

Ossining DPW Site Redevelopment ENGAGEMENT SERIES

**Why Here? Why This? Why Now?**

Thursday, January 21st, 7PM

Zoom Transcript

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00:00:00.000 --> 00:00:03.600

Rika Levin: Wrapping something up. So I think we can get started.

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00:00:03.629 --> 00:00:03.929

Rika Levin: Okay.

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00:00:03.990 --> 00:00:07.589

Karen Dattore: Let's get started. Lauren and Bill joined. They don't have a sizing. All right now.

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00:00:08.730 --> 00:00:10.620

Maddi Zachacz: Let's get started, just like

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00:00:11.519 --> 00:00:13.769

Rika Levin: Okay, here we are. We started

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00:00:14.910 --> 00:00:20.130

Rika Levin: Good evening, everyone. Welcome to the first of

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00:00:21.870 --> 00:00:26.340

Rika Levin: Six sessions I know Bill Balta looks like he's trying to call in or something. I was just

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00:00:28.080 --> 00:00:49.170

Rika Levin: distracted from it. So, welcome everyone from Ossining and beyond. This is a great moment. I think we are looking to have a series of six engagements with the public. You could tune in or zoom in to all of them, some of them part of them. We hope that you become engaged in informing

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00:00:50.700 --> 00:01:02.100

Rika Levin: The village on your opinions about the project and whole in part in whatever way you want to look at it. I think the question for tonight. The topic for tonight. The headline is

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00:01:03.210 --> 00:01:22.860

Rika Levin: why we're here. How we got here and all that fun stuff.

Simply put, and I will not be speaking for long is this follows. First of all, I'm RICO 11 I'm the mayor of Boston in there are panelists on here

that include a village staff attorney planner village manager system  
village manager.

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00:01:23.430 --> 00:01:27.540

Rika Levin: I think all almost all the trustees, but they will all be here.

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00:01:29.220 --> 00:01:35.490

Rika Levin: The developer that is being discussed to go with this project we have Paul fairly who is

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00:01:35.910 --> 00:01:46.260

Rika Levin: The engineer who's highly involved, and I'm sure I've missed someone, and I apologize in advance the point of it all being is we're here to answer questions. We're here to listen and that is the goal.

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00:01:47.040 --> 00:02:03.990

Rika Levin: I for one will not be speaking at all after this introduction, because my goal tonight is to actually listen to constituents in here, the questions as clearly as possible. So that would be my way of doing it. But my colleagues will approach.

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00:02:05.760 --> 00:02:15.630

Rika Levin: This as they want to. This is the first of the series, meaning that a lot of it might be some background both about how we got here. What

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00:02:15.960 --> 00:02:23.640

Rika Levin: The DP W site as we call it, which is down by the waterfront looks like today. The history of it where we'd like to take it.

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00:02:24.240 --> 00:02:38.010

Rika Levin: I shouldn't make known that both the Board of Trustees last year voted unanimously to improve this particular part of our community, which has been sitting vacant for decades.

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00:02:38.460 --> 00:02:56.970

Rika Levin: Being used for various purposes, which you'll hear about in the presentation, which is quite impressive, frankly, the other piece of it is that the board this year, which includes new member Dana White also unanimously is in support of

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00:02:57.060 --> 00:02:59.700

Rika Levin: Doing something better than what it is today.

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00:03:01.140 --> 00:03:20.460

Rika Levin: For the future of Ossining and that I think really frames the conversation today, which will be mostly run. I believe by village manager and our planner, but you have a slew of people with expertise and history to answer your questions. So please take it away. The story.

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00:03:22.020 --> 00:03:35.160

Karen Dattore: Thank you so much. Mayor 11 as mayor 11 said the village has for some time been contemplating options for the DP W site. So tonight we're going to talk specifically about why

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00:03:36.180 --> 00:03:38.640

Karen Dattore: The road that we've taken our are

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00:03:41.190 --> 00:03:43.920

Karen Dattore: The RF Q that we initiated in

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00:03:45.720 --> 00:03:53.790

Karen Dattore: The request for qualifications to seek developers to develop solutions that would address many of the issues that have come to us through the public

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00:03:54.180 --> 00:04:03.750

Karen Dattore: Over the past several years, including the need for affordability green space parking we address a lot of different issues here as well as retail development.

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00:04:04.470 --> 00:04:12.000

Karen Dattore: So with that, I would like to hand this over to our Director of Planning Jaime Martinez, who will take you through an overview of the of the

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00:04:13.020 --> 00:04:17.670

Karen Dattore: Overview of the project will also be hearing a little bit from the developer on their credentials.

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00:04:18.780 --> 00:04:27.510

Karen Dattore: But then afterwards as the mayor said this is really about hearing from you. So this is an opportunity for you to provide comments feedback, ask questions.

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00:04:28.050 --> 00:04:38.760

Karen Dattore: We will be answering your questions, if we if we can't answer them tonight. They will be answered. And we will be following up

and we also have five more presentations about the site that deal with specific aspects.

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00:04:39.150 --> 00:04:49.860

Karen Dattore: Of the project and the project features as well as the impact on the community on the schools on the environment. So with that, I would like to turn it over to Jaime

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00:04:52.560 --> 00:04:59.070

Jaime Martinez: Thank you, Mayor and thank you karen first I want to thank the attendees who are here. It looks like we have about 11 attendees that are

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00:04:59.640 --> 00:05:12.720

Jaime Martinez: Here to find out all about this project, or at least find out a little bit more. And so we're super excited that you're here to engage and learn more about the project and give us your opinion. So with that, I am going to share my screen.

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00:05:16.170 --> 00:05:16.830

Jaime Martinez: And

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00:05:19.980 --> 00:05:24.630

Jaime Martinez: And if everybody just let me know. Can you hear. Can you see the screen.

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00:05:29.490 --> 00:05:30.390

Jaime Martinez: Other Members.

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00:05:31.650 --> 00:05:32.130

Rika Levin: I can say

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00:05:32.760 --> 00:05:46.350

Jaime Martinez: Okay, great. Alright, so the this is the why here why this, why now it's the presentation all about the proposed site development at the current DP W yard on Water Street.

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00:05:47.160 --> 00:06:02.550

Jaime Martinez: So let's go right into a little bit of details about the overview of the site itself. So for some site history. It's a 3.3 acre site bounded by Water Street Main Street secret road and Central Avenue and it's transverse by the 16 kill Brooke.

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00:06:03.660 --> 00:06:09.090

Jaime Martinez: The site contains significant steep slopes on eastern portion of a lot and it is a contaminated brownfield

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00:06:10.380 --> 00:06:10.740

Jaime Martinez: Site.

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00:06:12.180 --> 00:06:13.980

Jaime Martinez: So a little bit about that brownfield aspect.

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00:06:15.000 --> 00:06:23.250

Jaime Martinez: Previously, the site was used as a coal gas plant from the 1850s, to the 1940s, which had a significant impact on the site itself.

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00:06:24.450 --> 00:06:32.460

Jaime Martinez: It, it affected the groundwater and the soil on the site and has actually had an impact on other sites downgrading from it with coal tar

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00:06:33.600 --> 00:06:42.180

Jaime Martinez: This site was subject to a New York State DC voluntary cleanup agreement between Con Edison and DC

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00:06:44.490 --> 00:06:59.760

Jaime Martinez: Currently it's been used as a DP W yard and as I'm sure many people know is sort of providing a unsightly first impression when you get off the train, because it's visible right there from the train station on the east side. And it also prevents the extension to sink sink kill me.

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00:07:01.050 --> 00:07:03.930

Jaime Martinez: From going on to Water Street.

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00:07:05.640 --> 00:07:13.650

Jaime Martinez: So we have a great video that was put together by op ed and narrated by Paul Fraley, so let's see here.

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00:07:15.360 --> 00:07:16.380

30 Water Street.

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00:07:24.240 --> 00:07:26.130

This 3.4 acre parcel.

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00:07:28.200 --> 00:07:32.760

consisting of five separate tax parcels, the village of Boston

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00:07:34.110 --> 00:07:45.330

Is the former home of the villages cpw facility. It is now primarily used as a transfer facility for organic waste, seeing that the right of the video.

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00:07:46.380 --> 00:07:50.910

And other recyclable or materials used NTP W operations.

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00:07:56.790 --> 00:08:00.990

It is bordered by Water Street on the western boundary

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00:08:05.940 --> 00:08:08.130

Central Avenue and the northern boundary

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00:08:09.480 --> 00:08:12.540

And lower Main Street on the southern boundary of the parcel.

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00:08:16.740 --> 00:08:29.640

Once completed, approximately one and a half acres of green space will remain on the eastern portion of property connected to water street through a part being constructed along the cobra trail.

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00:08:34.140 --> 00:08:36.990

Extending up through the green portion of the parcel.

