --> 00:30:03.660

Jaime Martinez: county beeline boston's down to the site.

189

00:30:05.280 --> 00:30:05.910

827 560 704: Thank you.

190

00:30:07.140 --> 00:30:09.420

827 560 704: My third question has to do with.

191

00:30:10.470 --> 00:30:11.070

The.

192

00:30:13.290 --> 00:30:18.840

827 560 704: The growth for for economic development, the area i'm excited about that I know that that.

193

00:30:19.260 --> 00:30:29.250

827 560 704: This is a challenge also that the village has faces how to bring in new business sustainable businesses and i'm i'm wondering, you mentioned that there are other.

194

00:30:29.820 --> 00:30:41.700

827 560 704: developers involved or interested with some of those other parcels is there any thoughts on the part of the village is to at this point, really look into having a.

195

00:30:43.500 --> 00:30:57.720

827 560 704: For one of a better word Ombudsman who would kind of bring all of the the potential investors together, so you could talk about actually doing some type of a plan for that areas to what the village needs in terms of.

196

00:30:58.980 --> 00:31:07.050

827 560 704: retail business and other business, so that there, there could be a plan that everybody could benefit from from knowing what is going on.

197

00:31:09.570 --> 00:31:13.770

Karen Dattore: So Linda, just to clarify you're talking about this area specifically.

198

00:31:13.770 --> 00:31:14.700

Karen Dattore: or broader.

199

00:31:14.730 --> 00:31:22.920

827 560 704: This area specifically well this Yes, this is specifically because you mentioned that once this project gets started it'll probably be.

200

00:31:23.850 --> 00:31:27.960

827 560 704: The motivated for other people to start working on their properties because.

201

00:31:28.860 --> 00:31:43.290

827 560 704: That the the large brownfield area well, so it can be developed so i'm i'm wondering if if there, there is any thoughts on the on the part of the village to kind of think of what what should go there, or what could go there and.

202

00:31:44.880 --> 00:31:48.450

827 560 704: start thinking about you know who might be potential.

203

00:31:49.980 --> 00:31:54.300

827 560 704: Retail entities that that might want to put a business there.

204

00:31:54.720 --> 00:32:03.900

Karen Dattore: Sure that's a great question so a lot of that discussion has been covered in our comprehensive plan which are what we're doing now as well, so there is.

205

00:32:04.710 --> 00:32:13.170

Karen Dattore: Talk about waterfront development in terms of the mixed use type of uses, we could have down there.

206

00:32:13.650 --> 00:32:23.610

Karen Dattore: I think more systemically for the village itself, we are starting to have more conversations with the local business community, as well as looking at more broadly ways to.

207

00:32:24.540 --> 00:32:34.860

Karen Dattore: develop an economic plan and and development strategy for the Community as a whole, a lot of this focuses though around the waterfront area, because the waterfront is is.

208

00:32:35.430 --> 00:32:56.610

Karen Dattore: Its transit oriented development we have obviously obvious beauty and the waterfront and it's a key asset to our Community, so those plans are in place to start looking at development of this area, as well as as economic development throughout the village more strategically and systemically.

209

00:32:57.450 --> 00:32:57.900

827 560 704: um.

210

00:32:58.140 --> 00:32:58.440

You know.

211

00:32:59.610 --> 00:33:05.310

Jaime Martinez: I might I might just add that I think that that you know, for most businesses, we see a lot of success down and Main Street.

212

00:33:06.360 --> 00:33:11.430

Jaime Martinez: You know, in other parts of the village where you have entrepreneurs who have come and open up businesses.

213

00:33:11.970 --> 00:33:27.540

Jaime Martinez: So you know, regardless of how you set up a plan part of it is that a business owner needs to feel confidence that their investment is not going to be wasted in that site and so creating projects like the db w redevelopment.

214

00:33:28.590 --> 00:33:37.860

Jaime Martinez: Is is, in part, to help instill confidence in the entrepreneur community to come down here and invest in this district, and so that that's certainly a piece of it.

215

00:33:39.270 --> 00:33:50.820

Jaime Martinez: Along with the COMP plan, along with working with you know existing groups to help guide that but it's a lot of it is just about do you feel like if I invest my money down in this site.

216

00:33:51.810 --> 00:34:04.200

Jaime Martinez: Am I going to succeed or am I going to fail and if if you see nothing succeeding or nothing like what you're trying to do, feeding it becomes a little challenging when you see new buildings go up, I think it is.

217

00:34:05.160 --> 00:34:19.860

Jaime Martinez: Something that does inspire a little more confidence and investors, a lot of investors are you know people like you and me that just had a dream to open a business and that's that's what they do and that's I think you're seeing that on a lot of our you know small town.

218

00:34:21.030 --> 00:34:23.040

Jaime Martinez: Businesses that we have in the village.

219

00:34:25.140 --> 00:34:35.310

827 560 704: I mean, I think I think your your comments are very valid, and I think that the strategy planning is is really good time i'm excited about watching what's happening with this project, thank you.

220

00:34:39.210 --> 00:34:44.640

Jaimie Hoffman: The next person that had their hand up was Mr van steen i'm going to bring him over okay.

221

00:34:47.400 --> 00:34:48.930

Karen Dattore: Good evening, Mr weinstein.

222

00:34:50.880 --> 00:34:51.900

Karen Dattore: you're on mute.

223

00:34:57.960 --> 00:34:59.700

John Van Steen: There we go is that better.

224

00:35:00.090 --> 00:35:01.020

Karen Dattore: Much better.

225

00:35:02.910 --> 00:35:08.730

John Van Steen: print print print, perhaps, perhaps I missed something a little bit earlier in the presentation.

226

00:35:09.750 --> 00:35:11.610

John Van Steen: But from from a.

227

00:35:13.530 --> 00:35:30.840

John Van Steen: From from a from a financial point of view, does this project eventually become a positive project fiscally for the Community or this word, this is, does it continue essentially as attacks draw.

228

00:35:33.420 --> 00:35:50.400

Karen Dattore: So i'm the you know some of the considerations for the pilot are still going to be things that will be talking about so so a lot of what goes into the pilot is is the balance between the public amenities, the public parking and everything else so.

229

00:35:51.600 --> 00:36:09.060

Karen Dattore: It will you know, we believe that it will have a positive impact immediately and, ultimately, a positive effect once it it goes on the tax rolls I think that this one, I will ask Walter Walter Walter to address to because I think that they can speak to this.

230

00:36:10.410 --> 00:36:15.360

Karen Dattore: More specifically, and in the context of similar projects that have been done in neighboring communities.

231

00:36:16.440 --> 00:36:31.140

Bill Balter: hi um, so I think there's a few things we're starting with a property that is off the tax roles and not going to be redeveloped

because of the conditional property, so I think the immediate impact from a physical standpoint is positive.

232

00:36:32.490 --> 00:36:35.370

Bill Balter: In an affordable development, the issue that.

233

00:36:37.020 --> 00:36:47.430

Bill Balter: you'll have on any development is really the question ultimately about is it positive or negative, to the various taxing jurisdictions, I think it will be, while the.

234

00:36:48.600 --> 00:36:51.390

Bill Balter: Final approximation of what the.

235

00:36:53.340 --> 00:36:59.520

Bill Balter: taxes will be or the payment and we will taxes will they will be subject to whatever plan we finalized.

236

00:36:59.910 --> 00:37:09.030

Bill Balter: I think that's typically do you find that the village will certainly certainly very positive to the village it'll probably be positive, the town, I think the only question would be.

237

00:37:09.780 --> 00:37:17.640

Bill Balter: Depending on the unit mix where where where we end up with the school district my sense is that with a lot of one bedrooms and a lot of two bedrooms.

238

00:37:18.360 --> 00:37:33.360

Bill Balter: Which don't generate tons of kids that probably the school and backs will be minimal, but that's something we're going to see depending on the final unit mix in the conversations we have the school district, I think, on balance, the pilot assuming the pilot is.

239

00:37:35.070 --> 00:37:45.120

Bill Balter: paying for the public improvements, the pilot will have a limited period and then we'll go to full taxes, I think, at that point, I would expect it'll be positive, as well.

240

00:37:47.250 --> 00:38:01.140

John Van Steen: I was, I mean 1111 of the things that struck me earlier in the presentation we we understand the need for affordable housing and awesome and we wanted in the village board over the last number of years, as his work.

241

00:38:01.650 --> 00:38:09.420

John Van Steen: Essentially, to bring that affordability level down in in new projects that they take on.

242

00:38:10.500 --> 00:38:17.310

John Van Steen: I was surprised to see a 30% mid level, it seems as if that is awfully low.

243

00:38:19.020 --> 00:38:21.030

John Van Steen: And was and was wondering.

244

00:38:22.260 --> 00:38:36.000

John Van Steen: How much of an impact that had on this project and, and if that was raised to the 60% which, I think that the village was was more interested in several years ago would that help as far as the project is concerned.

245

00:38:36.450 --> 00:38:46.650

Bill Balter: Care speak to that sure, so a few years ago, the Federal Government and then States follow Federal Government created something called income averaging.

