



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Tuesday, February 20, 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 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 for any item listed must be received by 2PM on Friday, February 16, 2024. Comments may be emailed to Suzanne Cahill, Planning Director at 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, with your name and public hearing item you wish to speak on, by 4 PM, Tuesday, February 20, 2024.

Item #1: Adoption of the January 16, 2024 Planning Board Meeting Minutes.
https://kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/January_16_2024_-_PB_Minutes.pdf

PUBLIC HEARINGS:

Item #2: #549 Albany Avenue SUBDIVISION of the Lands of Interrante Design-Build LLC. SBL 48.74-1-3. SEQR Determination. Zone T4N-O. Ward 6. Interrante Design-Build LLC; applicant/owner.

Item #3: #218-220 & 224 Foxhall Avenue SPECIAL PERMIT for an eating/drinking establishment with alcohol service. 48.82-4-67 & 48.82-4-1. SEQR Determination. Zone T4N-O. Ward 6. Francesca Hoffman (Unicorn Bar LLC)/applicant; Guyula LLC/owner.

Item #4: #85 Abeel Street SPECIAL PERMIT to establish a 5 room Bed and Breakfast. SBL 56.43-2-20. SEQR Determination. Transect Zone T5N. Ward 8. 85-87 Abeel St LLC (Jesse Halliburton)/applicant; Tamara Ehlin/owner.

Item #5: #70 West Union SPECIAL PERMIT to establish a 3 room Bed & Breakfast. SBL 56.43-2-10. SEQR Determination. Transect Zone T5N. Ward 8. 85-87 Abeel St LLC (Jesse Halliburton)/applicant; Tamara Ehlin/owner.

Item #6: #29 Wurts Street SPECIAL PERMIT to establish a cultural institution for the arts. SBL 56.42-8-26. SEQR Determination. Transect Zone T4N. Ward 8. Tempo Arts (aka Kingston Music Initiative)/applicant; The Ashokan Foundation/owner.

NEW BUSINESS:

Item #7: #365 South Wall Street MAJOR WAIVER request from Section 405.16. C. to exceed maximum number of off-street parking spaces. SBL 56.124-5-13. SEQR Determination. Zone T4N-O. Ward 5. LGL NY RE, LLC, owner/applicant.

Item #8: #549 Delaware Avenue SITE PLAN to convert a 3 unit structure to a 4 unit small multiplex with a MAJOR WAIVER request for dormer configuration. SBL 56.35-4-1. SEQR Determination. Transect Zone T4N. Ward 7. Daniel Venture; applicant/owner.

Item #9: 140-150 Boulevard & 66-92 Petit Avenue SITE PLAN to construct 4, seven-unit residential multiplexes with two MAJOR WAIVER requests for building heights and to exceed unit counts. SBL 56.40-2-4 & 6. Transect Zone T3N. Ward 5. Heart Ventures Corp.; applicant/owner.

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