



**CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, April 21, 2025 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, 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 Thursday, April 17, 2025. All comments should contain the Item #, the address, and meeting date. 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, April 21, 2025

Item #1: Adoption of the March 17, 2025 Planning Board Meeting Minutes.
<https://cityofkingstonny.municollab.com/planning-board/meetings/2025/03/17/14a6#&mode=minutes>

PUBLIC HEARINGS:

Item #2: #140-150 Boulevard & 160 Boulevard LOT LINE DELETION of the Lands of Heart Ventures Corporation. SBL 56.40-2-4 & 6. SEQR Determination. Transect Zone T3N. Ward 5. Heart Ventures Corp.; applicant/owner.

Item #3: #140-150 Boulevard & 160 Boulevard 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 #4: #29 Warren Street SUBDIVISION of the Lands of Warren LLC. SBL 56.107-2-11. SEQR Determination. Transect T4N. Ward 3. Michael Vetere III/applicant; 29 Warren LLC/owner.

Item #5: #98 Moore Street SUBDIVISION of the Lands of Anne Craig & Thomas Allen Craig, Jr. SBL 56.27-3-11. SEQR Determination. Transect Zone T3N. Ward 7. Michael Vetere III/applicant; Anne Craig & Thomas Allen Craig, Jr/owner.

Item #6: #21 Bluestone Court SUBDIVISION of the Lands of SSLI Holdings LLC and creation of a WALKABLE NEIGHBORHOOD PLAN with a MINOR WAIVER for a dead end street. SEQR Determination. SBL 56.88-4-7. Transect Zone SD-MF, Large Site Standards. Ward 1. SSLI Holdings LLC; applicant/owner.

Item #7: #46 & 52 Grand Street & 488 Hasbrouck Avenue LOT LINE REVISION of the Lands of the Kingston City Land Bank, Inc. SBL 56.26-8-46, 47, 48. SEQR Determination. Transect Zone T5F. Ward 5. Kingston City Land Bank, Inc.

Item #8: #24 Presidents Place SPECIAL PERMIT to operate a Bed and Breakfast. SBL 56.42-8-8. SEQR Determination. Transect Zone T4N. Ward 8. Jessica Carey; applicant/owner.

Item #9: #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 #10: #615 Broadway & 35 Cedar Street LOT LINE REVISION of the Lands of the City of Kingston and the Salvation Army. SBL 56.109-3-16 & 56.109-3-42. SEQR Determination. Transect Zone T5MS & T5N. Ward 4. Baxter Development Co. LLC/applicant; City of Kingston & Salvation Army/owners.

Item #11: #615 Broadway & 35 Cedar Street SITE PLAN and MAJOR WAIVER REQUESTS to construct a mixed-use building with ground floor commercial and 70 residential units. SBL 56.109-3-16 & 56.109-3-42. SEQR Determination. Transect Zone T5MS & T5N. Ward 4. Baxter Development Co. LLC/applicant; City of Kingston & Salvation Army/owners.

Item #12: #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.

BOND RELEASE:

Item #13: #21 Bluestone Court RELEASE of remaining performance bond for terminated multifamily project. SBL 56.88-4-7. Transect Zone SD-MF, Large Site Standards. Ward 1. SSLI Holdings LLC; applicant/owner.

REFERRALS:

Item #14: **FBC Zoning Amendment** REFERRAL from the Common Council for recommendation. SBL 56.88-4-7. Transect Zone SD-MF, Large Site Standards. Ward 1. SSLI Holdings LLC; applicant/owner.

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

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