246

00:38:46.740 --> 00:38:47.880

Bill Balter: Were you allowed to.

247

00:38:47.940 --> 00:38:56.760

Bill Balter: Average 60% of area median income so in the past when these conversations have been had you couldn't go above 60% of a Mr.

248

00:38:57.480 --> 00:39:15.090

Bill Balter: That change has been great for a lot of communities, because they're trying to reach a broader range of people than just saying a few at 50 and mostly at 60 so by going from 30 it allows us that summit at so the range here is from 30 to 80 roughly averaging 60.

249

00:39:16.140 --> 00:39:25.170

Bill Balter: Potentially, it is about 68 just as a range and the reason you haven't seen that before is because this income averaging legislation I don't think there's more than three or four years old.

250

00:39:25.680 --> 00:39:25.950

Okay.

251

00:39:29.430 --> 00:39:30.900
Rika Levin: john, if I may add.

252

00:39:32.610 --> 00:39:52.080

Rika Levin: um and you know that i'm conservatively i'm fiscally conservative so and I am I have issues with jargon and all sort of the words that I think make it sort of difficult to cut right through to the chase I think what you're asking is, and I think what April asked before is.

253

00:39:53.610 --> 00:39:57.420

Rika Levin: How much is add short term medium term and long term.

254

00:39:58.740 --> 00:40:05.520

Rika Levin: To our tax revenue, given the other options, so we could talk about affordable housing, there are many people on this call.

255

00:40:05.970 --> 00:40:17.220

Rika Levin: That view this as an affordable housing initiative and that's perfectly legitimate from a fiscal point of view, for me the options are to do nothing on that land.

256

00:40:17.760 --> 00:40:29.100

Rika Levin: And it continues to contaminate it continues to make it difficult for people who currently own real estate in that area to invest in it, because number one.

257

00:40:29.880 --> 00:40:35.160

Rika Levin: it's not good looking I mean I can give you all the proper language it's not a good looking spot.

258

00:40:35.610 --> 00:40:43.380

Rika Levin: Worse than that if I own property and a lot of the properties owned, we could all talk about strategy, all we want and retail and all of that.

259

00:40:43.890 --> 00:40:50.310

Rika Levin: We don't tell people what they could do with their property that is not what government does this is government property that we could do.

260

00:40:50.580 --> 00:40:58.530

Rika Levin: But we don't tell we don't know if retailers are coming in Internet company, no one so let's take that off the table it, let us put this on the table, though.

261

00:40:59.070 --> 00:41:08.700

Rika Levin: To speak to I think your question, do I believe that short, medium and long term this even after the pilot will add a lot of revenue to the village I don't think it will.

262

00:41:09.330 --> 00:41:20.550

Rika Levin: I think it'll be better than break even but I don't think even when the pilot is over, it is dependent on what we agreed to the pilot that does change whether it's a couple of bucks or more than that.

263

00:41:21.210 --> 00:41:32.700

Rika Levin: But the other way, to look at it is, if you want investments, but, but in that area, the people that already own the buildings are sitting there they don't know what's going up next so they're afraid to invest.

264

00:41:33.720 --> 00:41:42.960

Rika Levin: Right so it's not just this property that I look at and i'm speaking for myself i'm looking at that whole area to speak to the waterfront and why not market rate.

265

00:41:43.380 --> 00:41:50.700

Rika Levin: Well, that would be great if we could do Margarita and I don't necessarily think it's luxury Oh, the legs, but like market rate okay.

266

00:41:52.290 --> 00:41:57.150

Rika Levin: We don't think and we've looked at this that the there's a stream down the middle.

267

00:41:57.930 --> 00:42:03.840

Rika Levin: Of this entire property they're just not a lot of developers that are either quit or financially equipped.

268

00:42:04.080 --> 00:42:16.950

Rika Levin: to really do something great with that property, and I mean great I don't mean stuff that starts and then stops and starts to stop because they go broke, I mean people who are viable like the developer that we're looking at So for me.

269

00:42:17.310 --> 00:42:21.750

Rika Levin: There are a couple of conversations here but think about what it looks like currently.

270

00:42:22.170 --> 00:42:33.240

Rika Levin: And what really could be done, maybe 10 years ago, we would have said, build some like you know medical offices that's what everybody was building that's just not happening there's so much vacancy in westchester county.

271

00:42:34.080 --> 00:42:38.190

Rika Levin: For commercial real estate it'll take a decade and longer after the pandemic.

272

00:42:38.640 --> 00:42:49.080

Rika Levin: So I think that you could have two conversations here, but the conversation of what is the best use of that that will do better than break even and actually maybe make us some money.

273

00:42:49.470 --> 00:42:59.550

Rika Levin: And here's the kicker for me the kicker is that you are getting the benefits not only for this particular initiative, but the folks around.

274

00:43:00.120 --> 00:43:10.680

Rika Levin: many of whom are village residents or used to be village residents have invested, who will it'll raise all the boats excuse the analogy since it's the waterfront.

275

00:43:11.820 --> 00:43:19.260

Rika Levin: The truth is the first few floors of that area for retail, then the first floor have really not a great view.

276

00:43:19.800 --> 00:43:26.940

Rika Levin: But they're looking at is metro North parking lot and some other buildings, as you go higher up you have some nice reviews again.

277

00:43:27.330 --> 00:43:36.240

Rika Levin: From a marketing point of view we don't think a developer is really going to take this on, and then the brownfield we've seen where other communities go it's expensive.

278

00:43:36.930 --> 00:43:47.070

Rika Levin: And I mean like really expensive so i'm thinking, from my perspective, john best use for that to elevate all the boats together.

279

00:43:48.360 --> 00:44:01.890

Rika Levin: also have the affordable housing the Nice mix that improves the whole area for everybody and at some point and not too far off, we will do better than leaving it the way it is because really.

280

00:44:02.490 --> 00:44:05.880

Rika Levin: It can't stay the way it is it's it's no longer really an option.

281

00:44:06.150 --> 00:44:08.190

Rika Levin: You could leave it a couple more years backs.

282

00:44:10.650 --> 00:44:18.450

Rika Levin: When you go down there you know it's it's you can see what it looks like it's not a good looking positioning right now.

283

00:44:19.530 --> 00:44:24.930

John Van Steen: there's there's no question that I believe that this is a very good project for the village.

284

00:44:25.500 --> 00:44:34.950

John Van Steen: After all, if If you recall, I came before the village board what a year ago, or so to say, yes, we believe that this is a good project and a good concept.

285

00:44:35.700 --> 00:44:49.320

John Van Steen: One of the things that we've had in our swing over the years is is essentially a process in which, for one reason or another, the taxes in Austin grew to astronomical portion yeah.

286

00:44:50.490 --> 00:45:05.070

John Van Steen: And we have seen that go on, you know, we had seen that ameliorate of the last couple of years as as as our tax rate comes down in there has been more of a division of this trip through through the Community.

287

00:45:05.790 --> 00:45:11.580

John Van Steen: And the end there has been more fiscal responsibility as far as the Community, the Community is concerned.

288

00:45:12.510 --> 00:45:26.520

John Van Steen: We just want to see that continue, and so one one of the reasons for my line of questioning had had more to do with with working at the margins, as far as the project was concerned, not want the not not the value of the project itself.

289

00:45:26.910 --> 00:45:38.760

Rika Levin: yeah I know that's what you're looking at john and that's why, as we discussed the pilot, and this is why this section show me the money was actually created, we wanted to highlight we wanted.

290

00:45:39.600 --> 00:45:45.750

Rika Levin: We wanted people who really want to dig through this and we're going to make it very transparent because I expect you.

291

00:45:46.020 --> 00:45:55.530

Rika Levin: And you and I know each other, then you and others are going to look at the numbers and help the trustees make decisions that make a lot of sense for the Community, after all this public land.

292

00:46:01.050 --> 00:46:04.770

Karen Dattore: Okay i'm john any any additional questions.

293

00:46:05.460 --> 00:46:06.270

John Van Steen: No i'm good.

294

00:46:07.710 --> 00:46:08.130

John Van Steen: Thank you.

295

00:46:08.340 --> 00:46:08.820

Your.

296

00:46:10.020 --> 00:46:15.450

Jaimie Hoffman: galaxy s6 has also been waiting to speak, can I promote them to speak as well.

297

00:46:15.660 --> 00:46:16.950

Karen Dattore: Yes, please no problem.

298

00:46:20.850 --> 00:46:21.300

Galaxy S6: Hello.

299

00:46:22.080 --> 00:46:23.760

Galaxy S6: hello, I.

300

00:46:23.940 --> 00:46:34.680

Galaxy S6: Do and marissa Mayer 11 that was an excellent a talk that you did you got down to the basics, my question is about counted responsibility.

301

00:46:36.750 --> 00:46:41.760

Galaxy S6: it's a brownfield what is their responsibility or what are they contributing to this.

302

00:46:42.900 --> 00:46:48.120

Karen Dattore: So we're glad you asked that um, that is, is actually.

