



**CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, June 16, 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, June 13, 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, June 16, 2025

Item #1: Adoption of the May 19, 2025 Planning Board Meeting Minutes.
<https://cityofkingstonny.municollab.com/planning-board/meetings/2025/05/19/0c8d#&mode=minutes>

PUBLIC HEARINGS:

Item #2: #10 & 20 Furnace Street LOT LINE DELETION of the Lands of Robert E. Gallagher II. SEQR Determination. SBL 56.108-4-14 & 15. Transect Zone T4N. Ward 4. Robert E. Gallagher; applicant/owner.

Item #3: #560 Albany Avenue SPECIAL PERMIT RENEWAL 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.

Item #4: #380 Foxhall Avenue SPECIAL PERMIT RENEWAL 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.

NEW BUSINESS:

Item #5: #73-75 Furnace Street SITE PLAN to renovate an existing building into 4 residential units. SEQR Determination. SBL 56.92-4-42. Transect Zone T4N-O. Ward 4. Joseph Herzig/applicant; Linden Peters/owner.

Item #6: #209 Clinton Avenue MAJOR WAIVER Request from Section 405.14 I. 1. a. to allow fence height greater than 4' along public ROW, proposed 6' for YWCA playground area expansion. SBL 56.91-3-32. Transect Zone T5N. Ward 4. SEQR Determination. YWCA, applicant/owner.

OLD BUSINESS:

Item #7: Golden Hill Drive AMENDMENT to Planning Board approval resolution to address delayed installation of Boulevard traffic signal. SBL 56.40-1-19.310. Transect Zone SD-MF. Ward 3. SEQR Determination. Ulster County; applicant; Golden Hill HDLC as Nominee, owner.

Item #8: #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 #9: #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 #10: #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.

DISCUSSION:

Item #11: REZONING REQUEST Referral from the Common Council on rezoning multiple parcels along Schwenk Drive from T5N to T5MS. SBLs 48.314-2-24.112, 2.100, 23.1 and 1; 48.71-1-4 and 5; 48.314-1-2. SEQR Determination. Ward 2. Mayor Noble, petitioner.

Item #12: PROPOSED TREE ORDINANCE Discussion with City's Urban Forester on proposed new City-wide Tree Ordinance and how it relates to Planning Board activities.

REFERRAL:

Item #13: Common Council referral seeking designation as Lead Agency in the SEQR review of the project to implement multi-tiered raised terraces at Kingston Point Beach for flood mitigation and sea level rise.

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

Next Meeting – July 21, 2025

June 16, 2025 AGENDA