



**CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, December 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, December 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, December 19, 2022.

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

PUBLIC HEARING:

Item #2: #131 Fair Street SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Zone R-2/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.

Item #3: #21 O'Neil Street SPECIAL PERMIT RENEWAL to establish a drinking establishment in an existing building. SBL 56.25-2-15. SEQR Determination. Zone C-3. Ward 4. Eric Sturniolo; applicant/owner.

NEW BUSINESS:

Item #4: #294 Wall Street SITE PLAN for residential on the upper floors. SBL 48.331-6-24.100. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. BRK Group Inc.; applicant/owner.

Item #5: #346 Broadway SITE PLAN for two apartments in the Mixed Use Overlay District. SBL 56.26-11-9. SEQR Determination. Zone C-2, MUOD, HAC. Ward 9. Daniel Bagnall; applicant/owner.

Item #6: #23 Crown Street SITE PLAN for residential apartments in the Mixed Use Overlay District. SBL 48.330-3-18. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Megan Jinhi Baron/applicant; Tree2x Inc./owner.

Item #7: #25 Cornell Street & 27 & 29 Field Court SITE PLAN to install a new entry ramp, refuse enclosure, and landscaping. SBL 56.25-3-29, 56.25-3-16 & 56.25-3-38. SEQR Determination. Zone C-3, Mixed Use Overlay District. Ward 4. JSP Plumbing and Heating Co, applicant/owner.

Item #8: #311 Wall Street SITE PLAN to renovate a 17,704sf building to be used as event space, soccer camp, with 2 separate retail spaces and associated improvements. SBL 48.331-1-16. SEQR Determination. Zone C-2, Stockade Historic District, HA. Ward 2. 311 Wall Street LLC; applicant/owner.

CURB CUT:

Item #9: #41 Brewster Street REQUEST for a 2nd curb cut. SBL 56.34-3-19. Zone R2. Ward 9. Eric Amaral; applicant/owner.

BOND RELEASE:

Item #10: #79 Hurley Avenue REQUEST for Bond Reduction. SBL 48.71-2-11. Zone O-2. Ward 1. Higginsville Station LLC; applicant/owner.

DISCUSSION:

Item #11: #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>