



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Tuesday, January 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: 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, January 13, 2023. 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, Tuesday, January 17, 2023.

Item #1: Adoption of the December 19, 2022, Planning Board Meeting Minutes. Due to issues with recording, there were no transcripts for this meeting. [https://kingston-ny.gov/filestorage/8399/10476/11820/11824/48622/PBM Dec 19 2022 Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/48622/PBM%20Dec%2019%202022%20Minutes.pdf)

NOTE: There are no scheduled public hearings for the January meeting.

NEW BUSINESS:

Item #2: **#517 Wilbur Avenue** SITE PLAN to establish a distillery, tasting and small dining business. SBL 56.33-1-22. SEQR Determination. Zone M-1, HA. Ward 5. Miller Brothers LLC; applicant/owner.

OLD BUSINESS:

Item #3: #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 #4: #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 #5: #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 #6: #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 #7: #311 Wall Street SITE PLAN to renovate a 17,704sf building to be used as event space 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 #8: #44 Joys Lane REQUEST to widen an existing curb cut. SBL 48.331-1-25. SEQR Determination. Zone C-2. Ward 1. Rosalia Sanchez Bautista & Alejandro Felix Dura Burrita; applicants/owners.

ZONING REFERRALS:

Item #9: #25 Dederick Street RECOMMENDATION on REZONING REQUEST to the Common Council from C-3 (General Commercial) to C-2 (Central Commercial). SBL 56.25-4-36. Ward 5. SEQR Determination. N&S Supply, owner; and Center for Photography at Woodstock, applicant.

Item #10: 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.

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>

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