



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
September 20, 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 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, September 17, 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. 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, September 20, 2021.

**Item #1:** Adoption of the July 19, 2021 Planning Board Meeting Transcripts and Decisions.

**PUBLIC HEARINGS:**

**Item #2:** #60 Noone Lane and 182 Pearl Street LOT LINE REVISION of the Lands of Darcy Smith & Sean O'Brien and Andrei Cervoneascii. SBL 56.107-1-34.100 & 56.107-1-1.200. SEQR Determination. Zone RRR. Ward 3. Darcy Smith & Sean O'Brien and Andrei Cervoneascii; applicants/owners.

**Item #3:** #124 & 128 Washington Avenue LOT LINE REVISION of the Lands of Flippin Crazy LLC and Stephen & Linda McLuckie. SBL 56.107-2-33 & 56.107-2-34. SEQR Determination. Zone R-1. Ward 3. Flippin Crazy LLC and Stephen & Linda McLuckie; applicants/owners.

**Item #4:** #55 Hoffman Street SPECIAL PERMIT RENEWAL to operate an accessory apartment. SBL 56.26-10-10. SEQR Determination. Zone R-1. Ward 5. Doreen Bridge; applicant/owner.

**Item #5:** #38-50 Thomas Street SPECIAL PERMIT RENEWAL for emergency shelter use. SBL 56.25-4-44. SEQR Determination. Zone O-3. Ward 5. Family of Woodstock; applicant/owner.

**Item #6:** #314 Wall Street SPECIAL PERMIT RENEWAL to operate an apartment. SBL 48.331-2-10. SEQR Determination. Zone C-2/Mixed Use Overlay/Stockade Historic District/Heritage Area. Ward 2. Lumina Holdings, LLC; applicant/owner.

**Item #7:** #101 Abeel Street SPECIAL PERMIT RENEWAL for 5 residential units. SBL 56.43-2-30. SEQR Determination. Zone RT, HA. Ward 8. Wiltwyck LLC; applicant/owner.

**Item #8:** #82 John Street SPECIAL PERMIT RENEWAL to operate a drinking establishment. SBL 48.330-3-15. SEQR Determination. Zone C-2, Stockade Historic District, HA Rough Draft Bar & Books Inc/applicant; Nablia-Gerlad, LLC/owner.

**Item #9:** #370 Albany Avenue SPECIAL PERMIT renewal for car wash. SBL 48.302-3-18. SEQR Determination. Zone C-3. Ward 6. Dutchess Terminals, Inc./applicant; ANK Realty/owner.

**Item #10:** #243 Hurley Avenue SPECIAL PERMIT RENEWAL to operate a Community Solar Array. SBL 47.70-1-6. SEQR Determination. Zone C-3. Ward 1. Hudson Solar/applicant; St. Clara's Church of God, Inc./owner.

**Item #11:** #65-85 East Strand SPECIAL PERMIT RENEWAL to construct a mixed use building. SBL 56.43-7-37. SEQR Determination. Zone RLC, HA, LWRP. Ward 8. Kingston Waterfront Propco, LLC; applicant/owner.

**Item #12:** #328 Wall Street SPECIAL PERMIT to establish apartments on the third floor in the C-2/Mixed Use Overlay District. SBL 48.331-2-4. SEQR Determination. Zone C-2/Mixed Use Overlay District, Stockade Historic District. Ward 2. Paul Jankovitz/applicant; 328 Wall Street LLC/owner.

**Item #13:** #316 Wall Street SPECIAL PERMIT to establish residential units on the 2nd & 3rd floors in the MUOD. SBL 48.331-2-9. Zone C-2, Stockade Historic District, HA. SEQR Determination. Ward 2. SEQR Type II. Tre One Six LLC.

#### OLD BUSINESS:

**Item #14:** #199 R Hurley Avenue & #203 & 205 Hurley Avenue & 493-495 Washington Avenue AMENDMENT request to adopted SEQR 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.

#### NEW BUSINESS:

**Item #15:** #45 Pine Grove Avenue SITE PLAN to install a 10' chain link fence around existing MRI equipment. SBL 56.25-5-35. SEQR Determination. Zone M-1. Ward 5. River Radiology/applicant; Fuller Holdings LLC/owner.

**Item #16:** #85-87 & 89 West Union Street SITE PLAN to construct a house in the RT District. SBL 56.43-1-25 & 26. SEQR Determination. Zone RT, Rondout Historic District, HA, Coastal Zone. Ward 8. Mapos Architects/applicant; Michael Piazza/owner.

**Item #17:** #108 West Pierpont SITE PLAN to remove and replace with a larger two level deck in the RT District. SBL 56.42-11-2. SEQR Determination. Zone RT, HLPC advisory, HA. Ward 9. Krista Birch Kaufman & John Ellsworth; applicants/owners.

**Item #18:** #12-14 Hurley Avenue SITE PLAN to establish a catering business and retail food store. SBL 48.313-1-31. SEQR Determination. Zone C-2. Ward 1. Cheryl Paff/ applicant; Robert Tonner/owner.

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

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+13126266799,,81312850925#,,,,\*83617091# US (Chicago)

Dial by your location

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+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 813 1285 0925

Passcode: 83617091

Find your local number: <https://us02web.zoom.us/j/81312850925>