303

00:46:49.260 --> 00:46:57.360

Karen Dattore: it's more complicated than it sounds so as we saw in the picture that trustee white had provided from her files.

304

00:46:58.200 --> 00:47:12.720

Karen Dattore: In the 30s and 40s, this was an industrial site that was owned by con Edison and there are significant deposits of coal tar probably almost close to 40 feet, under the current phil so we have spoken.

305

00:47:14.100 --> 00:47:19.230

Karen Dattore: To representatives from DC and and people very familiar with the process.

306

00:47:20.280 --> 00:47:29.790

Karen Dattore: The there is a responsibility from con Edison for the coal tar, but not necessarily for the fail above it and the Dec controls.

307

00:47:30.300 --> 00:47:49.740

Karen Dattore: You know the level of remediation based on the use of the site, so if we were to do nothing there would be no onus on con Edison to do anything, right now, because you don't have to remediate a site if you're going to use it as a waste yard if we use it for residential use, which is the.

308

00:47:50.970 --> 00:48:03.960

Karen Dattore: proposed to use here, it becomes remediated up the up the chain there to the highest level of remediation and recently we have just the DC has recently.

309

00:48:05.760 --> 00:48:17.490

Karen Dattore: initiated protocols for on it, based on this project, and I think Stewart Maybe you can provide a little bit of background, too,

because this is not straightforward that we can just call content and say you got to clean this up.

310

00:48:19.050 --> 00:48:20.490

Stuart Kahan: Thank you Karen that's correct.

311

00:48:21.540 --> 00:48:23.100

Stuart Kahan: Actually, within the past.

312

00:48:25.020 --> 00:48:26.310

Stuart Kahan: Essentially, can days.

313

00:48:27.420 --> 00:48:29.550

Stuart Kahan: etc published a fact sheet.

314

00:48:30.780 --> 00:48:31.920

Stuart Kahan: For this site.

315

00:48:33.090 --> 00:48:42.330

Stuart Kahan: which was prepared by con and connah's engineers, a company called arcade us with regard to the site, which is in.

316

00:48:42.990 --> 00:48:53.580

Stuart Kahan: The lingo referred to as upgrading unit number one we're all you want which encompasses both this site and the content facility, which is, on the other side of central avenue.

317

00:48:54.450 --> 00:49:14.760

Stuart Kahan: Where the the coal tar is located, the purpose of all this work, which is really has gone over a number of years, is to come up with various alternatives for what has to be done to the property, it was the third alternative which was in fact recommended by our cadence.

318

00:49:15.810 --> 00:49:18.900

Stuart Kahan: That alternative includes impart.

319

00:49:20.700 --> 00:49:32.430

Stuart Kahan: Basically, removing the top five feet of of the soil in the area that is where the dp w site is now and then going down.

320

00:49:33.150 --> 00:49:40.170

Stuart Kahan: Probably up to 34 feet with something that's called in situ solidification that they basically do is they inject.

321

00:49:40.860 --> 00:49:57.900

Stuart Kahan: Something similar to portland cement and it's to basically solidify what's under there, they will also be monitoring wells put in and those wells will be monitored, for you know I think a period of it's estimated for up to about 30 years with regard to that location.

322

00:49:59.040 --> 00:50:10.140

Stuart Kahan: The reason the fact sheet was published, is that the public now gets an opportunity to comment on that and that comment period I believe runs through the 26th of February.

323

00:50:11.580 --> 00:50:16.590

Stuart Kahan: And again, this is done, because it is contents responsibility.

324

00:50:17.670 --> 00:50:23.220

Stuart Kahan: To to handle this and to take you know to to do this particular work in in.

325

00:50:23.880 --> 00:50:39.690

Stuart Kahan: And the understanding is that the area will be used for the specific terminology used by the state is called restricted residential which is as Karen said sort of the highest level in terms of what what has to be done in terms of remediation they would have to be.

326

00:50:40.950 --> 00:50:47.490

Stuart Kahan: Certain easements with a cold environmental easements they would be put into place, so they can only be used for that purpose.

327

00:50:48.510 --> 00:50:51.660

Stuart Kahan: And and that's what would have to be done.

328

00:50:53.280 --> 00:51:03.270

Stuart Kahan: This is not, this is not the brownfield part this is specifically relating to college responsibility to clean up, you know that particular area.

329

00:51:04.290 --> 00:51:16.290

Stuart Kahan: which will only be for this particular area would not be the area where the economy facility is still located, this is the only we're only talking about the dp w location, but.

330

00:51:17.460 --> 00:51:18.600

Stuart Kahan: You can go to the.

331

00:51:19.770 --> 00:51:28.260

Stuart Kahan: ISI website, because they have the fact sheet there if you'd like me to send you a copy to send me an email to my email at the con.

332

00:51:30.810 --> 00:51:37.200

Stuart Kahan: O rg and I will be more than happy to send you all the documents and hopefully answer any of the questions that you have.

333

00:51:38.880 --> 00:51:52.170

Galaxy S6: Well, the only question I have is you talked that earlier in the discussion, you talked about the remediation being very expensive is comment, going to be doing the expensive remediation or is the village.

334

00:51:53.190 --> 00:51:53.400

Rika Levin: Oh.

335

00:51:56.130 --> 00:52:13.440

Karen Dattore: So, so this is again a complicated issue there's a lot of remediation that con, it is not responsible for so bill, I think that again your work and and maybe talking a little bit about the about the brownfield cleanup credits would be helpful to sort of clarify.

336

00:52:14.760 --> 00:52:16.050

Karen Dattore: This for.

337

00:52:16.500 --> 00:52:17.100

So.

338

00:52:18.300 --> 00:52:20.250

Bill Balter: As a steward said the.

339

00:52:21.870 --> 00:52:32.850

Bill Balter: fact sheet that came up in the last week or 10 days but we're also looking at, but we've been working with content and the DC to try to get the site to be cleaned up to a point where.

340

00:52:34.170 --> 00:52:42.120

Bill Balter: We can put the proposed mixed use development on the property, the issue and content is sort of two things first is.

341

00:52:42.600 --> 00:52:51.990

Bill Balter: they'll do the minimum that they can do because that's what anyone would do and two is when they do it, and is it done in timeframe, where it allows development.

342

00:52:52.440 --> 00:53:02.460

Bill Balter: In the near future, as opposed to a decade from now, so we have we actually have our training going through what they submitted as well, but our initial reaction is that.

343

00:53:06.330 --> 00:53:19.620

Bill Balter: they're not doing nearly enough to do the proposal development if they actually actively did cleanup of the entire site where it could have restrict residential that would be.

344

00:53:20.610 --> 00:53:32.490

Bill Balter: That were unrestricted would be the goal but they're doing some soil removal, but not nearly enough soil removal and instead they're treating it in situ, which means it's going to take quite a long time.

345

00:53:32.940 --> 00:53:42.180

Bill Balter: Before we're going to have a clean site, I think that the what was said before, which is a an approximation of about four and a half million dollars to clean up the site.

346

00:53:42.600 --> 00:53:51.810

Bill Balter: Is what our assumption has been to do the incremental amount of work to clean up the site beyond what kind of will be spending to get the site to be usable.

347

00:53:52.470 --> 00:54:00.540

Bill Balter: And I think when we this is, I love this meeting site is showing the money, I think we would have we'd love to have really hard and fast numbers for everything.

348

00:54:00.960 --> 00:54:11.520

Bill Balter: But we're just not there yet, and that will come in the future, but yes minimum \$45 million is an assumption of what needs to be done minus what kinda will pay for it.

349

00:54:12.030 --> 00:54:19.290

Bill Balter: Ultimately, the way that gets paid for his will enter this property well into written agreement with content and the DC.

350

00:54:19.920 --> 00:54:27.150

Bill Balter: That will allow us to put the property into what's called the New York state brownfield cleanup program and that program has.

351

00:54:28.050 --> 00:54:38.970

Bill Balter: creates tax credits that we can use to pay for the cleanup of the property that's essentially the big picture of what is the difference between what tonight is responsible for and what we'll be doing.

352

00:54:43.770 --> 00:54:44.580

Karen Dattore: So i'm.

353

00:54:44.970 --> 00:54:51.660

Karen Dattore: i'm not sure I was just going to clarify, I think, to the mayor's point before to put this in in.

354

00:54:51.900 --> 00:55:02.040

Karen Dattore: Really simple terms, is there's tremendous amount of remediation that needs to be done on a site, the part that CAP con Edison will be held accountable for is not the.

355

00:55:02.910 --> 00:55:09.660

Karen Dattore: The bulk of that, and most of con edison's remediation is is literally like probably.

356

00:55:10.140 --> 00:55:17.040

Karen Dattore: At least 30 to 40 feet under what's existing there so in order for Canada to even get there, someone else's research.

357

00:55:17.460 --> 00:55:28.020

Karen Dattore: there's other entities that would be need to be removing that phil so without the incentives to and again without a project in place.