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00:08:38.160 --> 00:08:47.280

Karen Dattore: On the east and most fortunate to connect pedestrians to the villages Riverwalk Southern connection off of Central Avenue.

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00:08:53.310 --> 00:08:54.930

Access to lower Main Street.

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00:08:56.610 --> 00:09:00.810

As well as access to the villages kill Brooke Riverwalk

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00:09:05.460 --> 00:09:12.210

Will be an asset as parcel offers in addition to the affordable and workforce housing component

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00:09:26.370 --> 00:09:34.560

Jaime Martinez: Alright, well this project actually was developed through an RFP process with some specific guiding principles.

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00:09:35.130 --> 00:09:49.140

Jaime Martinez: Was beginning was developed with public input and was created with a clear set of goals that aligned with the desires of the community rather than an RFP process that would yield ideas of what a developer thought would work best, which is really important to the process.

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00:10:19.380 --> 00:10:20.910

Jaime Martinez: This corrected everything

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00:10:23.850 --> 00:10:25.080

Jaimie Hoffman: Now the bar still there.

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00:10:25.770 --> 00:10:31.170

Karen Dattore: Well, but we can see it's moving around a little bit. So I don't know what

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00:10:32.280 --> 00:10:35.310

Karen Dattore: what the issue is. It's there. Now it's much smaller. So

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00:10:36.330 --> 00:10:37.350

Karen Dattore: I would just leave it like that.

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00:10:38.790 --> 00:10:39.210

Jaime Martinez: Right.

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00:10:40.590 --> 00:10:44.910

Jaime Martinez: Right, so the RFU details, it created in portable residential opportunity.

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00:10:46.710 --> 00:10:53.340

Jaime Martinez: Yeah, the project should create an affordable resents opportunity that will be attracted to a range of income levels in the village and all generations.

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00:10:54.000 --> 00:11:02.850

Jaime Martinez: It was also important, they would execute some of the key policy strategies of the ass means 2017 housing needs assessment, one of which was provided deeper and broader level.

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00:11:03.210 --> 00:11:11.910

Jaime Martinez: Of affordability requirements for new housing development to ensure access to affordable housing by lower income households and it's important mixed income housing.

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00:11:17.250 --> 00:11:24.180

Jaime Martinez: It was also important that it provided a public amenity that facilitated a pedestrian connection between upper Main Street and station Plaza.

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00:11:24.690 --> 00:11:29.640

Jaime Martinez: And they provided public access along the sink sink kill and make a connection to the sinks and kill brain way.

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00:11:30.360 --> 00:11:42.360

Jaime Martinez: We also wanted it to encourage additional development in the area employee modern materials and sustainable practices that it would be pedestrian friendly and it would also create space for commercial opportunities and community programming.

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00:11:44.580 --> 00:11:58.260

Jaime Martinez: Little bit about Wilder Barclays so of the correspondence that we did have while the box or partners, provided the strongest response to the RFU in part due to their proven and successful track record for similar projects strong reputation.

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00:12:00.090 --> 00:12:08.910

Jaime Martinez: As well as a well I'd argue that was aligned with the guiding principles. It was also important to know that the project.

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00:12:12.810 --> 00:12:26.070

Jaime Martinez: Could be financed can be actually developed. So you want to make sure that you have a developer that is able to build the project. So with that, I'm gonna hand it over to Bill Walter to talk a little bit about himself and his team. Okay.

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00:12:28.710 --> 00:12:44.490

Bill Balter: Hi, everyone. Thanks for tuning in. I appreciate it. So, because we're really here to listen to the public. I'm going to do this super quickly while the ball to partners is a development company. We're located the old Reader's Digest campus now called chocolate bar crossing

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00:12:46.050 --> 00:12:49.650

Bill Balter: I am a Westchester resin. I grew up in Hastings, I now live in Mount kisco

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00:12:50.760 --> 00:12:52.470

Bill Balter: We have go to the next slide.

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00:12:53.520 --> 00:12:54.510

Bill Balter: Please, we have

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00:12:57.960 --> 00:12:58.650

To thank you

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00:13:00.420 --> 00:13:01.320

Bill Balter: So we have done.

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00:13:02.370 --> 00:13:09.810

Bill Balter: About 20 something that elements in Westchester, we've done about a half a billion dollars of development in the tri state area.

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00:13:10.110 --> 00:13:25.740

Bill Balter: But we really try to focus on Westchester and the Hudson Valley as much as possible. We're very experienced in market rate housing affordable housing and mixed income housing. We're currently building in Peekskill sort of similar development to what we're proposing here.

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00:13:27.180 --> 00:13:39.990

Bill Balter: And we all the components that we're proposing here are things we've done before, but in brownfield projects like this that are very challenging sites. The topography of this site, we've dealt with that type of thing before.

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00:13:41.100 --> 00:13:46.620

Bill Balter: Basically, this is a very exciting project for us because it's a way to take something that

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00:13:47.730 --> 00:14:04.470

Bill Balter: Is a very underutilized property that's not an attractive piece of property but incredibly valuable location for the village and translated into turn it into something that's a valuable asset that creates a lot of wins for the village and the residents of the village, including

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00:14:05.700 --> 00:14:11.430

Bill Balter: The Greenway connection the housing different levels of affordable housing as well as obviously

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00:14:12.660 --> 00:14:17.220

Bill Balter: The green light connection retail and in large community space. If you go to the next slide please.

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00:14:20.700 --> 00:14:34.950

Bill Balter: So check for crossings with example of a development, we developed a couple of buildings 64 mixed income apartments are affordable and 40 to 90% of them I complicated construction, but something that really came up very well I just go to the next slide please.

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00:14:38.760 --> 00:14:47.700

Bill Balter: I'm in Peekskill, the development. I mentioned before, it's a similar kind of development. It's a mixed income development on a steep side and a brownfield on

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00:14:49.260 --> 00:14:50.370

Bill Balter: That development of lead.

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00:14:51.600 --> 00:15:01.050

Bill Balter: Going to be LEED Gold and it's just, again, we thought for big skill in a very similar way is a very underutilized piece of property that creates a connection between

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00:15:01.830 --> 00:15:11.970

Bill Balter: Their downtown and their waterfront. So we're very excited to do that. And this is a follow project and also thing we're super excited about it. So with that, thank you.

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00:15:13.980 --> 00:15:14.700

Jaime Martinez: Thank you, Bill.

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00:15:16.860 --> 00:15:28.140

Jaime Martinez: So a little bit about the building itself. The current proposal includes a mixed use building with 109 residential units with a range of affordability from 30% to 80% area median income.

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00:15:28.560 --> 00:15:43.350

Jaime Martinez: There are 12 residential units at 30%. Am I 18 units at 40% 23 units at 50%. Am I 20 units at 60%. Am I 20 at 70%. Am I in 16 units at 80%, am I

101

00:15:44.190 --> 00:15:55.350

Jaime Martinez: The first what is am I so for many of you, area median income, something that you may not be familiar with, but what it is, is

basically the sort of the median income of the people in a designated area.

102

00:15:56.580 --> 00:16:11.220

Jaime Martinez: area median income is different for different areas and is determined by a set of federally mandated rules the API for Ossining is actually based off of Westchester County. Am I numbers, rather than specific numbers for only the village of

103

00:16:12.600 --> 00:16:20.670

Jaime Martinez: The income rolls vary by household size. So, you know, the there is one set of am I for one person household versus a poor personality.

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00:16:21.390 --> 00:16:31.110

Jaime Martinez: And etc and it it's it's it's quite a bit different. The Ossining median household income is actually \$70,177

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00:16:31.650 --> 00:16:45.570

Jaime Martinez: And you can look that up on the census quick facts table about the village of it, but for Westchester County hundred percent, am I for family for also before is 120 \$5,000 so 60%, am I

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00:16:46.890 --> 00:16:56.430

Jaime Martinez: Which is a lot of what many of these units would be, it's actually closer to what the median income for us in it, which is \$75,500

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00:16:59.010 --> 00:17:07.260

Jaime Martinez: So a little bit about the unit layout significant shifts have been made from the original RFP proposal if you did get a chance to take a look at that, prior to this meeting.

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00:17:07.710 --> 00:17:14.460

Jaime Martinez: The current iteration actually has fewer units. So it was originally at 126 and is now down to 109

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00:17:15.150 --> 00:17:29.850

Jaime Martinez: Of that there are 27 one bedroom units 55 two bedroom units and 27 three bedroom units and the unit's themselves can be flexible on bedroom sizes and income levels and that's subject to the funding constraints for the project.

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00:17:31.260 --> 00:17:32.820

Jaime Martinez: This is a little close up of the

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00:17:34.440 --> 00:17:39.750

Jaime Martinez: The rendering of the property that you've seen, I'm sure on this presentation and other places.

