



**CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA – Updated 5-14-25
Monday, May 19, 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, May 16, 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, May 19, 2025

Item #1: Adoption of the April 21, 2025 Planning Board Meeting Minutes.
<https://cityofkingstonny.municollab.com/planning-board/meetings/2025/04/21/c992#&mode=minutes>

PUBLIC HEARINGS:

Item #2: #270 & 276 Pearl Street LOT LINE REVISION of the Lands of Nicholas & Sarah Hvozda and Kayla Ablove Feldman 2020 Revocable Trust. SBL 56.31-5-3.100 & 2.100. SEQR Determination. Transect Zone T3L. Nicholas Hvozda/applicant; Nicholas & Sarah Hvozda and Kayla Ablove Feldman 2020 Revocable Trust, owners.

Item #3: #623-629 Delaware Avenue SUBDIVISION and MAJOR WAIVER of the Lands of POK Beacon LLC. SBL 56.34-10-3. SEQR Determination. Transect Zone T4N-O. Ward 9. Peter O’Kennedy/applicant; POK Beacon LLC/owner.

Item #4: #20 Cedar Street SPECIAL PERMIT RENEWAL for telecommunication use antenna for the purposes of providing community Wi-Fi. SBL 56.109-4-2.100. SEQR Determination. Transect Zone T5F. Ward 4. Radio Kingston/applicant; RUPCO/owner.

Item #5: #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 #6: #685 Broadway SPECIAL PERMIT RENEWAL for auto sales and repairs. SBL 56.92-3-21. SEQR Determination. Transect Zone T5MS, HA. Ward 4. Dago A. Meraz; applicant/owner.

Item #7: #336 East Chester Street SPECIAL PERMIT RENEWAL/AMENDMENT for general commercial auto-oriented services and controlled substance sales with the addition of open storage. SBL 48.83-2-1.100. SEQR Determination. Transect Zone T3N-O. Ward 7. MNZ Realty Holdings Inc.; applicant/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.

NEW BUSINESS:

Item #10: #167 Tremper Avenue SITE PLAN to add 2 units to an existing 3 family building. SBL 48.333-8-8. SEQR Determination. Transect Zone T4N. Ward 4. Max Fesser; applicant/owner.

OLD BUSINESS:

Item #11: 9 Prince Street REQUEST FOR EXTENSION on Site Plan/Waiver Approval issued in May 2024 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 #12: 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 HDfC as Nominee, owner.

DISCUSSION:

Item #13: BOARD POLICY ADDITIONS: Discussion on adding Board Policies to address NYSDEC requirements for Sanitary Sewer Extension and New Freshwater Wetlands Regulations.

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

Next Meeting – June 16, 2025

April 21, 2025 AGENDA