



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, October 16, 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, October 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, Monday, October 16, 2023.

Item #1: Adoption of the September 18, 2023 Planning Board Meeting Minutes and Transcripts.

https://kingston-ny.gov/filestorage/8399/10476/11820/11824/55389/September_18_2023_-_PB_Minutes.pdf

PUBLIC HEARINGS:

Item #2: **#356 Broadway** SPECIAL PERMIT RENEWAL to operate a boarding house. SBL 56.43-8-61.1. SEQR Determination. Transect Zone T5MS. Ward 9. TVG Group LLC; applicant/owner.

Item #3: **#240 Foxhall Avenue** SPECIAL PERMIT for an eating/drinking with alcohol service. SBL 48.82-3-74. Transect Zone T4N-O. Ward 6. Anton Kinloch/applicant; West Shore Trestle LLC/owner.

Item #4: #36 St. James Street SPECIAL PERMIT for an eating/drinking with alcohol service. SBL 56.92-4-14.100. Transect Zone T4N-O. Ward 4. Samuel Shapiro/applicant; Paul Beichert/owner.

Item #5: #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.

NEW BUSINESS:

Item #6: #53-55 Washington Avenue SITE PLAN for expansion of a commercial use with the installation of a walk-in freezer and a MAJOR WAIVER from the 50% maximum lot coverage. Transect Zone T3N. Ward 3. Hudson Valley Bakery, Stephan Sanzi/applicant; Hudson Homestead Group/owner.

OLD BUSINESS:

Item #7: #80 Washington Avenue SITE PLAN for renovation of an existing building, with addition of a second story to establish a total of 37 apartments with MAJOR WAIVER to exceed the number of rooms in a multiplex. SBL 56.107-4-12. SEQR Determination. Transect Zone T4N. Ward 3. Place 96 South Elliot LLC; applicant/owner.

BOND RELEASE:

Item #8: #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.

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