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00:17:40.920 --> 00:17:47.280

Jaime Martinez: And this is a view of the elevations. So you can kind of see there is the property on Main Street.

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00:17:47.910 --> 00:17:56.460

Jaime Martinez: Which is only about, you know, two stories, plus a little peek roof, and it is taller than the building due to the way that the building is sort of set inside

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00:17:57.090 --> 00:18:10.440

Jaime Martinez: Of the cutout from the steep slope. So the abilities not looking to dig into that wall anymore than it already has been, but rather put the building nestled in between the sort of the, the sheer Hill on the southern part of the property.

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00:18:12.030 --> 00:18:20.160

Jaime Martinez: So a little bit about the ground floor layout. So the ground floor will have space for commercial opportunity opportunities right by the

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00:18:20.940 --> 00:18:29.400

Jaime Martinez: waterfront and they're right by the Water Street and they were also be space for Community programming about 6100 square feet of ground floor retail space.

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00:18:30.660 --> 00:18:43.860

Jaime Martinez: And 4600 square feet of Community space. And you can see here the retail is right by Water Street and the community spaces on the other side of the building with the lobby and the amenities for the people live in a building in the middle.

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00:18:47.250 --> 00:18:53.040

Jaime Martinez: Of some of the public amenities. So in addition to the community space that's going to be in the building.

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00:18:53.490 --> 00:19:01.590

Jaime Martinez: There are other major public amenities. One is the extension of the 16 kill Greenway from its current termination point on the north side of Central Avenue.

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00:19:02.460 --> 00:19:09.990

Jaime Martinez: So it'll go from where it is now through the Central Avenue arch and would extend through the site, all the way to Water Street.

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00:19:10.860 --> 00:19:21.630

Jaime Martinez: That's going to, you know, nearly double the size of the existing trip, which is I know fantastic for anybody who's ever, you know, wanted to walk on their own like to walk down there now.

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00:19:22.860 --> 00:19:36.660

Jaime Martinez: The. This will also have increased green space along the 16 kill with some landscape sitting Park areas to attract pedestrians to the site and there's gonna you know be public access to the Water Street.

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00:19:37.770 --> 00:19:47.580

Jaime Martinez: Connection with a consideration for potentially putting in a public elevator and staircase off of Main Street to get people down to Water Street without having to go down that hill.

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00:19:49.080 --> 00:20:06.210

Jaime Martinez: Roster looking at a separate parking structure that would be across from the building on the other side of the sink sink Kell brook, and there would be 159 minutes for the building itself, as well as 48 public spaces for the village to use

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00:20:08.550 --> 00:20:13.020

Jaime Martinez: And kind of get a sense of that here. This is the parking garage to kill

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00:20:14.040 --> 00:20:15.030

Jaime Martinez: walkway extension.

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00:20:17.190 --> 00:20:22.890

Jaime Martinez: So the project timeline. The approval requires a lot of steps to go through this process.

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00:20:23.250 --> 00:20:30.810

Jaime Martinez: The beginning of the of this step was, you know, obviously the RFU that was put out in the selection of the preferred developer, which was completed last year.

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00:20:31.470 --> 00:20:38.100

Jaime Martinez: At that point you we have to go through the process of developing the land acquisition and disposition agreement, which is

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00:20:38.850 --> 00:20:48.390

Jaime Martinez: Is overseeing the the sale of the property to the developer from the village, as well as the community engagement process. And both of those items are currently ongoing

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00:20:49.350 --> 00:21:01.920

Jaime Martinez: What's that process and we would look if if everything moves for two for the approval of the ladder, then it would move into the state environmental quality review and environmental impacts review.

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00:21:03.090 --> 00:21:07.590

Jaime Martinez: It would be sent out to the environmental Advisory Council, which is a council for the village.

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00:21:08.850 --> 00:21:20.010

Jaime Martinez: And if everything was done you know through that process, you could look to end the process with a negative declaration of adverse environmental impact.

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00:21:20.670 --> 00:21:31.800

Jaime Martinez: And it would also need to go through site plan approval by the planning board. We have to get another special permit from the Board of Trustees. And at that point, we would look to implement the ladder itself.

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00:21:33.330 --> 00:21:38.820

Jaime Martinez: So, today you're here obviously at a community engagement meeting and we are having a whole slate of

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00:21:39.630 --> 00:21:47.040

Jaime Martinez: Community Engagement Meetings six. In fact, so the first meeting on this project was actually held in 1024. So this is not the first meeting.

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00:21:47.760 --> 00:22:02.370

Jaime Martinez: That one was held on the site and you can see the video of that at Ossining DP W site com we also want you to attend the upcoming meetings, you could find the schedule at WWW dot village last name.org forward slash Ossining

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00:22:03.390 --> 00:22:10.050

Jaime Martinez: Hyphen DW hyphen site or you can find it on the Community calendar on the front page which you can connect to from the front page.

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00:22:10.800 --> 00:22:20.370

Jaime Martinez: And the dates of those are for the upcoming one is February 2 in February 13 in February 25 then March 9 and then March, a team and

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00:22:21.000 --> 00:22:28.500

Jaime Martinez: They're going to be covering various different topics from the you know how the project is going to be financed to the Green Park.

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00:22:29.070 --> 00:22:40.410

Jaime Martinez: The session sinks in kill the brownfield contamination impacts on schools and if you are interested in living in this property, how you would be able to apply to get into the building.

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00:22:42.150 --> 00:22:49.740

Jaime Martinez: Now with that we want to hear from you. So we're here, you know, to get your questions and answer where we can take down notes and provide answers.

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00:22:50.910 --> 00:22:51.390

Jaime Martinez: Later.

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00:22:52.470 --> 00:23:00.180

Jaime Martinez: So first, you know, we definitely want you 10 future meetings and we want to hear from you today. So with that, I want to hand it back over to Karen.

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00:23:08.460 --> 00:23:13.350

Karen Dattore: Thank you, Jaime. So, um, as we, you know,

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00:23:14.700 --> 00:23:20.340

Karen Dattore: We hope we gave you a broad enough overview, but we're here really to get your comments answer any questions you

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00:23:20.610 --> 00:23:34.380

Karen Dattore: You have and as you can see we have five more presentations after this that deal with the project from from more specific angles as well. So I'm happy to take questions right now. I'm seeing any hands up.

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00:23:40.200 --> 00:23:40.740

Karen Dattore: Anybody

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00:23:43.200 --> 00:23:45.810

Jaimie Hoffman: We have one person named Joe. Would you like me to promote them.

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00:23:45.870 --> 00:23:46.650

Karen Dattore: Yes, please.

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00:23:50.400 --> 00:23:54.600

Karen Dattore: That evening, Joe. But what is your question or comment.

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00:23:55.140 --> 00:24:02.430

Joe: Dope. So I have to say I I think I like this project I'm increasing the concept

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00:24:04.860 --> 00:24:08.520

Joe: I'd like to study the distribution of housing, a little bit.

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00:24:09.960 --> 00:24:11.460

Joe: I'm a little concerned about

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00:24:12.900 --> 00:24:13.470

Joe: Where

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00:24:15.060 --> 00:24:17.340

Joe: What we're doing to encourage

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00:24:18.420 --> 00:24:34.590

Joe: More market rate housing and awesome particularly types of units that are not stacked on this project, you know, we can accommodate a here, but I think the rest of the village, you should be cognizant particularly seniors who are living in big houses would like to get out of them.

158

00:24:36.720 --> 00:24:38.070

Joe: And we need a way to accommodate

159

00:24:39.480 --> 00:24:44.790

Joe: Because a lot of them have disposable income and costly really can use disposable income.

160

00:24:46.650 --> 00:24:59.130

Joe: But I like the I like the concept and also a bit concerned about number three bedroom units, particularly when it comes to, you know, large structures like this.

161

00:25:00.600 --> 00:25:15.000

Joe: The real important part of this is there needs to be space for kids that will obviously show up here because it's not a 55 and over development that they actually have a place to play besides the street.

162

00:25:16.560 --> 00:25:24.000

Joe: We have some kind of interesting examples of where we forgot about that and some projects that were built over the last 15 years and years.

163

00:25:24.900 --> 00:25:32.700

Joe: But i and i and i know later on we'll see the economic study next sort of something that's always near and dear to my heart.

164

00:25:33.660 --> 00:25:40.020

Joe: Because we all know the taxes that we're afford to hear, particularly when it comes to the school taxes.

165

00:25:40.770 --> 00:25:50.550

Joe: Not so much. I think the village has done a pretty good job of keeping things in line, but you know there's a there's a tail very big tail.

166

00:25:51.120 --> 00:26:00.540

Joe: Is on this dog called asked me pull the school district, you know, get a lot to say about what we build like a bear the impact of what comes so I will

167

00:26:01.800 --> 00:26:05.940

Joe: There was actually a question I saw with a hand raised before

168

00:26:06.990 --> 00:26:09.990

Joe: So I didn't think I get my chance this fast but anyway.

