



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, March 17, 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, March 14, 2025. All comments should contain the Item address and that it is for the Planning Board meeting of March 17, 2025. 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, March 17, 2025

**Item #1:** Adoption of the February 18, 2025 Planning Board Meeting Minutes.  
[https://www.kingston-ny.gov/filestorage/8399/10476/11820/11824/70110/February\\_2025\\_-\\_PB\\_Minutes.pdf](https://www.kingston-ny.gov/filestorage/8399/10476/11820/11824/70110/February_2025_-_PB_Minutes.pdf)

**PUBLIC HEARINGS:**

**Item #2:** #85 Abeel Street SPECIAL PERMIT RENEWAL hearing only to operate a 5 room Bed and Breakfast. SBL 56.43-2-20. Transect Zone T5N. Ward 8. 85-87 Abeel St LLC (Jesse Halliburton); applicant/owner.

**Item #3:** #70 West Union SPECIAL PERMIT RENEWAL hearing only to operate 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/owner.

**Item #4:**     **#29 Wurts Street** SPECIAL PERMIT RENEWAL hearing only to operate a cultural institution for the arts. SBL 56.42-8-26. Transect Zone T4N. Ward 8. Tempo Arts (aka Kingston Music Initiative)/applicant; Kingston Music Initiative/owner.

**Item #5:**     **#1 Boulevard** SPECIAL PERMIT RENEWAL to install a cellular antenna on the rooftop of an existing Stewarts Shop. SBL 56.124-5-23. SEQR Determination. Transect T4N-O. Ward 5. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shops Corp./owner.

**Item #6:**     **#420 Albany Avenue** SPECIAL PERMIT RENEWAL to install a cellular antenna on the rooftop of an existing Stewarts Shop. SBL 48.302-3-8.100. SEQR Determination. Transect Zone T4N-O. Ward 6. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shop Corp/owner.

**Item #7:**     **#449 Broadway** SPECIAL PERMIT RENEWAL for 6 cellular antennas. SBL 56.26-10-61. SEQR Determination. Transect Zone T5MS. Ward 5. Verizon Wireless/applicant; Verizon New York/owner.

**Item #8:**     **#218-220 & 224 Foxhall Avenue** SPECIAL PERMIT AMENDMENT to expand eating/drinking establishment with alcohol service to include outdoor area. SBL 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 #9:**     **#105 Mary's Avenue** SPECIAL PERMIT for a telecommunication facility. SBL 56.41-3-1.110. SEQR Determination. Transect Zone SD-I. Ward 9. Airosmith Development/applicant; Benedictine Hospital/owner.

**Item #10:**    **#514-520 & 522-528 First Avenue** LOT LINE DELETION of the Lands of the City of Kingston. SBL 48.16-5-11 & 48.16-5-10. SEQR Determination. Transect Zone T3L. Ward 8. City of Kingston; applicant/owner.

**Item #11:**    **#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.

#### **NEW BUSINESS:**

**Item #12:**    **75 Henry Street** SITE PLAN and MAJOR WAIVER to construct two detached ADU's on a property containing an existing duplex. SEQR Determination. SBL 56.109-1-34. Transect Zone T4N. Ward 4. Del Cid Real Estate LLC; applicant/owner.

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