358

00:55:28.950 --> 00:55:44.460

Karen Dattore: it's very, very difficult to have the DC trigger the need for con Edison to do that, because that also comes out of public dollars so because that cost is borne by ratepayers as well, so.

359

00:55:45.150 --> 00:56:04.740

Karen Dattore: The challenge here is not that con Edison is not responsible, they are responsible, but what they're responsible for is really just a portion of the remediation needs on that site so, even if they were to do it, they would dig up everything and take what they.

360

00:56:05.850 --> 00:56:13.350

Karen Dattore: would say they were responsible for out and we would have still a big pile of dirt and a lot of remediation to do subsequently.

361

00:56:14.640 --> 00:56:18.180

Galaxy S6: So you're saying the content is you're not going to have gone into the work.

362

00:56:18.750 --> 00:56:23.520

Karen Dattore: No, can it is responsible for to do their portion of the work, but the work that.

363

00:56:23.670 --> 00:56:24.840

Galaxy S6: They are going to do it.

364

00:56:25.560 --> 00:56:29.400

Karen Dattore: Their portion they will be held accountable to do their portion of the work.

365

00:56:29.490 --> 00:56:31.080

Galaxy S6: And what are they going to do the.

366

00:56:31.650 --> 00:56:45.330

Karen Dattore: The The project has to get started, and we have to break ground to to allow them, you know and remediate the site again there's probably 20 to 30 feet of fill above what they're required to remediate I think i'm getting that right at this is.

367

00:56:46.380 --> 00:56:54.450

Bill Balter: I think what's being asked if i'm not mistaken, is if there were no project, what would kind of do so is going through this process.

368

00:56:54.660 --> 00:56:56.760

Galaxy S6: Well that's part of the question, yes.

369

00:56:57.270 --> 00:57:03.030

Bill Balter: And if there were no project, they would not be in a rush, and they would do they would typically.

370

00:57:04.500 --> 00:57:11.400

Bill Balter: Take as long as kinda has the DC allow them to take I think part of what happens when there's an project that.

371

00:57:12.000 --> 00:57:24.900

Bill Balter: You have to remember kinda doesn't own the land, this is village alam economy polluted, so the village has power here and having a development as Karen was getting at that needs to have kind of come to the table.

372

00:57:26.160 --> 00:57:32.460

Bill Balter: helps the DC to press comment so directly answer Question it's kind of doesn't if there's a project here.

373

00:57:33.510 --> 00:57:41.160

Bill Balter: It would be on the village to press Connor the DC depress kind of to start sooner rather than later, but this has been going on for very, very long time.

374

00:57:41.550 --> 00:57:46.140

Galaxy S6: So they're going to be working you're going to be working simultaneously they're going to be working and you're going to be working.

375

00:57:46.500 --> 00:57:50.670

Bill Balter: Well, what would typically happen and it's exactly what happened on harbor square with.

376

00:57:52.140 --> 00:57:59.010

Bill Balter: The developer there and kind of is there, enter into an agreement where the developer there did the cleanup for content.

377

00:57:59.730 --> 00:58:10.260

Bill Balter: And kind of contributed, what would have been their fair share toward that and then the developer put in the rest of the money so in agreement, similar to that is what we would what we would envision here.

378

00:58:11.400 --> 00:58:24.570

Galaxy S6: hmm And what about i'm curious about school taxes is this building, going to be contributing whatever is needed, as far as the schools, we know we have issues there.

379

00:58:26.730 --> 00:58:44.940

Karen Dattore: So that's always a good question when it comes to pilots, the school does receive a portion of the pilot to offset the impacts of children who would be going to the school district right now we're in conversations we were actually in pretty close conversations with the school district.

380

00:58:45.990 --> 00:58:52.860

Karen Dattore: Administration and some of the board as well about they're aware of this project we've been keeping them in the loop on it.

381

00:58:53.610 --> 00:59:02.160

Karen Dattore: So, as we look at the unit size mix and the projections on the number of children that will also figure into the pilot negotiations.

382

00:59:02.940 --> 00:59:14.460

Karen Dattore: So the idea would be to have as little impact as possible on the school district, there is always like to leave to be some impact in a pilot situation, but the school does receive a portion of that pilot.

383

00:59:15.690 --> 00:59:27.450

Karen Dattore: The other issue that we have talked about with the school district is also quality of housing so over the past over the pandemic it's been increasingly.

384

00:59:28.890 --> 00:59:43.230

Karen Dattore: we've been increasingly aware of challenges that people have in certain parts of asking where Internet connectivity is difficult and that in various instances the living conditions are not great for children in the school district.

385

00:59:44.430 --> 00:59:53.340

Karen Dattore: So this is also a concern, one of the aspects of this building is that it does provide you know, and this is something we've been cognizant off since the gecko.

386

00:59:54.000 --> 00:59:59.160

Karen Dattore: The Community space at this building and the building itself will really facilitate.

387

00:59:59.670 --> 01:00:07.140

Karen Dattore: homeschooling and and quality of life better than some of some of the other options that kids have currently in the in the Community.

388

01:00:07.920 --> 01:00:21.000

Karen Dattore: The Community space to will be an area where that can be used for technology support and we can also work with the school district to shape that, in a way that it can be useful for alternative learning space.

389

01:00:21.360 --> 01:00:27.600

Galaxy S6: So you know with the lottery you're not guarantee that you're doing anything crossing children or families.

390

01:00:27.660 --> 01:00:28.380

Karen Dattore: So it's so.

391

01:00:29.130 --> 01:00:30.060

Galaxy S6: hit miss.

392

01:00:30.480 --> 01:00:35.700

Karen Dattore: Well here's the thing and and i'm going to go back to my you know prior life.

393

01:00:36.780 --> 01:00:41.160

Karen Dattore: As as Director of Fo where we did do you know we did lease up.

394

01:00:42.750 --> 01:00:54.330

Karen Dattore: homes in the Community, either by a first come, first serve or a lottery so, and this is actually a conversation we had with the state funding entity so again, I want to be clear, because somebody made a.

395

01:00:55.500 --> 01:01:00.630

Karen Dattore: put a question in the comments to about not building for the residents.

396

01:01:01.950 --> 01:01:12.900

Karen Dattore: This is there are laws that prohibit preference so, for example, we know that it's really important that all communities do their fair share of housing.

397

01:01:13.320 --> 01:01:18.600

Karen Dattore: affordable housing and that's something that the county has been working with you know through.

398

01:01:19.020 --> 01:01:32.520

Karen Dattore: Through hud but one of the things is if rent if communities were allowed to say, this is only for people who already live here what that would do is really create a system challenge because communities that had.

399

01:01:34.350 --> 01:01:46.770

Karen Dattore: A larger population of low and moderate income people who need the housing there wouldn't be any options for them to go, so it makes the whole idea of every communities doing its fair share somewhat of a moot point.

400

01:01:48.480 --> 01:01:59.250

Karen Dattore: That said, this is this is regulations that prevent against discrimination, the actual actually what happens, though, and we can you know we were working to quantify this.

401

01:02:00.660 --> 01:02:02.880

Karen Dattore: people tend to.

402

01:02:04.530 --> 01:02:11.610

Karen Dattore: like to live, where they live, so what my experience has been and it's been expensive expensive.

403

01:02:12.000 --> 01:02:23.460

Karen Dattore: As well as bills experience, as well as working with organizations like the housing action Council is the reality is yes, this will be a lottery and people will apply potentially from all over, however.

404

01:02:23.850 --> 01:02:31.800

Karen Dattore: The most people who will apply are the people who want to live there, the most which will be likely people from our Community, which increases the chances.

405

01:02:32.220 --> 01:02:36.540

Karen Dattore: Of Austin residents winning the lottery by substantially.

406

01:02:37.170 --> 01:02:45.120

Karen Dattore: The other issue is that the lottery is a one time thing to lease up the building, these are annual Lisa so as the lease is expiring people move.

407

01:02:45.360 --> 01:02:54.270

Karen Dattore: The waiting list and and people from the Community have much greater chances over a few years to be residents of the build residence so.

408

01:02:54.960 --> 01:03:00.600

Karen Dattore: You know that is just the reality of the situation, building a preference would we'd be in major lawsuits.

409

01:03:01.590 --> 01:03:15.510

Karen Dattore: And we can't do that, but we very much need you know our are cognizant that there are people in need here, so we will be in addition to advertising, where we need to and we're required to we will be advertising heavily here as well.

410

01:03:16.680 --> 01:03:17.310

Karen Dattore: and

411

01:03:18.840 --> 01:03:36.840

Karen Dattore: You know we'll do our best to make sure that people in our Community, who need housing are served well the other issue that we have is if we do nothing, then we have no housing for anybody so that's really the the position that we're in here, but it is governed by.

412

01:03:38.040 --> 01:03:41.100

Karen Dattore: Fair housing practices that are established at the federal level.

413

01:03:42.660 --> 01:03:43.200

Galaxy S6: Thank you.

414

01:03:53.160 --> 01:03:57.240

Jaimie Hoffman: We don't have any other hands up Karen did you want to address any of the comments that were in the.

