



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
November 15, 2021 at 6P.M.EST
Virtual Meeting via Zoom

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

ALTERNATES: Vincente Archer, Emily Hamilton, Sage Newkirk.

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 Charles Polacco
- 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, November 12, 2021. Comments may be emailed to Suzanne Cahill, Planning Director at scahill@kingston-ny.gov, mailed, hand delivered or placed in the drop box outside of City Hall. 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, with your name and public hearing item you wish to speak on, by 3 PM, Monday, November 15, 2021.

Item #1: Adoption of the October 18, 2021 Planning Board Meeting Transcripts and Decisions.

PUBLIC HEARINGS:

Item #2: #17-19 Abeel Street SPECIAL PERMIT RENEWAL for 4 residential units in an existing building. SBL 56.43-3-21. SEQR Determination. Zone RT. Ward 8, HAC. Paul Jankovitz/ applicant; HVK Consulting/Corryn Darling; owner.

Item #3: #685 Broadway SPECIAL PERMIT RENEWAL for auto sales and repairs. SBL 56.92-3-21. SEQR Determination. Zone C-2, Heritage Area. Ward 4. Dago A. Meraz; applicant/owner.

Item #4: #336-338 East Chester Street SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.

Item #5: #131 Fair Street SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Zone R-2/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.

Item #6: #76-88 Spring Street SPECIAL PERMIT RENEWAL for 12 apartments. SBL 56.42-10-8. SEQR Determination. Zone RT. Rondout Historic District. HA, Coastal Zone. Ward 8. 78-88 Spring Street Corp; applicant/owner.

Item #7: #124, 152-162 and 180-182 Murray Street LOT LINE DELETION of the Lands of Iglesia Evangelica Amigos & Robert Mance. SBL 56.35-9-22, 23 & 24. Zone R-1. Ward 8. Robert Mance & Iglesia Evangelica Amigos; applicants/owner.

Item #8: #403 Boulevard SUBDIVISION of the Lands of Ralph and Nancy J.A. Palen. SBL 56.48-1-18.100. SEQR Determination. Zone RRR. Ward 3. Ralph and Nancy J.A. Palen; applicant/owner.

Item #9: #214 West Chestnut SPECIAL PERMIT RENEWAL for condominium units. SBL 56,42-4-8.101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305. SEQR Determination. Zone RT. Ward 9. Ulster Academy Lofts Condo Association; applicant/owner.

OLD BUSINESS:

Item #10: #199 R Hurley Avenue & #203 & 205 Hurley Avenue & 493-495 Washington Avenue Request to obtain Planning Board input on updating Adopted SEQR Negative Determination for construction of a 60 unit senior housing complex. SBL 48.70-1-7.200 & 48.70-1-15.100 & 48.70-1-15.200. Zone C-1/O-2. Hudson Valley Housing Development Fund Company, Inc.; applicant/owner.

Item #11: #188 & #200 North Street & 132 Lindsley Avenue SPECIAL PERMIT/SITE PLAN to accept the Comprehensive Management Plan and to address the applicant's response to wildlife concern. SBL 56.28-3-23 & 48.84-1-4. SEQR Determination. Zone RF-H and RRR, Heritage Area and Coastal Zone. Ward 9. North Street Brick Works, LLC/applicant/owner.

NEW BUSINESS:

Item #12: #24 John Street SITE PLAN to install a 4ft fence with a gate. SBL 48.331-4-2. SEQR Type II. Zone C-2, Stockade Historic District, Heritage Area. Ward 2. Hudson Valley Kingston Development LLC.; applicant/owner.

Item #13: #60 Broadway SITE PLAN for conversion of a residential building to commercial use. SBL 56.43-8-6. SEQR Determination. Zone RLC. Ward 8. Karina Tarkhanova; applicant/owner.

Item #14: #132 Flatbush Avenue SITE PLAN for construction of an addition to an existing building. SBL48.74-3-29.113. SEQR Determination. Zone M-1. Ward 6. Stavo Industries d/b/a ErtelAlsop/applicant; EA Flatbush LLC/owner.

Item #15: #63 Golden Hill Drive (Former site of Ulster County Jail) SITE PLAN/SUBDIVISION/REZONING for construction of intergenerational, affordable mixed income, 160 unit housing community. SBL 56.40-1-19.300. SEQR Determination. Zone RRR. Ward 3. Ulster County, owner; and Pennrose NY Developer LLC; applicant.

This meeting will be live-streamed at the City of Kingston YouTube channel: <https://www.youtube.com/c/CityofKingstonNY>

INSTRUCTIONS FOR CALL IN PARTICIPATION:

One tap mobile

+16465588656,,84285558376#,,,,*71463077# US (New York)

+13017158592,,84285558376#,,,,*71463077# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 842 8555 8376

Passcode: 71463077

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