



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Tuesday, February 22, 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, February 18, 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 4pm PM, Tuesday, February 22, 2022.

Item #1: Adoption of the January 18, 2022 regular Meeting and January 31, 2022 Special Planning Board Meeting Transcripts and Decisions.

PUBLIC HEARINGS:

Item #2: **#86 Gage Street** SUBDIVISION of the Lands of Mirtash Inc. SBL 48.82-2-32. SEQR Determination. Zone R-2. Ward 6. Dwight Trimm (Mirtash)/applicant; Mirtash, Inc./owner.

Item #3: **#88 Abeel Street (90 Abeel Street)** SPECIAL PERMIT RENEWAL to operate a Bed & Breakfast. SBL 56.43-5-4. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Maria and Hendrik Dijk; applicant/owner.

Item #4: #327 Broadway SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 56.34-4-17. SEQR Determination. Zone C-2, HAC, BOD. Ward 9. Navjot Realty LLC; applicant/owner.

Item #5: #106 West Chestnut Street SPECIAL PERMIT RENEWAL to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone R-1. HA, Coastal Zone, Ward 9. Chestnut Hill NY Inc.; applicant/owner.

Item #6: #685 Broadway SPECIAL PERMIT RENEWAL for auto sales and repairs. SBL 56.92-3-21. SEQR Determination. Zone C-2, HA, BOD. Ward 4. Dago A. Meraz; applicant/owner.

Item #7: #5 Abeel Street, 8 & 10 Post Street SITE PLAN/SPECIAL PERMIT to establish a mixed use occupancy and associated site improvements. SBL 56.43-4-30, 31 & 32. SEQR Type II. Ward 8. Zone RT, Rondout Historic District, HA. CBSKI Kingston LLC (Charles Blaichman); applicant/owner

Item #8: #16 Abeel Street SITE PLAN/SPECIAL PERMIT for exterior renovations and site improvements, multi-family residential. SBL 56.43-5-19. SEQR Type II. Ward 8. Zone RT, Rondout Historic District, HA. CBSKI Kingston LLC (Charles Blaichman); applicant/owner

NEW BUSINESS:

Item #9: #33 Hone Street SITE PLAN to install a 6ft high privacy fence and an 8'x12' shed in the Rondout Historic District. SEQR Determination. Zone RT, Rondout Historic District, HA, Coastal Zone. Nina Marinova; applicant/owner.

Item #10: #693 Broadway (695) AMENDMENT to the approved site plan, demolition and new construction of a 1544 SF Building along with site improvements. SBL 56.92-3-19.100. SEQR Type II. Ward 4. Zone C-2, BOD, HA. Radio Kingston; applicant/owner.

Item #11: #28 Hurley Avenue SITE PLAN to establish a ceramics studio and art gallery on the ground floor. SBL 48.313-1-28. SEQR Determination. Zone C-2. David Wyncoop & Rebecca Reeder; applicants/owners.

OLD BUSINESS:

Item #12: #264 Lucas Avenue SITE PLAN to construct a multifamily apartment complex consisting of four buildings with 46 units and related site improvements. SBL 56.88-4-7. SEQR Determination. Zone R-4. Ward 1. SSLI Holdings LLC; applicant/owner.

Item #13: #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.

PERFORMANCE BOND REDUCTION:

Item #14: #300 Flatbush Avenue (Landmark Place) REQUEST FOR REDUCTION OF PERFORMANCE BOND for site work completed to date. SBL 48.74-3-14.100. SEQR Determination. Zone RR. Ward 6. RUPCO, Inc.; applicant/owner.

PLANNING BOARD POLICY:

Item #15: PLANNING BOARD POLICY #17b Compliance with Affordable Housing Legislation.

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/85909158154?pwd=TUphYmN5QWxJbUp1ZTZ4QThmQmdHdz09>
Passcode: H90Uq8cG

Or dial: +1 646 558 8656 Webinar ID: 859 0915 8154
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