415

01:03:58.470 --> 01:04:01.680

Karen Dattore: Sure, so um wait.

416

01:04:01.710 --> 01:04:05.610

Karen Dattore: To be able to just put their hands up, so I think I just had dress one of the questions and.

417

01:04:05.880 --> 01:04:12.150

Karen Dattore: Just to clarify, let me, let me just go through, so we can check these off so anonymous attendee.

418

01:04:12.930 --> 01:04:23.400

Karen Dattore: So you're not thinking about affordability, for your residence, and I assume that this means is a similar question that we're not building this for people who already live here who need housing.

419

01:04:24.030 --> 01:04:38.340

Karen Dattore: I would say the driver is that we know people need affordable housing and to the degree that we can facilitate that in our Community through this and other measures, that is, that is the ultimate goal, but we do have to adhere to the laws that govern fair housing.

420

01:04:38.700 --> 01:04:40.830

Rika Levin: I add something to their car sure.

421

01:04:41.640 --> 01:04:52.050

Rika Levin: I actually think when I look at the time that that was put up, it might have been when I was speaking I think anonymous anonymous says i'm Sorry, I want to be clear, the conversation.

422

01:04:53.220 --> 01:05:09.240

Rika Levin: That I was having was specific to a john and Steve was asking, which is what it does from a tax point of view, etc, and to be very realistic because For those of you that know me that's sort of the way I operate I just think we need to speak in very plainly and simply and be very.

423

01:05:10.320 --> 01:05:11.100

Rika Levin: very clear.

424

01:05:12.990 --> 01:05:23.430

Rika Levin: There is both the Boards last year, this year, as I started on the beginning of meeting have unanimously voted and continue to vote in favor of an affordable housing initiative.

425

01:05:23.910 --> 01:05:36.450

Rika Levin: Therefore, we are 100% all of us for affordable housing Karen then added something that I do think people get upset about i'm not upset about it, but I, and I mentioned this count, I believe, actually last night or.

426

01:05:37.470 --> 01:05:45.690

Rika Levin: Earlier today that you know what's the right thing to do, in addition to that, the conversation I was having.

427

01:05:46.050 --> 01:05:54.990

Rika Levin: And that we can't limit it to us ending only, no one can limit it to their own residence Karen just made that point, so we want to be clear about that we want to be honest about that.

428

01:05:55.560 --> 01:06:03.690

Rika Levin: But the point I was also adding is think of the other advantages and, to my mind, even the big advantages of what it and how all the boats rise.

429

01:06:04.140 --> 01:06:12.360

Rika Levin: The affordable housing is a given I the whole project, the whole program the whole initiative is based in creating affordable housing units and as john.

430

01:06:12.630 --> 01:06:21.270

Rika Levin: was asking at that point when I see the question went up is why did we go so low on the am I, that was the question that we were actually replying to.

431

01:06:21.570 --> 01:06:27.990

Rika Levin: And then bill had said, let me explain how it works today that it didn't work in the past, I do want to, I think the question Karen was actually.

432

01:06:29.370 --> 01:06:37.320

Rika Levin: You may be right that it was about that, I think, given the time that it was asked, there was actually specific to that, so I wanted to to clarify.

433

01:06:37.980 --> 01:06:47.190

Rika Levin: That as well on both those points so i'm assuming i'm looking at the timing of the question I think that's what it was actually in reference to.

434

01:06:48.420 --> 01:06:55.650

Karen Dattore: That is very possible and they may have missed that there were two other comments and they'll just read those comments, these are from April.

435

01:06:56.010 --> 01:07:05.130

Karen Dattore: This project will be a huge benefit to that neighborhood and April also wrote that I also see that the low profile of the building.

436

01:07:05.460 --> 01:07:14.340

Karen Dattore: I also see that the low profile of the building to be an additional benefit the neighborhood a higher identity building like harbor square would be a shame so.

437

01:07:15.090 --> 01:07:27.090

Karen Dattore: Those are the comments and questions, and I think we've addressed that but by all means i'm will will ask more, and I think Jamie maybe you're keeping track we have three more hands up so.

438

01:07:27.090 --> 01:07:27.630

So.

439

01:07:29.550 --> 01:07:33.570

Jaimie Hoffman: we'll have Joe shandy and then Linda living again so.

440

01:07:34.920 --> 01:07:35.730

Jaimie Hoffman: i'm going to let Joe.

441

01:07:37.380 --> 01:07:38.100

Karen Dattore: Good evening.

442

01:07:41.880 --> 01:07:43.350

Karen Dattore: I believe you might be on mute.

443

01:07:43.860 --> 01:07:46.620

Joe: And you've controlled me both ways.

444

01:07:47.850 --> 01:07:51.930

Joe: I think I was on the call last time I actually think this is a good use of the property.

445

01:07:54.210 --> 01:08:07.470

Joe: And you know, I do have similar question is what we can and john raised about how we arrive at Am I i'm sort of curious as to what the Am I is for the village of Boston average resident right now.

446

01:08:08.490 --> 01:08:15.330

Joe: i'm can maybe that should be our target versus something significantly lower.

447

01:08:16.740 --> 01:08:17.550

Joe: The other.

448

01:08:18.780 --> 01:08:32.940

Joe: thing and I raised this as an x on the call with any game with the other night and I have no problem with pilots when it comes to village town and county because, quite frankly, I think most of the burden that.

449

01:08:34.230 --> 01:08:42.000

Joe: US people who own housing in Austin benefit from we're going to force the developer to actually provide that.

450

01:08:42.450 --> 01:08:50.940

Joe: on site you're gonna have to provide the recreation, you have to provide the garbage can have to buy the snow plowing you're gonna have to provide everything so so given that away is not a big deal to me.

451

01:08:51.510 --> 01:08:58.140

Joe: But the one thing that you know it's the it's the long tail on this dog is is the schools.

452

01:08:59.010 --> 01:09:10.440

Joe: And we don't it's not a question of whether or not they should get any paper, I think it should just be excluded and I mentioned this to sandy the other night is that, particularly when it comes to residential construction.

453

01:09:11.130 --> 01:09:19.890

Joe: um you know I I get you know commercial entity, they don't really drive any schoolchildren up but but anytime you build residential.

454

01:09:21.090 --> 01:09:33.840

Joe: You, you have the opportunity to to cause an impact to the district The other thing that concerns me is that since we don't know where people come from, but we presume.

455

01:09:34.470 --> 01:09:46.440

Joe: that people are in the village already or, at least in the town that they come from some place to go to some place and what happens at at the where they come from place.

456

01:09:47.850 --> 01:09:57.900

Joe: You know is that just sort of the entry level for people who now I have fake fake and apartments do we do anything to make sure that those units are.

457

01:09:58.260 --> 01:10:06.780

Joe: up to standard now because the whole goal here is to not really provide more affordable housing, but to provide quality, affordable housing for people to live in.

458

01:10:07.200 --> 01:10:13.500

Joe: So if we're not doing anything about you know where they come from, then we might as well not do anything about where they're going to go.

459

01:10:15.120 --> 01:10:16.950

Joe: And so that's that's sort of.

460

01:10:18.420 --> 01:10:26.340

Joe: Something that's been on you know my mind for probably 10 years or so we never seem to get a good grip on how to improve.

461

01:10:27.210 --> 01:10:36.660

Joe: You know the existing structure, and so I think we need, we need to deal with that, and then the last one is it's for me i'm.

462

01:10:37.290 --> 01:10:42.210

Joe: interested in your chart I know there were 900 and something families mentioned, there were another.

463

01:10:42.720 --> 01:10:52.740

Joe: couple of thousand units in your chart and another, the third tier of another couple of thousand is that inclusive or or or if I would add, those up it's almost five.

464

01:10:53.400 --> 01:11:06.000

Joe: Units of residential you know units that fit the category that you're that we're targeting which strikes me as like more than half of the village Boston.

465

01:11:08.460 --> 01:11:16.170

Jaime Martinez: i'm so i'm going to try to do a lot of comments and questions and i'm going to try to see if I can sort of narrow in on a couple of them.

466

01:11:16.530 --> 01:11:22.350

Jaime Martinez: and leave the rest of the Carrington tasha wants to handle them, but the first one is on the amia question.

467

01:11:23.010 --> 01:11:35.820

Jaime Martinez: So the last presentation we did talk a lot about the amia stuff I would definitely encourage people to go back and take a look at that, to find out more details, but the the way that am is is created is through a federal.

468

01:11:36.930 --> 01:11:45.060

Jaime Martinez: process where they sort of take specific data and put it together for the areas that they determined that they want to create a median income in this area.

469

01:11:45.390 --> 01:11:57.240

Jaime Martinez: The area median income is based off of westchester county so we can go to the federal government and get the Am I for West county, which is about 120 \$5,000 or so for a family of four.

470

01:11:57.840 --> 01:12:08.100

Jaime Martinez: You can also come, and you can pull median income data which is not identical data to am I, but essentially the area median income.

