



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

Item #1: Adoption of the October 16, 2023 Planning Board Meeting Minutes and Transcripts.

https://kingston-ny.gov/filestorage/8399/10476/11820/11824/55389/October_16_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: **#124-134 East Strand & 136-198 East Strand** LOT LINE REVISION of the Lands of Historic Kingston Waterfront L&M LLC. SBL 56.43-6-6 & 56.36-1-8. SEQR

Determination. Transect SD-W/SD-WMU, HA, Coastal Zone, Historic Kingston Waterfront L&M LLC; applicant/owner.

Item #4: #100 Lucas Avenue SPECIAL PERMIT RENEWAL for a radio communication antenna. SBL 56.89-2-25.200. SEQR Determination. Transect Zone T3N. Ward 1. Seventh Day Adventist Church; applicant/owner.

Item #5: #100 Greenkill Avenue (13 S Prospect Street) SPECIAL PERMIT to establish an auto body repair facility. SBL 56.25-5-29. SEQR Determination. Transect Zone T5F. Ward 5. Anthony Tampone/Specialty Motorcar Company/applicant; Edward Lattin/owner.

Item #6: #79-83 Green Street SITE PLAN/SPECIAL PERMIT for 3 additional Boarding House rooms totaling 17 and a MAJOR WAIVER to exceed the number of Boarding House units and Boarders. SBL 56.90-4-14. SEQR Determination. Transect Zone T5N. Ward 2. Yukon Management LLC; applicant/owner.

Item #7: #336 East Chester Street SPECIAL PERMIT RENEWAL for general commercial auto-oriented services and controlled substance sales. SBL 48.83-2-1.100. SEQR Determination. Transect Zone T3N-O. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.

OLD BUSINESS:

Item #8: #256 Washington Avenue SITE PLAN/SPECIAL PERMIT for renovation of an existing building to include 47 apartments and a boarding house with MAJOR WAIVER to exceed the number of units in a multiplex. SBL 56.90-4-36. SEQR Determination. Transect Zone T4N. Ward 3. 256 Washington House LLC; applicant/owner.

BOND RELEASE:

Item #9: #21 Bluestone Court (formerly 264 Lucas Avenue) RELEASE of Performance Bond. Bluestone Commons, 46 Unit Multifamily Residential Housing Project. SBL 56.88-4-7. Approved under old R-4 Zoning, now SD-MF Transect. Ward 1. SSLI, Holdings, LLC; owner.

DISCUSSION:

Item #10: #29 Wurts Street DISCUSSION on Special Permit for a cultural institution and education center focusing on music, performing arts and events. SBL 56.42-8-26. Transect Zone T4N. Ward 8. Jack Gellen & Sarah Carpenter; owners, with Tom Krueger, applicants.

This meeting will be live-streamed at the City of Kingston YouTube channel:

<https://www.youtube.com/c/CityofKingstonNY>