169

00:26:12.960 --> 00:26:19.860

Joe: I think so far I'm encouraged with design. By the way, if it turns out like that is is actually quite nice.

170

00:26:21.000 --> 00:26:24.570

Joe: considering some of the other edifices that we've actually built on the waterfront.

171

00:26:25.770 --> 00:26:28.470

Joe: This is sort of a major step forward.

172

00:26:33.630 --> 00:26:37.890

Karen Dattore: Thank you for that. I'm just, just briefly, because you mentioned a few different things.

173

00:26:38.910 --> 00:26:46.590

Karen Dattore: We are also in the process of our comprehensive plan and indeed we are looking at other ways to create

174

00:26:49.170 --> 00:26:49.710

Karen Dattore: In

175

00:26:50.820 --> 00:27:00.030

Karen Dattore: multifamily opportunities and provide options for seniors and home ownership in smaller parcels and and more and keep you know

176

00:27:00.750 --> 00:27:20.070

Karen Dattore: In the areas in the T zone and the two families zone and other places village building in a line with already existing keeping the character and the flavor of the community, but also allowing for some of the things that you mentioned. And that's in addition to the work that we're doing.

177

00:27:21.390 --> 00:27:38.610

Karen Dattore: Looking at at this particular development on the DFW site. So thank you for that. I do notice that somebody has answered a question we were happy to read questions, you can also raise your hand. So I see a question in the Q AMP a box and this is from

178

00:27:39.360 --> 00:27:49.980

Karen Dattore: I'm Bob Schloss on Bob, I'm going to ask you, would you like to you like us to bring you up and you can ask these questions as I see you have a couple of questions here.

179

00:27:53.070 --> 00:27:55.020

Karen Dattore: And so can we bring Bob forward to

180

00:27:59.190 --> 00:28:01.230

Jaimie Hoffman: Is is

181

00:28:02.400 --> 00:28:04.350

Jaimie Hoffman: Bob, are you the eight. I don't know if you

182

00:28:04.380 --> 00:28:07.530

Karen Dattore: Know, but it says Bob Schloss says it so

183

00:28:07.650 --> 00:28:09.390

Jaimie Hoffman: Oh, I'm sorry. I see you now. Okay. Yeah.

184

00:28:13.260 --> 00:28:14.280

Bob Schloss: Okay, I'm unmuted.

185

00:28:15.450 --> 00:28:25.170

Bob Schloss: Very interesting. So I had three projects. Two of them are related to the environment and one to the construction process.

186

00:28:25.800 --> 00:28:37.320

Bob Schloss: So the one about the construction process is whether we can write our contract with Wilder Bolter, or would we want to or would they accept it. If we put this in the contract.

187

00:28:37.740 --> 00:28:50.580

Bob Schloss: That a certain percentage of the construction workforce or subcontractors be residents, let's say from the town of us, me, I'll just say the other two questions, and then I'll be quiet and listen to the answers.

188

00:28:51.870 --> 00:29:07.230

Bob Schloss: There was a study, maybe two years ago where a class from Cornell did a projection of how the waterfront would be affected by climate change over decades. So my second question is about anticipating

189

00:29:07.680 --> 00:29:17.820

Bob Schloss: Higher water levels from the Hudson at high tides during the life of the building. And the third question is about. If people who live there.

190

00:29:18.450 --> 00:29:28.200

Bob Schloss: End up owning electric vehicles will there be a way for them to charge. I did hear the comment that there might be a separate garage building. So those are my three questions. Thank you.

191

00:29:29.490 --> 00:29:40.680

Karen Dattore: So I'd like to direct these questions to Bill Balter to speak specifically certainly about the first one, but the other two. Also, I believe he can answer most effectively.

192

00:29:43.410 --> 00:29:47.220

Bill Balter: Good questions. I liked them on. So let me go backwards.

193

00:29:49.170 --> 00:29:56.550

Bill Balter: The electric we're actually really embracing electric and our developments, we just are carried on development, we just decided to do all electric

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00:29:56.910 --> 00:30:06.510

Bill Balter: With all geothermal heating hot water. We have charging stations in the building, and I'm a big believer in it, so it will certainly have electric charging by in the garage.

195

00:30:08.220 --> 00:30:18.900

Bill Balter: We, we do a lot with local hiring. We actually in our pixel development have an apprenticeship program which is one thing we're doing. We also reach out to the village who

196

00:30:19.830 --> 00:30:29.400

Bill Balter: Start shooting. I guess the city rather when we're looking for to fill any job on the project for our own staff on the middle of the city, there has been very helpful, actually.

197

00:30:31.320 --> 00:30:48.150

Bill Balter: Similar issue we have an end web women and minority owned business requirements with the funding sources that are significant. And that is generally also leads to more local people working here on the question about

198

00:30:56.160 --> 00:30:56.550

Bill Balter: Question.

199

00:30:58.620 --> 00:30:58.980

Karen Dattore: That

200

00:31:00.450 --> 00:31:02.490

Karen Dattore: We had talked about the Cornell adaptive study

201

00:31:02.610 --> 00:31:07.140

Bill Balter: Yeah, sure. So we've looked at all. We have actually we have that model that

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00:31:08.520 --> 00:31:11.010

Bill Balter: They looked at and we have models from

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00:31:13.980 --> 00:31:19.470

Bill Balter: Seen a cotton as well that looked at the sea level rise, and we've actually been working with

204

00:31:20.520 --> 00:31:25.770

Bill Balter: Environmental group. And one of the funding agencies to make sure that the project is being developed.

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00:31:26.700 --> 00:31:40.380

Bill Balter: in a sustainable way, not just for the current flood maps perfect future flood mapping. What's interesting about this site, briefly, because I just I think this will come up a lot now and in the environmental review process. What's interesting about this site is that

206

00:31:42.000 --> 00:31:47.460

Bill Balter: It's actually about seven feet higher than Harvard Square on this side of Water Street.

207

00:31:48.810 --> 00:32:03.810

Bill Balter: I guess Eastern Water Street decided actually rises up so that we don't really have the issue that necessarily would be on the other side of worst three on the harvest side, but we did raise our building to make sure that we wouldn't have issues with future flooding.

208

00:32:08.010 --> 00:32:16.650

Manuel R. Quezada: Carrie, man. I went about piggyback consultant. One of the questions though was related to the contract in here and I'm going to ask Paul to help me with this.

209

00:32:18.030 --> 00:32:20.190

Manuel R. Quezada: Because I think we are the sort of

210

00:32:22.260 --> 00:32:36.150

Manuel R. Quezada: Want to say that to people on this panel system many years back when the one of the first water. Water from projects was common through which is it was brought up.

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00:32:36.840 --> 00:32:45.270

Manuel R. Quezada: The Ginsburg development there. One of the things that the Village Board did incorrectly from from mistaken. I'm Paul

212

00:32:45.780 --> 00:33:00.660

Manuel R. Quezada: We that we actually said that there should be a minimum our projects where it should be hiring local and it should be a training portion of that. So in regards to unions, the wagers so we actually, we had a past

213

00:33:02.070 --> 00:33:06.540

Manuel R. Quezada: I believe was a solution where we were encouraging this kind of

214

00:33:07.770 --> 00:33:27.090

Manuel R. Quezada: hiring local contractors and people to work on this project. And my understanding is when the case for Project capping there was actually local contractors that are higher for that particular project. So, did I miss something. Paul, you want to correct me some of that stuff.

215

00:33:28.770 --> 00:33:31.080

Paul Fraioli: I sure if the resolution.

216

00:33:32.250 --> 00:33:44.610

Paul Fraioli: Became legally binding in the ladder for that project, but I do recall that a lot of the subcontractors on that site. Well, a lot being the operative word there were subcontractors on that site that

217

00:33:45.120 --> 00:33:52.740

Paul Fraioli: Were local if not asking definitely close proximity and I do remember that there was labor force there that

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00:33:53.940 --> 00:34:02.640

Paul Fraioli: Included asking residents. But I, again, I don't know if that was legally binding or just ended up like Bill had alluded to earlier just happens by default.

219

00:34:04.020 --> 00:34:11.640

Manuel R. Quezada: I'm going to go to the for that question. Not now, but store. Would you mind looking into that exactly what the language was and I go, I can go back to

220

00:34:12.450 --> 00:34:25.860

Manuel R. Quezada: Find my notes for many years back in regards to that. But I think we can. We should get definitely a clear, clear understanding

of that and I definitely encourage our local workforce to be included in this project.

221

00:34:27.240 --> 00:34:31.770

Stuart Kahan: He may or that's the chapter 77 of the village code the apprenticeship training program.

222

00:34:34.080 --> 00:34:35.370

Manuel R. Quezada: Thank you for sure.