471

01:12:08.910 --> 01:12:21.390

Jaime Martinez: Effectively, is for the full area and for you know, the average household side of for vs vs is broken down a lot more so the median income for a household.

472

01:12:22.140 --> 01:12:32.160

Jaime Martinez: For of average size, whatever that average size is in ossining is, I want to say it's like \$70,055 so a 60%.

473

01:12:32.850 --> 01:12:44.700

Jaime Martinez: Am I building in westchester county averages I you know off the top my nose around 75 or \$77,000 so a 60% Am I building is actually a little bit.

474

01:12:45.240 --> 01:12:52.020

Jaime Martinez: higher than the median income for Austin and again, you know income averaging.

475

01:12:52.470 --> 01:12:58.230

Jaime Martinez: approach is a little more effective at reaching a broader audience, which I think is part of why that legislation was put forward.

476

01:12:58.650 --> 01:13:04.560

Jaime Martinez: Because you do have some people in the Community, that are at 30% Am I didn't need housing and you have some people that.

477

01:13:05.160 --> 01:13:18.480

Jaime Martinez: For many years, were priced out of affordable housing, so if you're in that 80% band there was never any housing being built for you and you're still not able to to get housing, that is affordable to you you'd still be rent burden cost burden.

478

01:13:19.560 --> 01:13:28.920

Jaime Martinez: And so those programs they created that income averaging allowed for the income averaging to go up some places like New York City they allow you to go up to 120%.

479

01:13:29.460 --> 01:13:39.240

Jaime Martinez: Of Am I now the am I in New York City is much lower than the am I in westchester county, which is one of the wealthiest counties in the in the country and actually has special.

480

01:13:40.470 --> 01:13:50.550

Jaime Martinez: Data that they're able to use to create those Am I numbers but but that you know, I hope that helps to guide a little bit the the the average of 6% Am I.

481

01:13:51.270 --> 01:14:00.960

Jaime Martinez: Building in in Austin is pretty much in direct correlation to just the median income for the village period that's.

482

01:14:01.770 --> 01:14:09.360

Jaime Martinez: Different than what you would see in other municipality by municipality scarsdale is, I think, has a median income of 240,000.

483

01:14:09.900 --> 01:14:20.760

Jaime Martinez: Right and I saying that it's 70,000 so that's why the API for wishes kameez oh ends up at that much higher number, the second one was about the charts that we use.

484

01:14:21.720 --> 01:14:32.310

Jaime Martinez: The data was pulled directly from the 2017 housing needs assessment study so there's more information that you can find out about that, but the 2400 units.

485

01:14:33.840 --> 01:14:37.680

Jaime Martinez: of cost burden is a portion of that there's you know after that.

486

01:14:39.060 --> 01:14:51.000

Jaime Martinez: It was like 50% or 59% are you know rent burden which means they spend when 30% so that means the you know the total universe of renters is somewhere in the range of.

487

01:14:51.780 --> 01:15:06.990

Jaime Martinez: 4500 people, I have to go back and take a look, and then there's, of course, the owner occupied units, which is the entire universe of housing units right, so you have renter occupied and owner occupied and that's all drawn from census data.

488

01:15:10.080 --> 01:15:10.350

Joe: yeah.

489

01:15:14.550 --> 01:15:17.220

Jaime Martinez: there's more renters than there are owners.

490

01:15:18.750 --> 01:15:21.180

Joe: Which is a whole other discussion, but.

491

01:15:22.320 --> 01:15:23.850

Joe: I don't wanna I don't want to keep going but.

492

01:15:26.010 --> 01:15:32.520

Joe: But thank you hi I you know I think I think you actually answered part of john bernstein's question.

493

01:15:34.050 --> 01:15:38.880

Joe: which says, if we if we are already to essentially below the Am I for westchester county.

494

01:15:39.900 --> 01:15:40.260

um.

495

01:15:41.340 --> 01:15:46.650

Joe: What are we striving for um you know, at some point somebody's paying the taxes.

496

01:15:49.530 --> 01:15:55.680

Joe: Should I think rick I think you pointed that out at some point, you know it's a it's the equation has to work.

497

01:15:57.510 --> 01:16:06.060

Joe: Or it doesn't and I think we need to fit, as I said, I think this is a good project, but I don't think we should use this as our philosophy across the Community.

498

01:16:09.000 --> 01:16:12.990

Joe: Because I think it'll just get us to a place where we're trying to get away from.

499

01:16:14.670 --> 01:16:18.870

Rika Levin: I just I took I think this is a balancing act.

500

01:16:20.640 --> 01:16:33.540

Rika Levin: But the reality is that in the past with all the talk and, at the end of the day of all this talk i'm the question of renters versus Homeowners and condo owners and co op owners and who.

501

01:16:34.740 --> 01:16:51.510

Rika Levin: bears the heavy load of taxation is the conversation and it's one that continuously takes place and it's a really tough balance for the village or town has a whole different makeup but I will say that, for this initiative.

502

01:16:52.650 --> 01:17:02.610

Rika Levin: The last two initiatives have been market rate, I can refer some is luxury you can call them luxury market rate in westchester I think they're always there about the same.

503

01:17:03.660 --> 01:17:16.830

Rika Levin: You know i'm avalon um you know Harvard Square and a handful of other projects there's a lot in the pipeline, but in reality it's been dominated.

504

01:17:18.510 --> 01:17:30.030

Rika Levin: By market rate, and I say that understanding exactly how tough this balances and that if all we did was to affordable housing for the next 10 years number one.

505

01:17:30.600 --> 01:17:40.230

Rika Levin: We already are one of the most affordable communities, you could do the study backwards and forwards and we've had many, many conversations this community about how affordable it already is.

506

01:17:40.710 --> 01:17:44.760

Rika Levin: And why aren't other communities stepping up and why doesn't the county force others.

507

01:17:45.750 --> 01:17:57.690

Rika Levin: Like raw and Harrison to do their share, why is it always ossining we can have that till the cows come home and so typically with some planning, we are having those.

508

01:17:58.140 --> 01:18:04.950

Rika Levin: But in this initiatives, the opportunity to make that entire area, which includes this.

509

01:18:05.490 --> 01:18:12.630

Rika Levin: Particular initiatives, I will not use the word project because somebody called me up and said, please don't build projects.

510

01:18:13.260 --> 01:18:24.630

Rika Levin: Though I left the bronx because of that, so I don't use that word, even though you know so i'm very careful to say it's an initiative, because to me initiatives are bigger than a single.

511

01:18:25.470 --> 01:18:33.210

Rika Levin: portion of our Community, I think it will raise all the boats, or I wouldn't have voted for it and I wouldn't continue to be supportive.

512

01:18:34.110 --> 01:18:43.470

Rika Levin: I think it's the right thing at the right time, because in reality, most of what we that have gone through not what's in the pipeline that doesn't seem to get done.

513

01:18:43.890 --> 01:18:49.140

Rika Levin: and not because of the village because let's fell uppers, which is why Karen i'm.

514

01:18:49.470 --> 01:18:59.130

Rika Levin: Whether I, like it or not, it's made a huge point of how important the developer in this project is that's why he comes to every single one of these meetings to answer questions.

515

01:18:59.460 --> 01:19:13.590

Rika Levin: Because we we may not be so quick, but I gotta tell you what we have learned is that a lot of this depends on the developer, and who they are, and whether they have the right grit and the right.

516

01:19:14.700 --> 01:19:26.850

Rika Levin: Experience and the finances to carry stuff through I think it's the right combination it's never going to be perfect and I don't think Joe that this is actually what we're going to do.

517

01:19:27.210 --> 01:19:42.750

Rika Levin: On every initiative we got to get some initiatives that help with the economy after this pandemic we gotta get some other initiatives going on, this is an initiative with this particular space, I mean it does that's how I look at it i'm not that's that's to me and.

518

01:19:42.870 --> 01:19:43.380

Joe: I think that's.

519

01:19:43.530 --> 01:19:46.230

Rika Levin: My personal point of view i'm not speaking from my colleagues.

520

01:19:46.770 --> 01:19:48.240

Joe: I think you're right, I agree with you.

521

01:19:50.100 --> 01:19:50.550

Rika Levin: Thanks.

522

01:19:51.600 --> 01:19:57.180

Karen Dattore: Thank you, Joe Joe did you have another question or or did we cover everything, because I know you.

523

01:19:58.050 --> 01:19:59.760

Joe: Know let the other people speak.

524

01:20:01.980 --> 01:20:02.250

Karen Dattore: Why.

525

01:20:02.520 --> 01:20:04.890

Joe: I say it is like you know you people are pretty accessible.

526

01:20:06.030 --> 01:20:06.630

Karen Dattore: Thank you.

527

01:20:07.920 --> 01:20:13.410

Jaimie Hoffman: Okay, thank you john I am now going to put in shandy speller.

528

01:20:17.040 --> 01:20:17.250

Jaimie Hoffman: Good.

529

01:20:17.280 --> 01:20:18.930

Karen Dattore: evening how are you.

