



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, March 20, 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, 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, March 17, 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, March 20, 2023.

**Item #1:** Adoption of the February 21, 2023 Planning Board Meeting Minutes and Transcripts.

**PUBLIC HEARINGS:**

**Item #2:** **#111 Abeel Street** SPECIAL PERMIT RENEWAL for 8 residential apartments. SEQR Determination. SBL 56.43-2-28. Zone RT, Rondout Historic District, HA, Coastal Zone. Ward 8. 735 Franklin LLC; applicant/owner.

**Item #3:** **#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 #4:** #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.

**OLD BUSINESS:**

**Item #5:** #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 #6:** #104 Smith Avenue SITE PLAN/SUBDIVISION to construct a Mixed-Use Development with 112 residential units (56 studio, 34 1-Bdrm, 23 2-Bdrm), 6,478 SF commercial, 18,240 SF 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.

**NEW BUSINESS:**

**Item #7:** #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.

**Item #8:** #280 Wall Street SITE PLAN to renovate and establish a ground floor retail space and salon in an existing building. SBL 48.331-6-19. SEQR Determination. Zone C-2, MUOD, Stockade Historic District. Ward 2. Nan Potter/applicant; CPR Kingston LLC/owner.

**CURB CUT:**

**Item #9:** #70 Lindsley Avenue REQUEST for a 2<sup>nd</sup> curb cut. SBL 56.28-2-5. SEQR Determination. Zone R-1. Ward 8. Ulster County Community Action; applicant/owner.

**BOND REDUCTION:**

**Item #10:** #188 & #200 North Street & 132 Lindsley Avenue REQUEST FOR REDUCTION #2 OF PERFORMANCE BOND. Bond held for satisfactory completion of various site elements as approved by the City Engineer. SBLs 56.28-3-23, 48.84-1-4 & 56.28-1-4.2. SEQR Determination. Zone RF-H and RRR, Heritage Area and Coastal Zone. Ward 8. Rennia Engineering Design, LLC, Applicant; HBY QOZB LLC, Owner.

**ZONING REFERRALS:**

**Item II:** 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>

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