223

00:34:38.460 --> 00:34:39.570

Karen Dattore: Okay, thank you.

224

00:34:40.590 --> 00:34:45.510

Karen Dattore: We have one more person raising their hand. It's actually a number

225

00:34:46.050 --> 00:34:51.180

827 560 704: 827-560-7049 that's my baby.

226

00:34:51.780 --> 00:34:53.670

Karen Dattore: Oh, oh, and it looks like oh

227

00:34:53.700 --> 00:35:01.860

Karen Dattore: Sorry. Okay. Sorry about that. So we have two questions that came in and the q AMP. A. So these are from

228

00:35:03.420 --> 00:35:16.620

Karen Dattore: Emily sack. Can the building be engineered to accommodate a green roof. I understand that New York City requires that all new buildings have green roofs, which provide environmental services.

229

00:35:19.050 --> 00:35:21.120

Karen Dattore: I think Bill. That one's for you or

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00:35:21.390 --> 00:35:22.650

Bill Balter: Well, yes, the building.

231

00:35:24.690 --> 00:35:28.260

Bill Balter: homier it's easy to do to bring up the building.

232

00:35:29.580 --> 00:35:31.710

Bill Balter: Rendering so we can point

233

00:35:35.700 --> 00:35:36.060

Thank you.

234

00:35:58.650 --> 00:35:59.790

Bill Balter: Well who's doing that.

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00:36:00.870 --> 00:36:19.860

Bill Balter: As was said during the presentation. The building climbs that hill. Okay, great. So as you can see the building climbs that hill. So on the lowest level, the water street side of the building. You can see there's a flat roof that is actually a green roof, as is the level above it.

236

00:36:20.880 --> 00:36:24.990

Bill Balter: The sixth floor is also a green roof so they'll be green elements.

237

00:36:26.160 --> 00:36:33.630

Bill Balter: Not only for people to go on, be able to enjoy the views and to sit. They'll also be green infrastructure on the roof.

238

00:36:34.440 --> 00:36:36.990

Bill Balter: There may be as well on the main roof. We haven't gotten there yet.

239

00:36:37.500 --> 00:36:45.270

Bill Balter: They'll certainly be a good amount of green roofs on the building we're doing that right now in Peekskill and our development. We're about to start in Tarrytown we're also going to large

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00:36:46.140 --> 00:36:55.740

Bill Balter: Again, we're big believers of it. And part of this is a lead. This will be a LEED Gold building as well. So one of the elements of that that makes it leave helps us to get the lead cold is that green room.

241

00:37:02.310 --> 00:37:03.030

Karen Dattore: Thank you.

242

00:37:03.360 --> 00:37:05.340

Jaimie Hoffman: And you're ready for the next person.

243

00:37:06.150 --> 00:37:06.840

Jaimie Hoffman: To seven. Okay.

244

00:37:09.390 --> 00:37:16.530

Karen Dattore: Sorry about that. Um, I got a little bit confused. But please, please, you're, you're on. And you can ask your question.

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00:37:17.850 --> 00:37:20.760

827 560 704: I think it's myself this is Linda Levine, I have

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00:37:22.110 --> 00:37:28.170

827 560 704: How are you several questions. Can you talk a little bit about the BROWNFIELDSDS AND

247

00:37:29.220 --> 00:37:33.090

827 560 704: What is the material that's actually good to be clean from that site.

248

00:37:39.180 --> 00:37:49.980

Karen Dattore: Bill, I think this is a this is something that maybe you and Paul can talk to Paul, do you want to like talk about just the history of the site and what's there.

249

00:37:56.160 --> 00:38:03.030

Paul Fraioli: So referencing Jaime's presentation. He detailed it a little bit more but it used to be a coal tar plant which

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00:38:04.500 --> 00:38:09.870

Paul Fraioli: was eventually the site was eventually purchased by Con Edison, but during those coal tar operations.

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00:38:11.310 --> 00:38:17.730

Paul Fraioli: Decades ago hundred years ago there was a byproduct of the acronym Dean apple, which

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00:38:18.990 --> 00:38:21.000

Paul Fraioli: Don't ask me what each of those stands for

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00:38:22.320 --> 00:38:29.820

Paul Fraioli: They were detected on the site and the migration of those contaminants that he Jaime alluded to in his presentation.

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00:38:31.170 --> 00:38:48.390

Paul Fraioli: Was the same contaminant that they remediated Harvard Square, and I'll let bill get into it a little bit more by leading him in like this. I think a lot of the remediation, if you will, might be in situ remediation and to the point where some of it is just encapsulated

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00:38:49.410 --> 00:38:59.970

Paul Fraioli: To be determined and monitored via wells, similar to the wells that they have down where site that the DC monitors and the remediation.

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00:39:01.650 --> 00:39:17.340

Paul Fraioli: The end game the remediation is the highest level at the sea requires to construct residential housing residential housing dictates that the remediation is at its highest level bill.

257

00:39:18.150 --> 00:39:18.450

Or

258

00:39:19.500 --> 00:39:30.240

Bill Balter: Jack chime in, in a mobile specific answer to the materials that are the contaminants. But before I do, so let me show to give you that give this public sort of a higher

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00:39:31.350 --> 00:39:41.580

Bill Balter: Level. Look at this. So content is responsible for cleaning up the property but clean up the day would do would not allow this property to be used in an economic

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00:39:42.900 --> 00:39:54.480

Bill Balter: Significant kind of way, especially for residential housing. So, as was done on Harvard Square, where are they also have a site that was contaminated id by content.

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00:39:54.960 --> 00:40:01.080

Bill Balter: In that case, Ginsburg took on to clean up and they did it because otherwise kind of would not have done it to that level.

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00:40:01.470 --> 00:40:07.620

Bill Balter: So essentially what's going on is we want to have a site and I say we, I think the community and we in the village hall. Want a site.

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00:40:08.010 --> 00:40:11.340

Bill Balter: Where they're not limitation, though, what can be done on the property. We want to have

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00:40:11.820 --> 00:40:19.080

Bill Balter: Our residents here. We want to have retail community space and the linear part that allows people to go from the existing Greenway down through the property.

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00:40:19.440 --> 00:40:28.080

Bill Balter: To the waterfront. So we want to get the site cleaned up to an extent greater than what kind of is required to do so with that jack. Can you just speak to the contaminants

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00:40:28.860 --> 00:40:29.130

Yeah.

267

00:40:30.270 --> 00:40:38.280

Jack Durkin: So based on tests borings that have been done on site, along with, you know,

268

00:40:39.540 --> 00:40:58.890

Jack Durkin: History about the site and knowledge there is remains from the content meet gas plant and it's specifically, there's a few tanks that are located underground about 15 feet underground that contain a coal tar remain that was

269

00:40:59.940 --> 00:41:16.080

Jack Durkin: That was used, or it was actually produced from the plants and certain tanks are actually still left on the site. There's about 15 feet underground so that you know they are considered contaminants and they're still located on the site. So

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00:41:16.860 --> 00:41:34.620

Bill Balter: So that's all basically is that when you have a site like this the best comparison is the leaking oil in your house and you didn't know it was leaking over time. It contaminates all properties and essentially this property has been containment has been contaminated by the onsite.

271

00:41:36.060 --> 00:41:39.030

Bill Balter: Leakage but also is contaminated down river.

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00:41:39.480 --> 00:41:40.320

Bill Balter: So I think part of it.

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00:41:40.770 --> 00:41:45.180

Bill Balter: You know, the site and stop it from continuing to contaminate downstream.

274

00:41:45.720 --> 00:41:46.110

Correct.

275

00:41:48.420 --> 00:41:54.210

827 560 704: So are there going to be numerous agencies involved in the cleanup at the property.

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00:41:54.930 --> 00:41:59.340

Bill Balter: The agency that's really involved here is New York State BC.

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00:41:59.940 --> 00:42:00.240

827 560 704: Uh huh.

278

00:42:00.630 --> 00:42:05.040

Bill Balter: So we have. And that's through something called the New York State brownfield cleanup program.

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00:42:05.490 --> 00:42:05.940

827 560 704: Okay.

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00:42:06.330 --> 00:42:13.650

Bill Balter: Are doing that right now and a large development and nourish well done it in Larchmont and we're doing one right now in Peekskill all through the

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00:42:14.070 --> 00:42:31.230

Bill Balter: Front of to create a program and it's essentially the governor's office created this program. Many years ago to take sites like this that would not have gotten redeveloped because the economics are too great to do this level of cleanup and they've created a program where they essentially

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00:42:32.310 --> 00:42:39.540

Bill Balter: may give you a financial incentive to clean up the site as long as you do more than just clean up the site. They're trying to create

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00:42:39.840 --> 00:42:48.090

Bill Balter: Development on a property like this so that it isn't just a part is in a park. But essentially, you're building, building that as

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00:42:48.840 --> 00:42:55.320

Bill Balter: A multi level building just the way it works, you need to build something that's got some vertical size to in order for that program. That makes sense.

