



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, December 16, 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, December 13, 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, December 16, 2024.

**Item #1:** Adoption of the November 18, 2024 Planning Board Meeting Minutes.  
[https://www.kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/November\\_2024\\_-\\_Minutes.pdf](https://www.kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/November_2024_-_Minutes.pdf)

**PUBLIC HEARINGS:**

**Item #2:** **#61-63 Mary's Avenue** SPECIAL PERMIT RENEWAL to create a centralized hub for fiber network equipment. SBL 56.42-1-1. SEQR Determination. Transect Zone SD-I. Ward 9. Archtop Fiber, LLC/applicant; Benedictine Hospital/owner.

**Item #3:** **#64 & 66 Pine Street** LOT LINE REVISION of the Lands of ASC Properties LLC and Lynn Woods. SBL 56.108-3-44 & 56.108-3-45. SEQR Determination. Transect Zone T4N. Ward 5. Lynn Woods and ASC Properties LLC; applicant/owner.

**Item #4:**     #100 Tenbroeck Avenue & 148-150 Cornell Street LOT LINE REVISION of the Lands of One Hundred Brooks LLC. SBL 48.334-4-3.100 & 48.334-4-3.200. SEQR Determination. Transect Zone T5F. Aron Chilewich/applicant; One Hundred Brooks LLC/owner.

**Item #5:**     #463 Abeel Street SUBDIVISION of the Lands of Kathleen Griffin & Edward Shawn Pierse. SBL 56.50-1-2.100. SEQR Determination. Transect Zone T4N-O. Ward 9. Kathleen Griffin & Edward Shawn Pierse; applicant/owner.

**MAJOR WAIVER REQUEST:**

**Item #6:**     #64 Derrenbacher Street MAJOR WAIVER REQUEST from 8' required side setback for installation of HVAC Condenser Unit. SBL 48.82-4-15. SEQR Determination. Zone T3N. Ward 6. Dany Camacho (D. Rhode Heating and Air)/applicant; Ian Grigg & Devika Narule/owners.

**OLD BUSINESS:**

**Item #7:**     140-150 Boulevard & 66-92 Petit Avenue REVISED SITE PLAN to construct 3, eight-unit residential multiplexes with MAJOR WAIVER requests. SBL 56.40-2-4 & 6. SEQR Determination. Transect Zone T3N. Ward 5. Heart Ventures Corp.; applicant/owner.

**Item #8:**     #206 & 208 Flatbush Avenue SITE PLAN/SUBDIVISION for multifamily housing, with Major and Minor Waiver Requests. SBL 48.74-3-24 & 48.74-3-19. SEQR Determination. Transect Zone SD-MF. Ward 6. Kingston Housing Authority/owner.

**NEW BUSINESS:**

**Item #9:**     #105 Abeel Street SITE PLAN for construction of 6-unit, small multiplex, on separate parcel facing West Union. SBL 56.43-2-25. SEQR Determination. Coastal Consistency Determination. Transect T5N, RHD, HA, LWRP. Ward 8. Abeel Street Rentals Inc., owner and West Union Street Rentals, LLC, applicant.

**CC REFERRAL:**

**Item #10:**    SEQR REFERRAL for Common Council Intent to Seek Lead Agency in the Pike Plan removal project. Wall & North Front Streets. City of Kingston; applicant/owner.

**Item #11:**    SEQR REFERRAL for the Common Council Intent to Seek Lead Agency in the acquisition of 42 parcels at the corner of Broadway and Garraghan Drive through eminent domain and future redevelopment of those parcels into a mixed use development. City of Kingston/applicant; Hudson Landing Development Corp and Rondout Landing at Strand/owners.

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

December 16, 2024 AGENDA