530

01:20:19.290 --> 01:20:20.310

Shandi Speller: hi how are you.

531

01:20:21.480 --> 01:20:25.890

Shandi Speller: I was hoping that somebody could speak to the issue around.

532

01:20:27.090 --> 01:20:35.880

Shandi Speller: The brownfields and remediation this area that you're talking about has always been a black community, it was a black community.

533

01:20:36.210 --> 01:20:52.590

Shandi Speller: When that picture that you showed earlier, it was a black community, then, and so my question is since the contamination has the effect of poisoning people physically.

534

01:20:53.280 --> 01:21:16.020

Shandi Speller: What is the I was wondering if somebody can speak to the history of when people were told about this, what was done with the actual members of that particular neighborhood with whenever from then until now and how that was handled by the village and how it was handled by con Edison.

535

01:21:18.180 --> 01:21:31.470

Karen Dattore: How, thank you, Miss feller I think those are really excellent questions that speak to a lot of issues about environmental degradation and and how that influenced who lives, where.

536

01:21:32.760 --> 01:21:45.570

Karen Dattore: The the the the waterfront as a whole is is a contaminated site, it was we We live in a post industrial community and industry was the business on the waterfront.

537

01:21:47.070 --> 01:21:59.310

Karen Dattore: I really can't speak to the history of the remediation that was done way back when and how people are protected over time and we do have our former village historian.

538

01:22:00.180 --> 01:22:07.800

Karen Dattore: who may know something as well as corporation counsel that that goes back and we'd have to do some research on that, I believe, however.

539

01:22:08.430 --> 01:22:21.420

Karen Dattore: You know the the any issues, and I think that this is why this project is particularly important right now we are a bit hamstrung to remediate decide right now the contamination is contained.

540

01:22:22.260 --> 01:22:30.450

Karen Dattore: But there is potential, you know we're near river things leech and it would be much better to get tighter control over this.

541

01:22:31.650 --> 01:22:38.970

Karen Dattore: Not just because it'd be a good thing to do, but because people still do live down there now and when we're talking about area median income.

542

01:22:39.360 --> 01:22:49.290

Karen Dattore: The mat immediate area 60% area median income is raising the average median income in that particular station product clause area.

543

01:22:49.560 --> 01:23:03.690

Karen Dattore: So the idea is to make the Community, not just more viable for the people who are going to live at the proposed development but also make that Community more viable for the people who live in that area and to.

544

01:23:04.710 --> 01:23:09.360

Karen Dattore: be able to address those issues in a fair and.

545

01:23:10.470 --> 01:23:27.330

Karen Dattore: responsible and socially equitable way, but I don't know if anybody here can speak to more of the history of content and that say and just pollution overall in ossining and the waterfront Dean, I don't know if you've ever touched on those things in your mini research projects.

546

01:23:28.230 --> 01:23:28.800

i'm.

547

01:23:29.850 --> 01:23:32.130

Dana White: Not, specifically in terms of.

548

01:23:33.930 --> 01:23:37.170

Dana White: That site um you know it was.

549

01:23:39.240 --> 01:23:46.170

Dana White: Gas works, it was I don't know when kind of bought it, but it was a private citizen gasworks it was a private gasworks.

550

01:23:46.770 --> 01:23:52.560

Dana White: Probably kind of probably bought it after World War Two or came in there i'm sorry i'm not familiar.

551

01:23:53.040 --> 01:24:01.260

Dana White: But I do know that the brownfield issue is something that exists, not just here but also elsewhere in the village, for example, if there was a gas station.

552

01:24:01.860 --> 01:24:17.550

Dana White: On a on a now vacant lot that has to be remediated and that might be on a different part of town, so these problems do exist and there's no doubt that there could have been a lot better attention paid to.

553

01:24:20.250 --> 01:24:37.110

Dana White: You know possible exposure to residents from this from this stuff I do know this is pretty contained, but the good news is, it would seem to me and i'm not an expert on remediation of my neighbors are and I talked to them once in a while, but i'm with it is remediated there is.

554

01:24:38.280 --> 01:24:42.000

Dana White: Significant site monitoring for.

555

01:24:43.350 --> 01:24:49.770

Dana White: Air quality and it's done in a way that that doesn't.

556

01:24:50.850 --> 01:24:53.520

Dana White: expose residents to.

557

01:24:55.590 --> 01:25:12.150

Dana White: Please these toxins that are being that are being removed so to me, you know the good news is that it will be cleaned up and that will be one less brownfield in in ossining, but certainly not the last.

558

01:25:13.560 --> 01:25:21.300

Shandi Speller: Well, I understand what you were saying, but I talking about the perspective of individual residents.

559

01:25:22.470 --> 01:25:32.820

Shandi Speller: And what was done to you know, let them know that that this exposure had happened, and again what.

560

01:25:33.330 --> 01:25:56.130

Shandi Speller: Did the village do what did you know if you're saying it was a private company and not kind of is not the time as a public utility what happened, and you know what was how we're residents address about brownfields even if you you you don't know in Austin a.

561

01:25:56.670 --> 01:26:02.070

Karen Dattore: suit miss miss feller one at one of the things that we do know about brownfields so we know that.

562

01:26:02.280 --> 01:26:10.470

Karen Dattore: we're harbor square is today was a brownfield i'm not sure that there's anywhere on the riverside ever ever front East or West side of the tracks that wouldn't constitute.

563

01:26:10.890 --> 01:26:21.510

Karen Dattore: A brownfield so typically the risk of a brownfield it's usually contained because things are contained within the soil, so when those.

564

01:26:23.040 --> 01:26:33.360

Karen Dattore: Even if we were to create say a park at the wall at the dp w site, the DC would not determine as higher degree of remediation.

565

01:26:33.630 --> 01:26:42.570

Karen Dattore: Because of the usage and the exposure would have to people on an ongoing basis, so again the you know all of these properties.

566

01:26:43.020 --> 01:26:49.590

Karen Dattore: And and subsequent development of properties, you know, there have been environmental legislation throughout the years.

567

01:26:49.950 --> 01:27:03.990

Karen Dattore: That have worked to mitigate impacts of contaminated sites, of which there you know and and post industrial area are many so

right now the the risk right now of of the current contamination is contained.

568

01:27:04.680 --> 01:27:18.600

Karen Dattore: You know, over time, you know you have maybe you know threats of sea level rise happens of things leaching into the River our water sources protected so that's not you know there's no issue with potable water or anything else but.

569

01:27:19.320 --> 01:27:27.900

Karen Dattore: You know I think it's an interesting question of how these things evolve, because obviously at some point when people were living next to that plant that probably wasn't a really.

570

01:27:28.230 --> 01:27:33.630

Karen Dattore: You know i'm sure that there was a lot of environmental impacts that weren't being addressed at that time.

571

01:27:33.960 --> 01:27:42.300

Karen Dattore: Subsequent though environmental regulations that are usually done at the state and federal levels have governed what's been done there so over the years.

572

01:27:43.200 --> 01:27:53.910

Karen Dattore: It would seem to me that the village would have been required, as every private landowners required to do to do certain things to make sure that they are not contributing to a problem.

573

01:27:55.350 --> 01:27:55.860

Karen Dattore: The.

574

01:27:57.240 --> 01:28:02.220

Karen Dattore: You know, again we're we're talking about something that may be going back years before, many of us were here.

575

01:28:02.610 --> 01:28:12.600

Karen Dattore: And it's something that we'd be happy to look into more thoroughly, because I think it's a great question that's relevant for a lot of areas in the in the village and throughout the county and probably the country.

576

01:28:13.620 --> 01:28:27.540

Karen Dattore: The more immediate issues that we have now, there is no immediate threat to anybody in that area, as of now, and as we go forward to do the remediation that is under there was a several.

577

01:28:28.920 --> 01:28:30.930

Karen Dattore: layers of protection that start.

578

01:28:31.980 --> 01:28:38.370

Karen Dattore: Through based on federal regulations that sort of a state that really mitigate air quality sampling.

579

01:28:40.710 --> 01:28:51.360

Karen Dattore: tampering down of anything that might get into the air, through treating it with water and tarps and things and I think that a good example of something that was done at a contaminated site.

580

01:28:52.320 --> 01:29:01.650

Karen Dattore: With a lot of recognition for safety of the Community was the children's Center which was contaminated differently, but there was.

581

01:29:02.790 --> 01:29:08.970

Karen Dattore: contamination through formaldehyde and other things, based on the previous use of the building on that site so.

582

01:29:10.530 --> 01:29:15.000

Karen Dattore: It is something that we're critically aware of and very concerned of now.

583

01:29:16.080 --> 01:29:26.490

Karen Dattore: But again, the the legislation that's been passed over the last several decades has has worked to put protections into place.

584

01:29:27.720 --> 01:29:29.760

Shandi Speller: Here here's my concern.

585

01:29:30.900 --> 01:29:44.310

Shandi Speller: it's not as if the reason why this neighborhood was a black neighborhood was because black people were not allowed to live in other places, and so that makes it a little bit different in.

