



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Tuesday, June 21, 2022 at 6 P.M. EST  
CITY HALL COUNCIL CHAMBERS

**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, Matthew Jankowski; Assistant Corp. Counsel.

**GENERAL NOTES:**

- Chairman Platte Jr. – Pledge of Allegiance, Meeting Protocols and Identify Exits/Bathrooms
- Introduction of all Board Members and Staff Present

**REGULAR BUSINESS:**

**NOTE:** 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, June 17, 2022. Comments may be emailed to Suzanne Cahill, Planning Director at [scahill@kingston-ny.gov](mailto: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 IN-PERSON 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 4 PM, Tuesday, June 21, 2022.

**Item #1:** Adoption of the May 16, 2022 and Special May 17, 2022 Planning Board Meeting Transcripts and Minutes. [https://kingston-ny.gov/filestorage/8399/10476/11820/11824/48622/May\\_16\\_2022\\_-\\_PB\\_Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/48622/May_16_2022_-_PB_Minutes.pdf)  
[https://kingston-ny.gov/filestorage/8399/10476/11820/11824/48622/May\\_17\\_2022\\_-\\_PB\\_Kingstonian\\_Special\\_Meeting\\_Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/48622/May_17_2022_-_PB_Kingstonian_Special_Meeting_Minutes.pdf)

**DISCUSSION:**

**Item #2:** Kingston Forward – New Form Based Zoning Code DRAFT General Introduction of the DRAFT Code which is under public review. Bartek Starodaj, Dir. Housing Initiatives, Dover Kohl and Partners, Consultants.

**PUBLIC HEARINGS:**

**Item #3:** #89 John Street SPECIAL PERMIT RENEWAL for an apartment in the C-2/Mixed Use Overlay District. SBL 48.330-3-26. SEQR Determination. Zone C-2, MUOD, HAC, Stockade Historic District. Ward. 2. Raymond Lippert; applicant/owner.

**Item #4:** #124 Green Street SPECIAL PERMIT RENEWAL to operate a 2<sup>nd</sup> floor apartment in the C-2/Mixed-Use Overlay District. SBL 48.330-3-20. SEQR Determination. Zone C-2/Mixed Use Overlay District. Ward 2. Kaivia Corp; applicant/owner.

**NEW BUSINESS:**

**Item #5:** #582 Broadway SITE PLAN AMENDMENT to add a 400sf addition on the rear of the building. SBL 56.25-4-12. SEQR Determination. Zone C-2, MUOD, BOD, HA. Innis Lawrence; applicant/owner.

**Item #6:** #394 Hasbrouck Avenue SITE PLAN to install an ADA accessible ramp. SBL 56.26-6-27.200. SEQR Determination. Zone C-3. Ward 5. Monofonus Kingston LLC; applicant/owner.

**Item #7:** #600 Broadway SITE PLAN for installation of site improvements to be used in conjunction with restaurant business. SBL 56.25-3-21. SEQR Determination. Zone C-2, BOD. Ward 4. Morgan Coy/applicant; A&L Hutton Family LP/owner.

**Item #8:** #29 Rogers Street SITE PLAN to construct a new porch in the RT. SBL 56.35-1-11. SEQR Type II. Ward 9. Zone RT, Rondout Historic District, HA. Kingston City Land Bank, Inc; applicant/owner.

**Item #9:** #100 Ten Broeck & 148-150 Cornell Street SITE PLAN for a light manufacturing artist space with associated site improvements. SBL 48.334-4-3.100 & 48.334-4-3.200. SEQR Determination. Zone M-2, MUOD. Ward 5. One Hundred Brooks LLC; applicant/owner.

**OLD BUSINESS:**

**Item #10:** #9-17 & 21 North Front Street and a portion of Fair Street Extension SITE PLAN/SPECIAL PERMIT to construct a Mixed Use building with a 420 car garage, 143 apartments, 32 hotel rooms, and 8000 sf of retail space. SBL 48.80-1-25.100 & 26. SEQR Determination. Zone C-2, Mixed Use Overlay District. Kingstonian Development LLC/applicant; Kingstonian Development LLC & City of Kingston/owner.

**Item #11:** #63 Golden Hill Drive SITE PLAN/SPECIAL PERMIT/SUBDIVISION for construction of intergenerational, affordable mixed income, 164 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>