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00:42:55.710 --> 00:43:08.790

Bill Balter: So we're basically following exactly what the program requires and while the other agencies involved in many aspects of this development, your own village much Chester County, in many ways, specifically the route the cleanup is through the DTC

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00:43:09.540 --> 00:43:19.470

827 560 704: So the money will flow from New York it and and it flows from your state and it flows to the developers of the project is that the way it works.

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00:43:19.770 --> 00:43:26.760

Bill Balter: It's a little more complicated than that because it's a very complicated financial project because of the Affordable housing. But essentially what happens is

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00:43:27.240 --> 00:43:38.970

Bill Balter: The state issues tax credits that the equity provider in this development, who's helping to subsidize the affordable housing. They basically get the tax credits.

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00:43:39.480 --> 00:43:43.320

Bill Balter: Okay, make sure it is part of your, sort of like your construction financing.

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00:43:43.620 --> 00:43:44.010

Yep.

291

00:43:46.740 --> 00:43:59.670

827 560 704: Um, I just have one more question was to bolster I took a look at the project that you're developing in Peekskill, it looks, it looks very nice. I like the way that I know that area of Peekskill, I like the way the building blends into the neighborhood.

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00:44:00.840 --> 00:44:06.000

827 560 704: It's not out of character and I want to compliment you on that. And I like the way the building.

293

00:44:07.140 --> 00:44:18.300

827 560 704: The prospective building looks at Austin. I wanted to ask, with the if there was going to be any healthy and that is specifically going to be for seniors or the handicapped in will come

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00:44:18.750 --> 00:44:29.700

827 560 704: Already with safety bars in apartments and the handicapped units will have amenities adjusted for people, possibly in wheelchairs.

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00:44:31.350 --> 00:44:38.280

Bill Balter: Love that question. So there are you fast units required, which is basically exactly what you're asking for. But the

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00:44:39.090 --> 00:44:48.270

Bill Balter: Goal is 100% handicapped accessible and adaptable. But then some of the units. I couldn't tell you exactly how many, but my guess is it's about

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00:44:48.600 --> 00:44:56.370

Bill Balter: 10 or 12 units in the building will be adapted as opposed to adaptable, meaning all of the measures. You just asked about will actually be done in. Yes.

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00:44:57.720 --> 00:45:04.800

827 560 704: Okay. And I do have one more question. In terms of the taxes. Is this going to be a pilot or

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00:45:06.960 --> 00:45:16.230

Bill Balter: So the answer, which is very general because it needs to be is that we are anticipating that a pilot will be necessary for this to be viable, but we

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00:45:16.290 --> 00:45:26.820

827 560 704: Okay. Religion need to work that out. Okay, I realized that questions premature, but I was just curious. Thank you very much again that building in Peekskill looks like it's lovely. Thank you.

301

00:45:29.250 --> 00:45:45.750

Karen Dattore: Thank you, Linda. We have a question that was written in this is from Giuliana Simon socks. I know that there has been a call out for community outreach in the past and there is a 11 people on this call. But actually, since that that email on that message, it's up to

302

00:45:46.770 --> 00:46:03.150

Karen Dattore: What is going to be done to involve more people in the conversation. This is a great question. And when we, you know, always

struggle with. So as you know, we we're doing this tonight, but this is being recorded this presentation that you saw tonight will be pushed out

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00:46:04.170 --> 00:46:14.130

Karen Dattore: It will be available on websites will be pushed out through social media and if you can't be here if you want to share this with your friends, please do so, we will be able to write in

304

00:46:14.910 --> 00:46:21.030

Karen Dattore: During the presentation. Jaime listed different all the informations there of when you can send emails you can call us.

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00:46:22.170 --> 00:46:29.340

Karen Dattore: You can get your input and we will have many opportunities throughout the next several weeks to get a lot of input.

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00:46:29.640 --> 00:46:35.010

Karen Dattore: So we're working on as many ways to do this. But what we wanted to do, because we know it's really hard.

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00:46:35.370 --> 00:46:45.390

Karen Dattore: For everybody to come out on a particular night is make sure that all these things are recorded and available and shared widely and that people know that they can continue to ask questions.

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00:46:45.660 --> 00:46:55.950

Karen Dattore: We have a rolling List of QA that is updated regularly will be updating it subsequent to this meeting. So that's another place to get a lot of information, but really

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00:46:56.610 --> 00:47:06.720

Karen Dattore: This is something that that we always struggle with is making sure that we engage enough people and we sincerely want to have as much input as possible so

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00:47:07.230 --> 00:47:13.230

Karen Dattore: Again, we'll be sharing this if you have any thoughts about other ways we might be able to communicate. We're happy to hear that as well. So

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00:47:13.500 --> 00:47:27.510

Karen Dattore: Thank you for that question. But we will be pushing this information out and as many ways as possible. And you can always call the village 16 Croton avenue for more information or respond to the email addresses that were provided

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00:47:28.530 --> 00:47:29.160

Karen Dattore: On the

313

00:47:30.780 --> 00:47:34.020

Karen Dattore: On the in the presentation here so

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00:47:35.100 --> 00:47:47.460

Jaime Martinez: Yeah, I can. If I could just add to that we did you know this is going out through the E blast, of course, which has about 6000 residents was on Facebook. It was seen we have stats on that seen by about 3000 people

315

00:47:48.630 --> 00:47:56.970

Jaime Martinez: And, you know, of course, along with the ongoing series, there's just been a ton of outreach. I know that the mayor's message did

316

00:47:57.420 --> 00:48:12.540

Jaime Martinez: Have reference to this so you know it's tough even encoded times to to even in non code times I stuff to get, you know, all the people you want you can never have enough people, but we are certainly working as hard as we can to make sure that everyone knows about this project.

317

00:48:13.320 --> 00:48:20.790

Rika Levin: So if I could just add, it's always a challenge. I personally know that there has to be other zoom meetings, since I was invited to them.

318

00:48:21.510 --> 00:48:27.120

Rika Levin: Going on tonight with with village residents. So people who are active tend to be active on many things.

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00:48:27.900 --> 00:48:40.770

Rika Levin: So there's always a competition, but I'll be honest with you, you know, the reality is that 11 people on this call. I'm send out to all of your friends makes it 11,000 so

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00:48:41.520 --> 00:48:50.970

Rika Levin: We are encouraging people. I also recognize that given technology these days. It's actually has become convenient for some people not to

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00:48:51.600 --> 00:48:59.550

Rika Levin: Participate here, but actually say to themselves, You know, I'm a late night person. I'll look at it during lunch tomorrow. So I'm actually quite optimistic that

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00:49:00.570 --> 00:49:13.710

Rika Levin: I would rather see 100 people on this call, but I'm also optimistic that the technology allows us to be really widely spread, but I truly find that if each person on here, ask the questions. Everything's being recorded.

323

00:49:15.690 --> 00:49:20.310

Rika Levin: Send it around to everybody, you know, and if you think that there are people interested or can add

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00:49:21.060 --> 00:49:28.890

Rika Levin: Material information in other communities that may have gone through this, that may be know the developer that may be interested in

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00:49:29.760 --> 00:49:48.000

Rika Levin: The this project may experience it, we're truly encouraging people these we've set up to six sessions, because we want to have more not less conversation about something that affects us in is a multi year project and will be with us for decades to come. Truthfully,

326

00:49:49.020 --> 00:49:54.990

Rika Levin: everybody on this call is really wanting more and more engagement. That's the whole goal here.

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00:49:56.700 --> 00:50:03.030

Jaime Martinez: Yeah, and I'm sorry to keep adding to this. But one other thing I the last time that this came in for the Board of Trustees for discussion.

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00:50:03.990 --> 00:50:06.960

Jaime Martinez: You know, one of the big things is we need signs up in front of the

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00:50:07.320 --> 00:50:19.590

Jaime Martinez: Property talking about the project, there's huge signs right out in front. And one of the other concerns was, well, what about the people who live next door. And so we went flattered every single house in the area. I did that, personally, so I know what happened.

330

00:50:23.700 --> 00:50:37.620

Karen Dattore: Thank you. So we are happy to take more questions. So if you have a question you want to type it in, or raise your hand, please feel free. We we set this time aside and we're we're more than happy to answer more questions.

331

00:50:37.800 --> 00:50:42.180

Jaimie Hoffman: We have another one from Julia Simon Fox. I'm gonna bring her over

332

00:50:42.660 --> 00:50:43.380

Karen Dattore: Okay, great.

333

00:50:46.770 --> 00:50:53.580

julianasimonfox: Hi, I'm more about the community engagement is this information also going to be available in Spanish for folks.

