



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, September 19, 2022 at 6 P.M. EST
CITY HALL COUNCIL CHAMBERS

BOARD MEMBERS: Wayne D. Platte, Jr., Chairman, Charles Polacco, Robert Jacobsen, and Matt Gillis and Vincente Archer,

ALTERNATES: 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, September 16, 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 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, with your name and public hearing item you wish to speak on, by 4 PM, Monday, September 19, 2022.

Item #1: Adoption of the July 18, 2022 Planning Board Meeting Transcripts and Minutes.

PUBLIC HEARING:

Item #2: #237 East Union & 43 Gill Street LOT LINE REVISION of the Lands of Kingston City Land Bank Inc. and Kingston Residential Property Holdings LLC. SBL 56.36-3-12 & 56.36-3-10. Kingston City Land Bank Inc. and Kingston Residential Property Holdings LLC; applicants/owners.

Item #3: #396 Broadway & 18 East O'Reilly Street LOT LINE REVISION of the Lands of the Health Alliance Hospital Broadway Campus (Formerly The Kingston Hospital) and The Kingston Hospital Inc. SBL 56.26-6-32.110 & 56.26-6-48.100. SEQR Determination. Zone C-3.

Ward 5. Health Alliance Hospital Broadway Campus and The Kingston Hospital Inc.; applicants/owners.

Item #4: #24-26 Hunter Street & 33-35 West Union LOT LINE DELETION of the Lands of Union Church Hill LLC. SBL 56.43-3-9 & 56.43-3-10. SEQR Determination. Zone RT, Rondout Historic District, HA. Ward 8. Union Church Hill LLC; applicant/owner.

Item #5: #24 West Union, 25-27 Abeel Street, and 38-40 West Union LOT LINE REVISION of the Lands of Union Church Hill LLC. SBL 56.43-3-24, 25 & 26. SEQR Determination. Zone RT, Rondout Historic District, HA. Ward 8. Union Church Hill LLC; applicant/owner.

Item #6: #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 #7: #105-107 Henry Street SPECIAL PERMIT RENEWAL for a multidisciplinary arts center with gallery space, exhibition and educational space and administrative offices. SBL 56.108-4-27. SEQR Determination. Zone R-2, Ward 4. Alan Baer, Architect/applicant; Transart/owner.

Item #8: #151-159 & 165 Abeel Street LOT LINE DELETION of the Lands of S.X.S. Abeel Enterprises LLC. SBL 56.50-5-20 & 56.50-5-21. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA. S.X.S. Abeel Street Enterprises LLC; applicant/owner.

Item #9: #151-159 & 165 Abeel Street SPECIAL PERMIT to establish 5 residential units in an existing building. SBL 56.50-5-20 & 56.50-5-21. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA. S.X.S. Abeel Street Enterprises LLC; applicant/owner.

Item #10: #420, 430, 436 & 450 Abeel Street SPECIAL PERMIT to establish a short-term rental. SBL 56.50-6-3.100, 56.50-6-3.200, 56.50-6-2, 56.50-6-1. SEQR Determination. Zone RF-R. Ward 9. Giordano Rodriguez – Waves on the Hudson; applicant/owner.

NEW BUSINESS:

Item #11: #71 Furnace Street SITE PLAN to establish a restaurant. SBL 56.92-4-43. SEQR Determination. Zone C-3. Ward 4. Linden Peters; applicant/owner.

Item #12: #136 Smith Avenue SITE PLAN to establish a grocery store. SBL 48.82-1-1.200. SEQR Determination. Zone M-2. Ward 5. Hernan Mera; applicant/owner.

Item #13: #32-60 Wilbur Avenue SITE PLAN for grading, parking, and public access. SBL 56.49-3-1. SEQR Type II. Ward 9. Zone RRR, HA. Kingston Land Trust; applicant/owner.

OLD BUSINESS:

Item #14: #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 #15: #63 Golden Hill Drive SITE PLAN/SPECIAL PERMIT 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.

RECOMMENDATION:

Item #16: #63 Golden Hill Drive RECOMMENDATION to the Common Council on proposed rezoning from RRR to O-2. SBL 56.40-1-19.300. SEQR Determination. Zone RRR. Ward 3. Ulster County, owner; and Pennrose NY Developer LLC; applicant.

BOND RELEASE:

Item #17: #300 Flatbush Avenue REQUEST for bond release. SBL 48.74-3-14.100. Zone R-6. Ward 6. RUPCO/applicant Landmark Place Housing Development/owner.

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