



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, April 15, 2024 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 Vicente 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, Ald. S. Pasti, CC Liaison.

**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 for any item listed must be received by 2PM on Friday, April 12, 2024. Comments may be emailed to Suzanne Cahill, Planning Director at [scahill@kingston-ny.gov](mailto:scahill@kingston-ny.gov), mailed, or delivered. 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, is encouraged to 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, April 15, 2024.

**Item #1:** Adoption of the March 18, 2024 Planning Board Meeting Minutes.  
[https://www.kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/March\\_18\\_2024\\_-\\_PB\\_MINUTES.pdf](https://www.kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/March_18_2024_-_PB_MINUTES.pdf)

**OLD BUSINESS:**

**Item #2:** **#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.

**Item #3:** **#73-75 Furnace Street** SPECIAL PERMIT RENEWAL to operate 4-room boarding house. SBL 56.92-4-42. SEQR Determination. Transect Zone T4N-O. Ward 4. Linden Peters; applicant/owner.

**Item #4:**     #685 Broadway SPECIAL PERMIT RENEWAL for auto sales and repairs. SBL 56.92-3-21. SEQR Determination. Transect Zone T5MS, HA. Ward 4. Dago A. Meraz; applicant/owner.

**PUBLIC HEARINGS:**

**Item #5:**     #380 Foxhall Avenue SPECIAL PERMIT to establish an auto oriented eating/drinking establishment housing a drive-thru coffee business. SBL48.302-5-10. Transect Zone T4N-O. Ward 6. Zubal Holdings, Inc; applicant/owner.

**NEW BUSINESS:**

**Item #6:**     #9 Prince Street SITE PLAN to construct 8 additional units on an existing multifamily property. SBL 56.26-6-11. SEQR Determination. Transect Zone T4N-O. Ward 9. CPG Kingston I LLC; applicant/owner.

**Item #7:**     #9 Prince Street. MAJOR WAIVER – Deviation from Section 405.7.D. First Floor Height: 16' Required, 10.33' Proposed. SBL 56.26-6-11. SEQR Determination. Transect Zone T4N-O. Ward 9. CPG Kingston I LLC; applicant/owner.

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