



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
April 19, 2021 at 6P.M.EST  
Zoom Meeting

**BOARD MEMBERS:** Wayne D. Platte, Jr., Chairman, Charles Polacco, Robert Jacobsen, and Matt Gillis.

**ALTERNATES:** Kevin M. Roach and Vincente Archer.

**OTHERS:** Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Ald. Don Tallerman; Common Council Liaison, Daniel Gartenstein; Assistant Corporation Counsel.

**GENERAL NOTES:**

- READ Instructions for Meeting Protocol/Turn Meeting over to Chairman Platte
- Introduction of all Board Members and Staff Present

**REGULAR BUSINESS:**

**NOTE:** There will be no open public speaking. Public hearings will take place only for items listed as such. Written comments specific to any of the public hearings are strongly encouraged and will be distributed to the Board Members and posted on the City website prior to the meeting. Written comments must be received by 2PM on Friday, April 16, 2021. Comments may be emailed to Suzanne Cahill, Planning Director at [scahill@kingston-ny.gov](mailto:scahill@kingston-ny.gov), mailed or placed in the drop box outside of City Hall. However, for those items scheduled for a public hearing, the public is also invited to speak via audio connection at the time the hearing is called. Any person wishing to speak on a public hearing, should sign up by calling (845) 334-3955, or email [scahill@kingston-ny.gov](mailto:scahill@kingston-ny.gov), with your name and public hearing item you wish to speak on, by 3 PM, Monday, April 19, 2021.

**Item #1:** Adoption of the March 15, 2021 and March 30, 2021 Planning Board Meeting Transcripts and Decisions.

**PUBLIC HEARINGS:**

**Item #2:** #255-259 Abeel Street LOT LINE DELETION of the Lands of Nelsie Aybay-Grau & Anezka Sebek. SBL 56.50-3-6 & 56.50-3-7.100. SEQR Determination. Zone RT, HAC, Coastal Zone. Ward 8. Nelsie Aybay-Grau & Anezka Sebek; applicants/owners.

**Item #3:** #8 & 10 North Street & 26-28 R North Street LOT LINE DELETION of the Lands of Kingston Breeze Inc. SBL 56.36-1-22, 23 & 37. SEQR Determination. Zone RF-R, HAC, Coastal Zone. Ward 8. Kingston Breeze Inc.; applicant/owner.

**Item #4:** #20 & 36 St. James Street LOT LINE REVISION of the Lands of Mountain Brewers LLC & Keegan-Kingston Realty Corp. SBL 56.92-4-15 & 14. SEQR Determination. Zone C-2. Ward 4. Mountain Brewers LLC & Keegan Kingston Realty Corp; applicant/owners.

**Item #5:** #57-73 Summer Street SPECIAL PERMIT RENEWAL for a Community Residence. SBL 56.33-3-1. SEQR Determination. Zone R-1. Ward 5. Wraparound Services of the Hudson Valley, Inc.; applicant/owner.

**Item #6:** #324 Wall Street (#313 Fair Street) SPECIAL PERMIT RENEWAL to operate a drinking establishment. SBL 48.331-2-6. SEQR Determination. Zone C-2/Stockade Historic District, Heritage Area. Ward 2. Don Johnson/applicant; 324 Wall Street Kingston, Inc. /owner.

**Item 7:** #95 Washington Avenue SPECIAL PERMIT for a basement accessory apartment. SBL 56.107-5-10. SEQR Determination. Zone R-1. Ward 3. Rudy Morales; applicant/owner.

**Item #8:** #264 Lucas Avenue SITE PLAN to construct a multifamily apartment complex consisting of four buildings with 47 units and related site improvements. SBL 56.88-4-7. SEQR Determination. Zone R-4. Ward 1. SSLI Holdings LLC; applicant/owner.

#### NEW BUSINESS:

**Item #9:** #237 Fair Street SITE PLAN to install a business identification sign. SBL48.331-6-9. Zone O-2, Fair Street Historic District, HAC. Ward 2. The Naccarato Insurance Agency, Inc./applicant; K&M Enterprises, LLC/owner.

**Item #10:** Delaware Avenue INSTALLATION of cellular equipment in the public Right of Way pursuant to City Code, Chapter 358. Sidewalk Standards, Section 9 Projections and Obstructions. SEQR Determination. Ward 8. Verizon Wireless/applicant; City of Kingston/owner.

**Item #11:** #36 St. James Street SITE PLAN to renovate and establish a mixed use building with 2 apartments on the upper floors and commercial/office/light manufacturing below. SBL56.92-4-14. SEQR Determination. Zone C-2. Ward 4. Paul Beichert/Timely Signs of Kingston/applicant; Keegan-Kingston Realty Corp/owner.

**Item #12:** #500 Washington Avenue SITE PLAN to convert maintenance/storage building into a 1 bedroom apartment. SBL48.71-1-3. SEQR Determination. Zone R-6. Ward 2. J Dutch Village LLC; applicant/owner.

**Item #13:** #79 Hurley Avenue SITE PLAN to renovate and redevelop an existing building into a mixed use commercial/office building. SBL 48.71-2-11. SEQR Determination. Zone C-2. Ward 1. Higginsville Station, LLC; applicant/owner.

**Item #14:** #59 Pearl Street (236 Wall St) SITE PLAN to establish professional office spaces and an event space. SBL56.91-3-1. SEQR Determination. Zone O-2, HAC. Ward 2. Charles Blaichman of Kingston Ops II LLC; applicant/owner.

**OLD BUSINESS:**

**Item #15:** #200 North Street SPECIAL PERMIT AMENDMENT for additional hospitality, spa and restaurant accommodations as well as additional parking and a new entrance off of Lindsley Avenue. SBL 48.84-1-4. SEQR Determination. Zone RF-H and RRR, Heritage Area and Coastal Zone. Ward 9. HBY QOZB LLC; applicant/owner.

**REZONING RECOMMENDATIONS:**

**Item #16:** REFFERAL from the Common Council to amend the Zoning Code section 405-9 (c), (d), & (h) – Accessory Apartments and section 405-34 (j) – Off Street Parking and Loading.

**INSTRUCTIONS FOR PUBLIC CALL IN TO PARTICIPATE:**

One tap mobile

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Meeting ID: 844 1263 8651

Passcode: 57693171

Find your local number: <https://us02web.zoom.us/j/konHtNZXy>