



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, December 18, 2023 at 6 P.M. EST  
CITY HALL CONFERENCE RM #1

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

**ALTERNATES:** Sage Newkirk, Andrew Harris, Kaira Grundig.

**OTHERS:** Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Barbara Graves-Poller; Corporation Counsel, Matthew Jankowski; Assistant Corp. Counsel.

**GENERAL NOTES:**

- Chairman Platte Jr. – 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 15, 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, December 18, 2023.

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

[https://kingston-ny.gov/filestorage/8399/10476/11820/11824/55389/November\\_20\\_2023\\_-\\_PB\\_Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/55389/November_20_2023_-_PB_Minutes.pdf)

**PUBLIC HEARINGS:**

**Item #2:** **#44 Maiden Lane** SPECIAL PERMIT RENEWAL/AMENDMENT for a Bed and Breakfast. SBL 56.91-5-20. SEQR Determination. Transect Zone T4N-O. Ward 4. Maiden Lane LLC; applicant/owner.

**Item #3:** **#131 Fair Street** SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Transect Zone T4N/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.

**Item #4:**     **#106 West Chestnut Street** SPECIAL PERMIT to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone T3N. HA, Coastal Zone, Ward 9. Chestnut Hill NY Inc.; applicant/owner.

**OLD BUSINESS:**

**Item #5:**     **#79-83 Green Street** SITE PLAN/SPECIAL PERMIT to operate Boarding House and multi-family structure. SBL 56.90-4-14. SEQR Determination. Transect Zone T5N. Ward 2. Yukon Management LLC; applicant/owner.

**BOND RELEASE:**

**Item #6:**     **#79 Hurley Avenue** REQUEST for RELEASE of Performance Bond. SBL 48.71-2-11. SEQR Type II. Ward 1. Transect Zone T4N-O. (Formerly O-2). Higginsville Station LLC; applicant/owner.

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