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00:50:55.140 --> 00:51:00.630

Karen Dattore: I guess. So on the website. Everything is translating in Spanish, and we do put out

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00:51:00.900 --> 00:51:10.350

Karen Dattore: The posts in English and Spanish and, if necessary, or required, we can arrange to have. We have several native Spanish speakers here.

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00:51:10.980 --> 00:51:20.910

Karen Dattore: If somebody requires translation, we can. So the written material, the post. Everything is done in English and Spanish and, if necessary, we can

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00:51:21.840 --> 00:51:35.520

Karen Dattore: Have questions asked in Spanish as well and we are looking at ways where we may be able to get as we record these the transcripts of these meetings translated to Spanish to that's something we're looking at.

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00:51:36.390 --> 00:51:44.880

Rika Levin: If I may add to that, please. If you know of a group, assuming social distancing, etc. I have taken

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00:51:45.690 --> 00:51:56.490

Rika Levin: Individuals down to give them a tour of the area. I'm happy to do that. If you have five 615 people were wearing masks and we're socially distance and I'm happy to take

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00:51:56.910 --> 00:52:10.080

Rika Levin: Them down. I do have somebody that can translate as we're walking so I'm I am at Mayor at village of ossining.org we're all at BLT at village of Ossining the.org

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00:52:11.550 --> 00:52:29.880

Rika Levin: So please contact if you have a group of, you know, as long as we maintain under a pandemic appropriate distancing. I'm happy to to do a tour, if you will, of the area and the downtown and answer questions that I can. And what I can't answer will write them down and we'll get back to you.

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00:52:32.190 --> 00:52:32.670

Thank you.

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00:52:33.930 --> 00:52:44.280

Karen Dattore: He. We have a question that was just typed in from Marissa Caruso. Is there any way a certain number of units can be set aside specifically

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00:52:44.700 --> 00:52:59.550

Karen Dattore: To address housing needs for current Ossining residents. So this is a great question. And certainly we want to do things for the residents. Laughing That's, that's a big driver of this project.

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00:53:00.810 --> 00:53:09.540

Karen Dattore: There are certain rules in in developing housing that especially this type of housing that prohibits you from

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00:53:11.760 --> 00:53:25.020

Karen Dattore: reserving the housing, just for residents of your community. And that's because that's really an anti discrimination feature because, as you can imagine, there are communities where if

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00:53:26.640 --> 00:53:32.490

Karen Dattore: They build housing and said, no one else can move there that would be problematic. So, so that is that is not something

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00:53:33.330 --> 00:53:40.230

Karen Dattore: Given the nature of funding for this project. And the way it's been done it's it's really against fair housing practices, however.

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00:53:40.530 --> 00:53:48.750

Karen Dattore: When we're talking about are we building this to the needs of asking residents. That is something that absolutely is in the forefront here because

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00:53:49.050 --> 00:53:58.170

Karen Dattore: The project is designed based on the needs assessment that we did for Austin residence what typically happens and and I think maybe bill can speak to this.

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00:53:59.340 --> 00:54:02.970

Karen Dattore: I can speak to this as well from from my former experience.

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00:54:04.410 --> 00:54:18.750

Karen Dattore: When I'm whether buildings like this, or at least up the either first come first serve or buy lottery, the vast majority of Africans tend to be from the community where the building is located, thus increasing the

353

00:54:19.320 --> 00:54:30.360

Karen Dattore: Potential dramatically that residents will get into those buildings. Also, what happens is as those buildings, you know, these are rental property. So they lease up annually.

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00:54:31.380 --> 00:54:37.230

Karen Dattore: Once you're on the waiting list again the annual Lisa, those weren't done by lottery. That's just filling

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00:54:38.190 --> 00:54:47.130

Karen Dattore: As as a unit become available going off a waiting list so that also increases the chances for residents of the community to be served, but

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00:54:47.820 --> 00:54:58.170

Karen Dattore: Unfortunately, you know, as much as we'd like to do things specific for our community. It's very difficult to define that. And it's very, very difficult to do that in a way that this one the risk of

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00:54:58.740 --> 00:55:04.980

Karen Dattore: Being discriminatory. So, Bill, I don't know, you might want to add. You have a lot of experience doing this throughout the county so

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00:55:04.980 --> 00:55:05.640

Bill Balter: Perhaps you want to

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00:55:05.760 --> 00:55:06.090

Karen Dattore: Add

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00:55:06.510 --> 00:55:11.550

Bill Balter: Two things I would say. Our first turn what kind of said is really very true when we

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00:55:11.970 --> 00:55:20.310

Bill Balter: This will be a lottery, because it's required to be a lottery and they'll be a lot of people know lottery from all over the place, including last night. But the people actually end up living there.

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00:55:21.150 --> 00:55:30.240

Bill Balter: Generally speaking we own and manage about 3400 apartments, I think. So we have a lot of sort of data about this people end up living there.

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00:55:30.990 --> 00:55:37.800

Bill Balter: For the most part, one have a connection to where they live. It isn't just about affordable housing, it's about affordable housing and a place that they want to live.

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00:55:38.280 --> 00:55:42.120

Bill Balter: And while there are exceptions to that. A great percentage of the people who

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00:55:42.870 --> 00:55:47.700

Bill Balter: Live here will have a local connection and maybe that they don't live in a city now but they work in Austin and they drive

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00:55:48.000 --> 00:55:59.340

Bill Balter: 45 minutes to get here. Maybe they work in a school district. And maybe if they work, a town away, but you're going to going to get a lot of local people who actually end up living here as Karen said, and it's true by our data.

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00:56:00.480 --> 00:56:09.810

Bill Balter: Every year percentage of local people gets higher, because as the building it's older you get more local people and you're waiting list and you end up having that happen.

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00:56:10.380 --> 00:56:17.400

Bill Balter: The other thing I'll say is that we're very active as our others at building affordable housing was just incredibly hard to do.

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00:56:17.880 --> 00:56:26.400

Bill Balter: But just like we can't give a preference and Ossining frosting people a chapter called crossing and Tarrytown on a couple of projects we built in the town of Cortland proteins.

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00:56:26.880 --> 00:56:33.600

Bill Balter: We can't get preference there either. So essentially what we all need to be doing is building affordable housing so that

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00:56:34.050 --> 00:56:42.210

Bill Balter: The residents who wanted to live in Austin, but there were no affordable housing or live in our development and round topping Cortland you know

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00:56:42.750 --> 00:56:56.040

Bill Balter: They get to live in that development because we couldn't just give preference there for Cortland residents. So essentially this is a all of our problem. And I think by building increase the inventory of affordable housing Westchester, it helps with the overall problem.

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00:57:02.490 --> 00:57:02.970

Karen Dattore: Thank you.

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00:57:04.140 --> 00:57:05.580

Karen Dattore: We have any other questions.

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00:57:10.020 --> 00:57:10.890

Karen Dattore: Amy, you see any

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00:57:11.850 --> 00:57:15.420

Jaimie Hoffman: And I saw Joe had a question. Again, but it looks like he's put his hand back down.

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00:57:17.190 --> 00:57:20.340

Jaimie Hoffman: There he is again I'm going to bring Joe. One more time. All right. Thank you.

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00:57:22.500 --> 00:57:23.580

Karen Dattore: Hey, Joe. Welcome back.

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00:57:25.140 --> 00:57:37.650

Joe: I had my question, you actually answered three times. You said it's a it's a rental property. It's not enough for purchase. The only other thing, and I know we talked about the

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00:57:39.840 --> 00:57:46.230

Joe: Harvard Square project and I think Bill Walter mentioned the fact that this property is about seven feet higher than Harvard Square.

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00:57:46.920 --> 00:57:57.360

Joe: I've been around this town long enough to remember three or four feet of water in front of the DP W garage in in one of the reasons that

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00:57:58.170 --> 00:58:07.740

Joe: A compelling bailed out literally on that person. And for some reason, decided to keep the property was more underwater.

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00:58:08.340 --> 00:58:23.760

Joe: Was because he felt he could build on the site. Now, I think it's great that you're figuring out how to manage that. But I know, and I think call been around long enough to know, three or four times where that piece of Water Street is three, four feet on the floor.

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00:58:25.890 --> 00:58:33.540

Joe: So anyway, that's great. And the only other thing I wanted to say is that I really think that that story is to sort of got that Sean Connery look

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00:58:37.080 --> 00:58:40.800

Joe: Anyway. Have a good night. This was great. I think I'm going to go listen to see

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00:58:44.490 --> 00:58:48.060

Karen Dattore: Thank you, um, any other questions.

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00:58:53.280 --> 00:58:55.650

Jaimie Hoffman: I don't see anybody else right now.

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00:58:57.450 --> 00:58:57.810

Rika Levin: Okay.