586

01:29:44.460 --> 01:29:54.870

Shandi Speller: terms of how and who and what was done to you know, make sure that people didn't die of liver cancer.

587

01:29:55.170 --> 01:30:01.440

Shandi Speller: Right and so that's really my question if somebody to get back to me that would be wonderful.

588

01:30:02.640 --> 01:30:09.060

Shandi Speller: But I totally got what you were saying about the brown to the remediation.

589

01:30:10.020 --> 01:30:16.950

Jaime Martinez: I can, what I can do is I can look into and I don't know still remember something's off fan, but that you know the property was owned by con and.

590

01:30:18.030 --> 01:30:18.810

Jaime Martinez: handed over.

591

01:30:19.020 --> 01:30:20.460

Stuart Kahan: behind me, I can actually.

592

01:30:21.000 --> 01:30:26.040

Stuart Kahan: get a stellar, let me just if you give you a very brief overview of the site.

593

01:30:27.960 --> 01:30:37.320

Stuart Kahan: It began operating as a manufacturer gas plants in 1855 and continue to operate as such until.

594

01:30:38.580 --> 01:30:47.490

Stuart Kahan: 1926 and it was finally retired in 1943 con ED did not take over the plan till 1905.

595

01:30:50.130 --> 01:31:00.780

Stuart Kahan: What I can tell you is is that back early in early in the 21st century, or so I think around 2000 2005.

596

01:31:01.290 --> 01:31:12.450

Stuart Kahan: There were initial orders by the Dec for Connor there was a voluntary cleanup order that candidate in fact executed for many of their manufactured gas plants.

597

01:31:12.840 --> 01:31:25.860

Stuart Kahan: This was one of them, ultimately, that changed into an overall order which, which was, which was issued a couple of years back, involving all these all these different locations.

598

01:31:27.090 --> 01:31:37.380

Stuart Kahan: I do not, unfortunately, have the information for you as to you know when things are communicated what I can tell you is that, as part of the brownfield Program.

599

01:31:37.830 --> 01:31:50.280

Stuart Kahan: there's a specific requirement for citizen participation there's a whole citizen participation book there's a citizen participation plan so all of that is there.

600

01:31:50.610 --> 01:31:51.300

Stuart Kahan: In terms.

601

01:31:51.690 --> 01:31:58.650

Stuart Kahan: In terms of and and i'm happy to send those to you because you can get the most the gc side either way just let me know.

602

01:31:59.910 --> 01:32:00.270

Shandi Speller: But.

603

01:32:00.900 --> 01:32:18.510

Stuart Kahan: In terms of the history of the site, the document I mentioned earlier, does go into that and, basically, you know, beginning in 43 when the plant was retired by content that's when they started removing many of the things that you saw on the photograph the trustee.

604

01:32:18.540 --> 01:32:21.390

Stuart Kahan: White had provided, but in terms of.

605

01:32:23.130 --> 01:32:32.670

Stuart Kahan: You know when was it noted that the different chemicals that were formulated as a result of the manufactured gas plants in the coal tar.

606

01:32:33.570 --> 01:32:42.570

Stuart Kahan: Were carcinogens or contain you know chemicals which were a harmful to the citizenry I do not know.

607

01:32:43.560 --> 01:32:49.440

Stuart Kahan: brilliant happened at some point, because kinda was forced to enter into all these voluntary cleanup orders.

608

01:32:49.890 --> 01:32:59.250

Stuart Kahan: And that's in a sensible we're still working under now they have many of these plants This, unfortunately, is not the only one and.

609

01:33:00.150 --> 01:33:15.510

Stuart Kahan: But as I said, one of the key elements for brownfield is citizen participation and there is a timeline as to what citizen participation is involved who gets notified and basically what what.

610

01:33:15.990 --> 01:33:20.610

Stuart Kahan: You know what is required, both in the plan and how and how it gets.

611

01:33:21.210 --> 01:33:34.410

Stuart Kahan: How it gets communicated there's a baseline plan which is just the very basically the basic stuff and then there are more detailed plans that may be required, depending upon the location and the individuals involved, but again it's a.

612

01:33:34.890 --> 01:33:43.380

Stuart Kahan: it's a fairly robust program, both in terms of the explanation because it's run through the Dec so it's not run through the village, the Dec.

613

01:33:43.830 --> 01:33:50.880

Stuart Kahan: runs the citizenship participation in conjunction with the entity that's actually doing the remediation.

614

01:33:51.540 --> 01:34:04.080

Stuart Kahan: The village would obviously be involved with knowing what it's about, but as I said, i'm more than happy to share those documents at least get an idea of what will happen, should there be a brown successful brownfield applications here.

615

01:34:05.490 --> 01:34:06.120

Shandi Speller: Thank you.

616

01:34:06.360 --> 01:34:06.780

For.

617

01:34:09.720 --> 01:34:11.460

Karen Dattore: Thank you, do you have any additional questions.

618

01:34:13.290 --> 01:34:15.390

Shandi Speller: No, not at this time, all right.

619

01:34:15.420 --> 01:34:16.380

Karen Dattore: Thank you so much.

620

01:34:20.640 --> 01:34:26.130

Jaimie Hoffman: We have another question from Linda levine can I put her back in horse Thank you.

621

01:34:30.420 --> 01:34:31.440

Jaimie Hoffman: Linda you're here now.

622

01:34:33.120 --> 01:34:45.090

827 560 704: I found this meaning, especially interesting and I appreciate your transparency, I wanted to offer a suggestion there's so much valuable information here i'm wondering if you would consider.

623

01:34:45.810 --> 01:34:52.830

827 560 704: Making fact sheets that you could put up on the website so that people who have particular questions.

624

01:34:53.340 --> 01:35:06.120

827 560 704: And and are not inclined to listen to each one of the presentations might be able to go right to that fact sheet and their questions could be answered immediately, or at least as a as a start.

625

01:35:07.410 --> 01:35:18.360

827 560 704: I think it provides transparency and accessibility and I think that's really important and so much of the information is really good invaluable that that I think the public would appreciate that.

626

01:35:19.500 --> 01:35:24.570

Karen Dattore: Thank you, Linda and we are glad you think that's a good idea, because that is exactly what we are doing.

627

01:35:24.930 --> 01:35:27.150

Karen Dattore: So we have already recorded.

628

01:35:27.690 --> 01:35:34.740

Karen Dattore: If you go to the the the website, and you can get to it through the homepage on the village website and i'll take you to the dedicated site.

629

01:35:35.370 --> 01:35:49.830

Karen Dattore: We have already started Q amp a faqs we are in the process of compiling the questions any answers from the last meeting, two weeks ago, and this one so we're going to get them up as soon as possible and then.

630

01:35:50.760 --> 01:36:02.490

Karen Dattore: there's a translator tool that will translate it into over 100 different languages as well, so excellent you know, so we are, we are trying to get the word out every every way possible.

631

01:36:04.140 --> 01:36:10.680

827 560 704: So, and I also wanted to say that that i'm not good, with the numbers that not a numbers person.

632

01:36:11.670 --> 01:36:23.430

827 560 704: But I did look at several of Mr ball to his projects that that dealt with affordable housing he seems to understand the complex.

633

01:36:24.180 --> 01:36:34.470

827 560 704: concepts that are necessary to put together these projects, and they are they're up in there running and I, I think that you know, in the past when we looked at housing.

634

01:36:34.950 --> 01:36:45.120

827 560 704: we've never there's never been that that type of again visibility about what's completed, and I appreciate that I think that this is a good developer.

635

01:36:47.430 --> 01:36:57.930

Karen Dattore: Thank you, so thank you, thank you, thank you, Linda do we have any other questions i'm not seeing any other hands raised or any other comments.

636

01:36:59.760 --> 01:37:01.050

Karen Dattore: Any anybody else.

637

01:37:03.480 --> 01:37:10.860

Karen Dattore: So it looks like that concludes the question and answer portion of tonight's presentation we thank you all so much for coming.

638

01:37:11.550 --> 01:37:19.950

Karen Dattore: We will be compiling, as I said that the questions and answers so good so just give us a little bit will be getting them on the website so there'll be there to reference.

639

01:37:21.480 --> 01:37:38.220

Karen Dattore: will have this recorded and up for viewing as well, so you know if you want to share it with your friends or maybe rewatch be our guests, and we will continue, we have four more of these presentations plan, the next one is Saturday.

640

01:37:39.360 --> 01:37:40.020

Karen Dattore: February.

641

01:37:41.070 --> 01:37:52.650

Karen Dattore: 13 from 10 to 12 so we look forward to seeing there, we will be talking about the green aspects because green space is always something that people ask about and we will talking about the.

642

01:37:53.100 --> 01:38:09.390

Karen Dattore: potential to open up some additional green space that is not very easy to access right now, but quite lovely so look forward to seeing you all soon and feel free to reach out to us at any time, should you have any other additional questions or comments, thank you.

643

01:38:10.440 --> 01:38:11.160

Rika Levin: Thank you, everybody.