



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA

Monday, May 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 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, May 17, 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, Monday, May 20, 2024.

Item #1: Adoption of the April 15, 2024 Planning Board Meeting Minutes.
[https://kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/April 15 2024 - PB Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/April%2015%202024%20PB%20Minutes.pdf)

PUBLIC HEARINGS:

Item #2: #301 Broadway SPECIAL PERMIT RENEWAL to operate a pre-existing auto-oriented service. SBL 56.34-8-4. Transect Zone T5MS. SEQR Determination. Ward 9. Hess Retail Stores LLC; applicant/owner.

Item #3: #102 & 104 McEntee Street LOT LINE DELETION of the Lands of Damian Devante Burns and Charlie Anne Webber. SBL 56.42-5-16 & 17. Transect Zone T4N. SEQR Determination. Ward 9. Damian Burns and Charlie Ann Webber; applicants/owners.

Item #4: #130 Elmendorf Street SUBDIVISION of the Lands of 130 Elmendorf LLC. SBL 48.333-4-4.100. Transect Zone T4N. SEQR Determination. Ward 2. 130 Elmendorf LLC; Vetere Land Surveying, Plc/applicant; Max Fesser/owner.

Item #5: #102 & 106 Greenkill Avenue LOT LINE REVISION of the Lands of Gerald Schatzel & A&S Property Holdings. SBL 56.25-5-33 & 56.25-5-32. Transect Zone T5N. SEQR Determination. Ward 5. Gerald Schatzle & A&S Property Holdings; applicants/owners.

Item #6: #560 Albany Avenue SPECIAL PERMIT for operation of a light manufacturing welding business. SBL 48.74-1-5.200. Transect Zone T4N-O. SEQR Determination. Ward 6. Schlanger Fabrication LLC/applicant; Five Star Realty Holdings LLC/owner.

OLD BUSINESS:

Item #7: #380 Foxhall Avenue SPECIAL PERMIT to establish an auto oriented eating/drinking establishment housing a drive-thru coffee business. SBL 48.302-5-10. SEQR Determination. Transect Zone T4N-O. Ward 6. Zubal Holdings, Inc; applicant/owner.

Item #8: #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 #9: #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.

NEW BUSINESS:

Item #10: #42 Court Avenue MAJOR WAIVER – Deviation greater than 10% on fence height on side street frontage of corner lot: Allowed - 4 foot, Proposed - 6 foot. SBL 56.88-5-43. SEQR Determination. Transect Zone T3N. Ward 1. Reynolds, William; applicant/owner.

Item #11: #507 Broadway MAJOR WAIVER request exceed the maximum size limits of an Electronic Sign in the T5MS Transect (405.17.1.2.b. & 405.17.1.3): 9sf allowed with 21.35sf proposed.

BOARD POLICIES:

Item #12: DISCUSSION AND ADOPTION of new Board Policies based on changes to the City of Kingston Zoning Code.

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