



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Tuesday, January 18, 2022 at 6P.M.EST
Virtual Meeting via Zoom Webinar

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. Michael Olivieri; Common Council Liaison, Barbara Graves-Poller; Corporation Counsel.

GENERAL NOTES:

- READ Instructions for Meeting Protocol/Turn Meeting over to Wayne D. Platte Jr.
- 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, January 14, 2022. 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, indication on how you will be log in to meeting (zoom or telephone, if by phone please submit phone number you will call in from) and public hearing item you wish to speak on, by 3 PM, Tuesday, January 18, 2022.

Item #1: Adoption of the December 20, 2021 Planning Board Meeting Transcripts and Decisions.

PUBLIC HEARINGS:

Item #2: #106 West Chestnut Street SPECIAL PERMIT RENEWAL to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone R-1. Ward 9. Chestnut Hill NY Inc.; applicant/owner.

Item #3: #702 Broadway SPECIAL PERMIT RENEWAL for 6 residential units use in the C-2/MUOD. SBL 56.25-1-9.100. SEQR Determination. Zone C-2, MUOD, HA. Ward 2. Mohammed Alshaary/applicant; Morning Tree Corp./owner.

Item #4: 200 & 202 West Chestnut Street & 2-16 Montrepose LOT LINE REVISION of the Lands of Joshua Unterbach, Gene and Julia Ballou, and Bluestone Realty LLC. SBL56.42-4-3, 56.42-4-4, and 56.42-4-7. SEQR Determination. Zones R-2 & RRR. Ward 9. Ryan McLead, Esq./applicant; Joshua Unterbach, Gene and Julia Ballou and Bluestone Realty LLC/owners.

Item #5: #24-26 Hunter Street & 33-35 West Union LOT LINE DELETION of Lands of Union Church LLC. SBL 56.43-3-9 & 56.43-3-10. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

Item #6: #24-26 Hunter Street & 33-35 West Union SITE PLAN/SPECIAL PERMIT for construction of a 6 unit residential structure. SBL 56.43-3-9 & 56.43-3-10. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

Item #7: #25-27 Abeel Street & 38-40 West Union LOT LINE DELETION of Lands of Union Church LLC. SBL 56.43-3-25 & 56.43-3-26. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

Item #8: #25-27 Abeel Street & 38-40 West Union SITE PLAN/SPECIAL PERMIT for construction of a 6 unit residential structure. SBL 56.43-3-25 & 56.43-3-26. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

Item #9: #24 West Union SITE PLAN/SPECIAL PERMIT for conversion of an existing church to a mixed use building with commercial on the ground floor and 4 residential units on the upper floor. SBL 56.43-3-24. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

NEW BUSINESS:

Item #10: #145 Pine Grove SITE PLAN to construct an addition and carport on the existing mausoleum. SBL 56.33-3-46. SEQR Determination. Zone RRR. Ward 5. Wiltwyck Rural Cemetery (David Rylance Secretary of the Board); applicant/owner.

Item #11: #31 Albany Avenue SITE PLAN to construct an ADA accessible ramp. SBL 48.80-1-11. SEQR Determination. Zone O-2. Ward 2. Family of Woodstock; applicant/owner.

OLD BUSINESS:

Item #12: #199 R Hurley Avenue & 203 & 205 Hurley Avenue & 493-495 Washington Avenue REQUEST to reaffirm the Planning Board January 14, 2013 SEQR Negative Declaration decision. SBL 48.70-1-7.200, 48.71-2-1, 48.70-1-15.2, 48.70-1-15.1. Zone O-2. Ward 1. Hudson Valley Housing Development Fund; applicant/owner.

Item #13: #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.

PERFORMANCE BOND:

Item #14: #79 Hurley Avenue ACCEPT COST ESTIMATE in the amount of \$321,088.00 (includes 10% Cont) for required Performance Bond. SBL 48.71-2-11. SEQR Determination. Zone C-2. Ward 1. Higginsville Station, LLC; applicant/owner.

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

INSTRUCTIONS FOR WEBINAR PARTICIPATION:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85147428353?pwd=R2Z2cDVHNmdlT2RveVNsbVVkUzdKdz09>

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