



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
April 17, 2023 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:** Sage Newkirk, Andrew Harris.

**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, April 14, 2023. 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, Monday, April 17, 2023.

**Item #1:** Adoption of the March 20, 2023 Planning Board Meeting Minutes and Transcripts.

**PUBLIC HEARINGS:**

**Item #2:** **#55 Hoffman Street** SPECIAL PERMIT RENEWAL to operate an accessory apartment. SBL 56.26-10-10. SEQR Determination. Zone R-1. Ward 5. Doreen Bridge; applicant/owner.

**Item #3:** **#135-145 Florence Street** SPECIAL PERMIT for cellular antennas on the water tower. SBL 48.74-4-14.200. SEQR Determination. Zone RR. Ward 7. Centerline Communications (William Hurley)/applicant; City of Kingston/owner.

**Item #4:** #572 Broadway SPECIAL PERMIT to operate a short-term rental. SBL 56.25-4-15. SEQR Determination. Zone C-2, MUOD, BOD. Joe Deegan/applicant; New Lights on Broadway/owner.

**Item #5:** #241-267 R Albany Avenue SPECIAL PERMIT RENEWAL to construct and operate a community solar project. SBL 48.317-1-2. SEQR Determination. Zone RRR. Ward 2. Radio Kingston; applicant/owner.

**Item #6:** #693 Broadway (695) SPECIAL PERMIT RENEWAL/AMENDMENT to the approved site plan, to include demolition of the garage building. SBL 56.92-3-19.100. SEQR Determination. Ward 4. Zone C-2, BOD, HA. Radio Kingston; applicant/owner.

#### OLD BUSINESS:

**Item #7:** #106 West Chestnut Street SPECIAL PERMIT RENEWAL to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone R-1. HA, Coastal Zone, Ward 9. Chestnut Hill NY Inc.; applicant/owner.

**Item #8:** #9 Prince Street SITE PLAN to construct 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.

**Item #9:** #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/owner.

**Item #10:** #59 Pearl Street (236 Wall St) SITE PLAN AMENDMENT to establish event space. SBL 56.91-3-1. SEQR Determination. Zone O-2, HAC. Ward 2. Kingston Ops II LLC; applicant/owner.

**Item #11:** #455 Albany Avenue & 96-100 Manor Place LOT LINE DELETION of the Lands of Efrain Lema. SBL 48.73-4-31 & 48.73-4-35.100. SEQR Determination. Zone C-3. Ward 6. Efrain Lema; applicant/owner.

**Item #12:** #451 & 455 Albany Avenue & 96-100 Manor Place SITE PLAN to construct a new 40'x52' metal building, landscaping and site improvements. SBL 48.73-4-32.100 & 48.73-4-31 & 48.73-4-35.100. SEQR Determination. Zone C-3. Ward 6. Efrain Lema; applicant owner.

#### NEW BUSINESS:

**Item #13:** #18 W Union Street SITE PLAN to construct a residential addition, add second story and to create a 2<sup>nd</sup> residential unit in the basement. SBL 56.43-3-19.100. SEQR Type II. Ward 8. Zone RT, HA, Rondout Historic District, Coastal Zone. Hudson Valley Architecture, LLC/ applicant; John Stewart/owner.

**Item #14:** #560 Albany Avenue SITE PLAN to establish a countertop retail and installation business. SBL 48.74-1-5.200. SEQR Determination. Zone C-3. Ward 6. Carlos Lucas Sanchez/applicant; Fine Star Realty Holdings LLC/owner.

**Item #15:** #2 Jansen Avenue SITE PLAN to expand an existing brewery and construct a 2,441sf addition. SBL 56.26-5-32. SEQR Determination. Zone C-3. Ward 9. Kingston Standard Brewing Company/applicant; Esopus Holdings LLC/owner.

**BOND REDUCTION:**

**Item #16:** #79 Hurley Avenue REQUEST for Performance Bond Reduction #2 . SBL 48.71-2-11. SEQR Type II. Ward 1. Zone O-2. Higginsville Station LLC; applicant/owner.

**ZONING REFERRALS:**

**Item 17:** Form Based City-wide Zoning Code RECOMMENDATION on Proposed Form-Based Zoning Code – City-wide Application to Common Council. SEQR Determination. City of Kingston, applicant.

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