



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, July 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 Friday, July 18, 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](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, July 21, 2025

**Item #1:** Adoption of the June 16, 2025  
(<https://cityofkingstonny.municollab.com/planning-board/meetings/2025/06/16/93d1#&mode=minutes>) and July 9, 2025 (not posted yet) Planning Board Meeting Minutes.

**PUBLIC HEARINGS:**

**Item #2:** #51 & 55 O'Neil Street LOT LINE REVISION of the Lands of Benkert Realty Inc. SBL 56.25-2-19 & 18.110. Transect Zone T5F. Ward 4. SEQR Determination. Benkert Realty Inc.; applicant/owner.

**Item #3:**      #15 Apple Street SUBDIVISION of the Lands of IFMH LLC. SBL 48.312-2-10. Transect Zone T3N. Ward 1. SEQR Determination. Michael Vetere/applicant; IFMH LLC/owner.

**Item #4:**      #19 Hooker Street SUBDIVISION of the Lands of RV Group 4 LLC. SBL 48.83-3-14. Transect Zone T3L. Ward 7. SEQR Determination. Michael Vetere/applicant; RV Group 4 LLC./owner.

#### NEW BUSINESS:

**Item #5:**      #80 Washington Avenue SITE PLAN and MAJOR WAIVER AMENDMENT to add 2 additional residential units and to exceed the number of rooms in a multiplex. SBL 56.107-4-12. SEQR Determination. Transect Zone T4N. Ward 3. Place 96 South Elliot LLC; applicant/owner.

**Item #6:**      #73-75 Furnace Street SITE PLAN to renovate an existing building into 4 residential units and MAJOR WAIVER from first floor transparency. SEQR Determination. SBL 56.92-4-42. Transect Zone T4N-O. Ward 4. Joseph Herzig/applicant; Linden Peters/owner.

#### OLD BUSINESS:

**Item #7:**      #560 Albany Avenue SPECIAL PERMIT RENEWAL for operation of a light manufacturing welding business. SBL 48.74-1-5.200. Transect Zone T4N-O. Ward 6. SEQR Determination. Schlanger Fabrication LLC/applicant; Five Star Realty Holdings LLC/owner.

#### BOND REDUCTION:

**Item#8:**      #2 South Prospect Street REQUEST For BOND REDUCTION in the amount of 50% for site work completed. SBL 56.33-2-20.100. Transect Zone T5F. Ward 5. SEQR Determination. 2 Prospect KC LLC, owner.

#### DISCUSSION:

**Item #9:**      #21 Elizabeth Street DISCUSSION to review preliminary concept plans for redevelopment of the former “Elizabeth Manor” for multifamily use. SBL 56.124-1-12. SEQR Determination. Transect Zone T4N. Ward 3. Ulster County/owner.

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

NOTE – No scheduled August meeting; Next meeting – September 15, 2025