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00:58:58.530 --> 00:59:09.780

Karen Dattore: All right. Well, listen. Thank you all for joining. We are, again, we'll be having more of these. So stay tuned. Keep field will be posting this so you can review it.

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00:59:10.470 --> 00:59:20.790

Karen Dattore: And please, if you think of a question call email it in just just we are here. We were we're excited and enthused to be doing things and

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00:59:21.450 --> 00:59:33.540

Karen Dattore: In a way that really serves the needs of our community. So we want to hear from you. We want your input, because that's what will make this the best possible project. It can be so he's I see

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00:59:36.030 --> 00:59:37.560

Karen Dattore: I knew if I talk long enough, somebody else.

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00:59:37.560 --> 00:59:38.400

Karen Dattore: With their hand.

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00:59:38.700 --> 00:59:41.370

Jaimie Hoffman: It's Joe and burn. I'm gonna bring that person over. Thank you.

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00:59:44.010 --> 00:59:44.760

Karen Dattore: Good evening.

396

00:59:48.120 --> 00:59:50.130

Jaimie Hoffman: John Byrne, you need to unmute your

397

00:59:50.580 --> 00:59:52.050

joeandbern: Computer, sorry.

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00:59:52.950 --> 00:59:53.430

Karen Dattore: That's okay.

399

00:59:54.240 --> 00:59:55.800

joeandbern: I'm all done on

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00:59:57.060 --> 01:00:06.270

joeandbern: On a gap. But anyway, I brought a debt to Angeles and I live in the town, but I'm you know I'm always thinking about where I would

401

01:00:07.500 --> 01:00:17.130

joeandbern: Be going to, I'm going to my children are grown and I live in a pretty big house for me. How many parking spaces are going to be in the garage.

402

01:00:18.300 --> 01:00:26.340

Bill Balter: And 159 for the apartments and roughly about 45 or 48 in addition for villages.

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01:00:27.030 --> 01:00:27.870

joeandbern: So how many

404

01:00:29.250 --> 01:00:35.370

joeandbern: How do you determine who gets parking spaces in the residentially why

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01:00:35.910 --> 01:00:54.450

Bill Balter: I'm depending on what the village asks us to do. We will determine it one way or another. Sometimes we do assign parking. Sometimes we don't wall parking is always a big concern we find in buildings like this where you have your sort of near downtown you near a train.

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01:00:55.800 --> 01:01:00.750

Bill Balter: We actually think this building will be way over Park, there'll be certain people have two cars. Certainly.

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01:01:00.990 --> 01:01:08.760

Bill Balter: Right. Certainly be people would know cars. So we will probably advocate to not to assign parking because what happens is you assign

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01:01:09.300 --> 01:01:22.080

Bill Balter: A number of parking spaces for each unit. It doesn't he doesn't allow for their variation and people having cars. And so my assumption is as long as we don't do assigned parking, we will have well more than enough for

409

01:01:23.910 --> 01:01:24.540

joeandbern: Also

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01:01:25.620 --> 01:01:29.280

joeandbern: Somebody like me who's retired quite tired, I should say.

411

01:01:30.690 --> 01:01:34.500

joeandbern: And not a not fond of walking, especially on hills.

412

01:01:35.550 --> 01:01:40.260

joeandbern: I've always thought, why couldn't you have a kidney service.

413

01:01:41.790 --> 01:01:53.640

joeandbern: Up into the village into shopping areas, back and forth. If I drive. Now, of course, but I mean, there may come a time when I won't thrive and I will walk up the hill.

414

01:01:55.080 --> 01:01:59.640

joeandbern: And I will order online everything, you know, I want to go to church and I want to go.

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01:02:01.050 --> 01:02:08.580

joeandbern: meet friends and so on and so forth. What about a jitney service and who would that be provided the fly.

416

01:02:11.820 --> 01:02:12.180

Karen Dattore: So,

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01:02:13.470 --> 01:02:19.350

Karen Dattore: High Jonas Karen dettori a jitney service wouldn't be necessarily part of this project.

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01:02:19.380 --> 01:02:33.150

Karen Dattore: Yeah. However, there is, um, you know, the village is looking at right now. We're also involved in parking and transportation study and various things to look at ways we can make

419

01:02:34.230 --> 01:02:44.820

Karen Dattore: It easier to get around in our village in a more sustainable way and serve people who may decide they don't want cars anymore they they prefer to use a jitney and

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01:02:45.450 --> 01:02:50.100

Karen Dattore: Car service when they need to, so those are actually things we're looking at

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01:02:50.940 --> 01:03:02.940

Karen Dattore: And there are several companies now and this is becoming more and more popular, we're looking at them. And this is where really

keen on trying to maybe even pilot. Some of these services in the relatively near future.

422

01:03:03.780 --> 01:03:14.550

Karen Dattore: There's different electric vehicles, different types of jitney type things and trolleys that are becoming more prevalent typically they they

423

01:03:15.360 --> 01:03:23.580

Karen Dattore: You know, they start in larger communities where there's more value. One of the challenges we have is, we're a little bit on the small side and we have a lot of hills.

424

01:03:23.940 --> 01:03:25.050

Karen Dattore: But I think that

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01:03:25.110 --> 01:03:40.170

Karen Dattore: I think that this is a trend that is here to stay and it's something that we're very supportive of promoting. So while it's not necessarily a component of this particular project. We hope to see that type of transportation in the future and asked me.

426

01:03:40.860 --> 01:03:41.130

Right.

427

01:03:43.740 --> 01:03:53.460

joeandbern: Back to the parking parking. In addition, of course, in addition to rentals, but any idea how much that will cost.

428

01:03:54.240 --> 01:03:57.390

Bill Balter: Working is actually free for the tenants. There's no charge to the tenants.

429

01:03:57.720 --> 01:03:59.250

joeandbern: Ah, OK.

430

01:03:59.580 --> 01:04:12.270

Bill Balter: Just a while it may not be something you're interested in just because we are the public zoom call I neglected to mention that one of the things we started to do that, we will do here is, we'll have charging in the garage.

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01:04:12.300 --> 01:04:23.160

Bill Balter: For bikes as well. So that one of the challenges in Ossining would be writing mortar streets up that hill to the dental town with alone with electric bike that's not a challenge.

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01:04:25.020 --> 01:04:26.670

joeandbern: I have to think about that, then

433

01:04:28.680 --> 01:04:29.580

joeandbern: Thank you all.

434

01:04:30.840 --> 01:04:32.490

Karen Dattore: Have a lovely evening. Thank you.

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01:04:34.950 --> 01:04:41.100

Karen Dattore: So, um, any additional questions now. Now's your opportunity. We want to hear from you.

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01:04:45.570 --> 01:04:47.070

Karen Dattore: Okay, then I'm

437

01:04:47.640 --> 01:04:49.530

Karen Dattore: Good. I think that

438

01:04:49.950 --> 01:04:57.060

Karen Dattore: We were very happy to be here tonight. We will be back. And again, feel free to contact us.

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01:04:58.500 --> 01:05:00.780

Karen Dattore: All of us that the manager.

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01:05:02.280 --> 01:05:09.690

Karen Dattore: Jaime call we're all available or emails are available on the website as well as the Board of Trustees and the mayor.

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01:05:11.160 --> 01:05:23.100

Karen Dattore: Assistant village managers I hatched. We're all readily available to answer your questions and we can certainly refer those questions to our developer here, Bill, Walter and his partner jack dark and so

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01:05:24.180 --> 01:05:26.310

Karen Dattore: again for coming tonight. Yes.

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01:05:26.460 --> 01:05:42.780

Maddi Zachacz: I just want to add if folks. Do you want to get in touch with everybody who's on here plan P as in Peter L as in Larry a as an apple N as in Nancy at village of ossining.org will get the entire board of trustees, as well as Karen myself and

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01:05:44.640 --> 01:05:46.080

Manuel R. Quezada: Thank you, Matt. It was going to mention that

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01:05:46.950 --> 01:05:47.910

Manuel R. Quezada: Thank you for that.

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01:05:48.120 --> 01:05:49.710

Karen Dattore: Yeah, so we have a lot of ways we can

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01:05:49.710 --> 01:05:59.550

Karen Dattore: Be reached it's hard for us to to be out of reach. So, and we're happy, happy to be in touch with everybody. So again, thank you, everybody. Thank you to

448

01:06:00.150 --> 01:06:11.880

Karen Dattore: While they're Balter partners tonight. Thank you to the village staff. Thank you to the Board of Trustees and Thank you Mayor and Jamie Hoffman, who has as coordinated all of this to who's behind the scenes there on the riverfront

449

01:06:12.690 --> 01:06:15.030

Karen Dattore: Have a lovely evening, and we will see you soon.

450

01:06:16.020 --> 01:06:16.860

Rika Levin: Good night, everybody.

451

01:06:17.130 --> 01:06:17.970

Jack Durkin: Thank you.