



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, November 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 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, November 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 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, November 21, 2022.

Item #1: Adoption of the October 17, 2022, Planning Board Meeting Transcripts and Minutes.

PUBLIC HEARING:

Item #2: 18 West Union & 16-18 West Union LOT LINE DELETION of the Lands of John Stewart. SBL 56.43-3-19 & 18. SEQR Determination. Zone RT, Rondout Historic District, HA. Ward 8. John Stewart; applicant/owner.

Item #3: #76 Prince Street SPECIAL PERMIT to establish a short-term rental. SBL 56.26-9-2.2. SEQR Determination. Zone C-3, MUOD. Ward 5. Aaron Rezny/applicant; 76 Prince Street Studios LLC/owner.

Item #4: #44 Maiden Lane SPECIAL PERMIT to establish a Rooming/Boarding House. SBL 56.91-5-20. SEQR Determination. Zone O-2. Ward 4. Jennifer Donovan Mackowiak/ applicant; Maiden Lane LLC/owner.

NEW BUSINESS:

Item #5: #123 Hurley Avenue SITE PLAN AMENDMENT to install new 6ft vinyl fencing. SBL 48.71-2-7.100. SEQR Determination. Zone O-2. Ward 1. Mid Hudson Valley Federal Credit Union; applicant/owner.

Item #6: #336 East Chester Street SITE PLAN AMENDMENT to establish a bottle return. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.

OLD BUSINESS:

Item #7: #165 Cornell Street SITE PLAN for Residential Housing. SBL 48.82-1-26.100. SEQR Determination. Zone M-2, MUOD. Ward 6. Lace Mill Limited Partnership; applicant/owner.

Item #8: #104 Smith Avenue SITE PLAN/SUBDIVISION 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 #9: #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.

DISCUSSION:

Item #10: #65-85 East Strand DISCUSSION on submitted massing concept for a mixed use development. SBL 56.43-737. Zone RLC, HA, Coastal Zone. Ward 8. Kingston Waterfront Propco LLC; applicant/owner.

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