



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, October 17, 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, October 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 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, October 17, 2022.

Item #1: Adoption of the September 19, 2022, Planning Board Meeting Transcripts and Minutes.

PUBLIC HEARING:

Item #2: #427, 429, 433-435 Abeel Street LOT LINE DELETION of the Lands of Nancy Kay and John D. LaTorre. SBL 56.50-1-19, 17, 16, 15. SEQR Determination. Zone R-1. Ward 9. Nancy & John LaTorre; applicants/owners.

Item #3: #356 Broadway SPECIAL PERMIT RENEWAL to operate a rooming house. SBL 56.43-8-61.I. SEQR Determination. Zone C-2, MUOD, HA. Ward 9. TVG Group LLC; applicant/owner.

Item #4: #702 Broadway SPECIAL PERMIT RENEWAL for 6 residential units in Mixed Use Overlay District. SBL 56.25-1-9.100. SEQR Determination. Zone C-2, MUOD, HA. Ward 2. Mohammed Alshaary/applicant; Morning Tree Corp./owner.

Item #5: #14-16 Thomas Street SPECIAL PERMIT RENEWAL for 6 residential units in Mixed Use Overlay District. SBL 56.25-4-20. SEQR Determination. Zone C-2/MUOD. Ward 5. Frank Guido/applicant; Matteo-Bella, LLC/owner.

Item #6: #9 Hone Street SPECIAL PERMIT RENEWAL to renovate an existing structure to create 2 residential apartment units with a 450sf ground level commercial space. SEQR Determination. Zone RT, Rondout Hist. District, HAC. Ward 8. Paul Tadeushuk & Maiken Nielsen; applicant/owner.

Item #7: #212 & 220 Rear Flatbush Avenue SPECIAL PERMIT RENEWAL for a preschool facility. SBL 48.74-3-10.100. SEQR Determination. Zone R-6. Ward 6. Ulster County Community Action; applicant/owner.

Item #8: #38 McEntee Street SPECIAL PERMIT RENEWAL to operate a café. SBL 56.35-1-3. SEQR Determination. Zone RT, HAC, Rondout Hist District. Ward 9. Christine Semones/applicant; Jeffrey Semones/owner.

Item #9: #488 Broadway SPECIAL PERMIT RENEWAL for an apartment on the 2nd floor in Mixed Use Overlay District. SBL 56.26-9-34. SEQR Determination. Zone C-2/MUOD. Ward 5. Nick Tempasis; applicant; John Tampasis/Maria Maritsas/owners.

NEW BUSINESS:

Item #10: #132 Lindsley Avenue SITE PLAN AMENDMENT to approval to construct a retaining. SBL 56.28-1-4.2. SEQR Type II. Ward 8. Zone RRR, Listed Historic Landmark, HA. 132 Lindsley Avenue LLC; applicant/owner.

Item #11: #104 Smith Avenue SITE PLAN/SPECIAL PERMIT to construct a Mixed-Use Development with 100 residential units, 7 live/work units, 3,000 SF commercial, warehouse space, and supporting infrastructure and improvements. SBL 48.82-1-7. SEQR Determination. Zone M-2, MUOD. MHV BF Developer LLC/applicant; Second Wind Trust/owner.

Item #12: #25 Dederick Street SITE PLAN to renovate an existing building for use as a photography museum, offices, educational center, and commercial arts activities. SBL 56.25-4-36.100. SEQR Determination. Zone C-3, MUOD. Ward 5. Center for Photography at Woodstock/applicant; N&S Supply/owner.

OLD BUSINESS:

Item #13: #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 #14: #199 R Hurley Avenue & 203 & 205 Hurley Avenue & 493-495 Washington Avenue. SITE PLAN to construct a 60 unit senior housing structure, along with supporting infrastructure and improvements. SBL 48.70-1-7.200, 48.71-2-1, 48.70-1-15.2, 48.70-1-15.1. Zone O-2/C-1. Ward 1. Hudson Valley Housing Development Fund; applicant/owner.

Item #15: #24-26 Hunter Street & 33-35 West Union SITE PLAN for creation of an accessory parking lot to accommodate a residential development. 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 #16: #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 #17: #24 West Union SITE PLAN for conversion of an existing church to 3 residential units. SBL 56.43-3-24. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

Item #18: #25-27 Abeel Street SITE PLAN for construction of a 3 unit residential structure. SBL 56.43-3-25. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

Item #19: 38-40 West Union SITE PLAN for construction of a 3 unit residential structure. SBL 56.43-3-26. SEQR Determination. Ward 8. Zone RT, Rondout Historic District, HA, Coastal Consistency. Union Hill Church/Alex Elghanayan; applicant/owner.

DISCUSSION:

Item #20: #9 Prince Street DISCUSSION on preliminary design of 8 additional units on a multifamily property. SBL 56.26-6-11. SEQR Determination. Zone O-2. Ward 5. CPG Kingston I LLC; applicant/owner.

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