



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Tuesday, June 20, 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, 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, June 16, 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, June 20, 2023.

Item #1: Adoption of the May 15, 2023 Planning Board Meeting Minutes and Transcripts. https://kingston-ny.gov/filestorage/8399/10476/11820/11824/55389/May_15_2023_-_PB_Minutes.pdf

PUBLIC HEARINGS:

Item #2: #625 Broadway SPECIAL PERMIT RENEWAL for a gasoline station. SBL 56.109-3-15.100. SEQR Determination. Zone C-2, BOD. Ward 4. Kamran Khan/applicant; Cheekam King, LLC/owner.

Item #3: #336 Broadway SPECIAL PERMIT RENEWAL to operate an automotive repair facility. SBL 56.26-11-12. SEQR Determination. Zone C-2. BOD. Ward 9. Robert Kerrigan; applicant/owner.

Item #4: #84 Hone Street SPECIAL PERMIT RENEWAL to operate an art gallery. SBL 56.42-7-15. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Hone Space LLC; applicant/owner.

Item #5: #80 Abeel Street SPECIAL PERMIT to convert an existing building from 4 to 5 residential units. SBL 56.43-5-7. SEQR Determination. Zone RT, HA, Rondout Historic District. Ward 8. Rian Bradley; applicant/owner.

Item #6: #61-63 Mary's Avenue SPECIAL PERMIT to create a centralized hub for fiber network equipment. SBL 56.42-1-1. SEQR Determination. Zone O-2. Ward 9. Archtop Fiber, LLC/applicant; Benedictine Hospital/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, CZ, Ward 9. Chestnut Hill NY Inc.; applicant/owner.

Item #8: #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.

Item #9: #25 Jansen Avenue SPECIAL PERMIT to establish and operate a single unit as short term rental. SBL 56.26-11-47. SEQR Determination. Zone C-3. Ward 9. JRT STX Holdings LLC; applicant/owner.

Item #10: #26 & 28 Hurley Avenue SITE PLAN AMENDMENT to establish an outdoor art exhibit space in conjunction with existing gallery. SBL 48.313-1-28 & 29.200. SEQR Determination. Zone C-2. Ward 1. Lauren Aitken/applicant; David & Rebecca Wyncoop/owner.

Item #11: #24-26 Hunter Street & 33-35 West Union Street LOT LINE DELETION of the Lands of Union Church Hill LLC. SBL 56.43-3-9 & 56.43-3-10. SEQR Determination. Zone RT, RHD, HA, CZ. Ward 8. Union Church Hill LLC; applicant/owner.

Item #12: #24 & 38-40 West Union Street and #25-27 Abeel Street LOT LINE REVISIONS of Lands of Union Church Hill LLC. SBL 56.43-3-24, 26 and 25. SEQR Determination. Zone RT, RHD, HA, CZ. Ward 8. Union Church Hill LLC, applicant/owner.

Item #13: #24-26 Hunter Street & 33-35 West Union Street SITE PLAN to establish a parking lot for off street parking in association with multifamily residential on alternate lots. SBL 56.43-3-9 & 56.43-3-10. SEQR Determination. Zone RT, RHD, HA, CZ. Ward 8. Union Church Hill LLC; applicant/owner.

Item #14: #25-27 Abeel Street SITE PLAN to construct a 3-family residential building. SBL 56.43-3-25. SEQR Determination. Zone RT, RHD, HA, CZ. Ward 8. Union Church Hill LLC; applicant/owner.

Item #15: **#38-40 West Union Street** SITE PLAN to construct a 3-family residential building. SBL 56.43-3-26. SEQR Determination. Zone RT, RHD, HA, CZ. Ward 8. Union Church Hill LLC; applicant/owner.

Item #16: **#24 West Union Street** SITE PLAN to convert an existing building to a 3-family residence. SBL 56.43-3-24. SEQR Determination. Zone RT, RHD, HA, CZ. Ward 8. Union Church Hill LLC; applicant/owner.

CURB CUT:

Item #17: **#45 Stephan Street** REQUEST for a widened curb cut. SBL 48.82-3-27. SEQR Determination. Zone R-1. Ward 6. Vincent Whipple; 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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