

# CITY OF KINGSTON

planning@kingston-ny.gov



Suzanne Cahill, Planning Director

Steven T. Noble, Mayor

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## HISTORIC LANDMARKS PRESERVATION & HERITAGE AREA COMMISSIONS MEETING

April 6<sup>th</sup>, 2023

In-Person – Common Council Chambers, City Hall, 6:30 PM

### AGENDA

#### HLPC COMMISSION MEMBERS:

Mark Grunblatt, Chairman  
Kevin McEvoy  
Andrea Puetz, Architect  
Robert Tonner  
Nettie Morano  
Vacant  
Vacant

#### HAC COMMISSION MEMBERS:

Bonnie Howland, Chairman  
Vacant, Vice Chairman  
Michael Del Priori  
Kevin McEvoy  
Nettie Morano  
Janet Maher  
Vacant

#### CITY STAFF & OFFICIALS:

Suzanne Cahill, Planning Director  
Kyla DeDea, Assistant Planner  
Ethan Dickerman, Historic Preservation Administrator  
Taylor Bruck, City Historian  
Steve Knox, Director BSD  
Barbara Graves-Poller, Corporation Counsel  
Matthew Jankowski, Asst. Corporation Counsel  
Ald. Rita Worthington, Ward 4 Liaison

#### GENERAL BUSINESS:

**NOTE 1:** There will be no open public speaking. All comments must be in writing and received by 2PM on Tuesday, April 4th, 2023. Comments may be emailed to Suzanne Cahill at [planning@kingston-ny.gov](mailto:planning@kingston-ny.gov), hand delivered, mailed or placed in the drop box outside of City Hall. All comments received will be distributed to the Commission Members and posted on-line.

**NOTE 2:** Due to the recording and capability of using such to be transcribed, all votes will be roll call votes.

#### NOTE 3:

LINK to HAC Applications & Materials <https://kingston-ny.gov/content/8391/8415/35431/default.aspx>  
LINK to HLPC Applications & Materials <https://kingston-ny.gov/content/8399/8491/8499/35761/default.aspx>

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## CALL MEETING TO ORDER:

1. HAC Adoption of the Minutes of February 2<sup>nd</sup> and March 2, 2023, Meeting.

HLPC Adoption of the Minutes of January 5<sup>th</sup>, February 2<sup>nd</sup> and March 2, 2023, Meeting.

[https://kingston-ny.gov/filestorage/8399/10476/16128/16481/55378/HAC\\_HLPC\\_MINUTES\\_Jan\\_2023\\_FINAL.pdf](https://kingston-ny.gov/filestorage/8399/10476/16128/16481/55378/HAC_HLPC_MINUTES_Jan_2023_FINAL.pdf)

[https://kingston-ny.gov/filestorage/8399/10476/16128/16481/55378/HAC\\_HLPC\\_Feb\\_2\\_2023\\_Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/16128/16481/55378/HAC_HLPC_Feb_2_2023_Minutes.pdf)

[https://www.kingston-ny.gov/filestorage/8399/10476/16128/16481/55378/HAC\\_HLPC\\_Mar\\_2\\_2023\\_MINUTES.pdf](https://www.kingston-ny.gov/filestorage/8399/10476/16128/16481/55378/HAC_HLPC_Mar_2_2023_MINUTES.pdf)

## HAC APPLICATIONS:

2. #702 Broadway (7 Elmendorf St.). Installation of business sign on Elmendorf Street structure. SBL 56.25-1-9.100. SEQR Type II. Zone C-2, HA. Ward 2. Manuel Ax Chub, applicant; Ahmed Almontaser, owner.
3. #12 Warren Street. Installation of 8 solar panels on existing roof totaling 2.96kw. SBL 56.107-2-21. SEQR Type II. Ward 3. Zone R2, HA. Sunrun Installation Services/Margaret Mann, applicant; Philis McCloskey, owner.
4. #47 German Street. Installation of 4 new windows. Foundation water barrier, and repair to woodwork and painting. SBL 56.42-14-12. SEQR Type II. Ward 8. Zone RT, HA, Coastal Zone. 47 German Street, LLC c/o Miguel Alvarado, applicant/owner.
5. #50 Crane St. Replacing windows, roof, siding, and rebuilding porch and soffits. Foundation issues will be rectified as needed. SBL 56.36-7-14. SEQR Type II. Ward 8. Zone R-1, HA, Coastal Zone. Noe Del Cid/Rubix his, applicant; RUPCO, Inc., owner.

## HAC/HLPC JOINT REGULAR BUSINESS:

6. #95 Wurts Street. Installation of 2 HVAC units visible from the street. SBL 56.42-6-11. SEQR Type II. Zone R-T, Rondout District, HA. Ward 9. Paul Benkert; applicant/owner
7. #5 Abeel Street, 8 & 10 Post Street Modifications for exterior renovations to an existing building. SBL 56.43-4-30, 31 & 32. SEQR Type II. Ward 8. Zone RT, Rondout Historic District, HA. S. Dutton Associates, applicant; CBSKI Kingston LLC. (Charles Blauchman), owner.
8. #79-81 and 83 West Union Street Plan amendment to re-orient and place larger shed on property. Parcels to be combined by lot line deletion. SBL 56.43-1-23 and 24. SEQR Type II. Ward 8. Zone RT. HA, Rondout Historic District. Sam Wilo, applicant/owner.
9. #3 Rogers Street Installation of generator unit visible from street. SBL 56.35-2-7. SEQR Type II. Ward 8.

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Zone, RT, HA, Rondout Historic District. Cwill, Maryann; applicant/owner.

10. **#18 W Union Street.** Removal of an enclosed porch, construct new 208sf addition to 1<sup>st</sup> floor. Adding a second story with shed dormers. Replacing aluminum siding with composite clapboard, window and door replacement. Addition of 96 sf balcony on the structure's rear. Project includes additional apartment unit in basement level. SBL 56.43-3-19.100. SEQR Type II. Ward 8. Zone RT, HA, Rondout Historic District, Coastal Zone. Hudson Valley Architecture, LLC., applicant; John Stewart, owner.
11. **#100 Wurts St.** Installation of signage, window replacement, front step and door restoration, HVAC installation, and painting front door and window shutters. SBL 56.35-1-24. SEQR Type II. Ward 9. Zone R-T. HA, Rondout Historic District, Coastal Zone. Circle of Friends for the Dying, Inc., applicant/owner.
12. **#89 John Street.** Repairing and replacing wooden features in-kind, repairing brick and mortar in-kind, repainting the structure, replacing exterior light fixtures, creation of a patio area with raised planting bed in front yard, and installation of wrought iron flower boxes beneath second story windows. SBL 48330-3-26. SEQR Type II. Ward 2. Zone C-2/ MUOD, Stockade District, HA. Raymond Lippert, MD. & Dara Trahan, applicant/Owner.

## RECOMMENDATION:

13. **Form Based Code:** DISCUSSION on workshop meeting for the Historic Landmarks Preservation Commission to review and prepare comment back to the Common Council on the proposed City-wide Form Based Zoning Code. <https://engagekingston.com/kingston-forward>

Adjourn HLPC Meeting: \_\_\_\_\_

Adjourn HAC Meeting: \_\_\_\_\_

Next Joint Meeting: May 4, 2023

This meeting will be live-streamed at the City of Kingston YouTube channel:

<https://www.youtube.com/c/CityofKingstonNY>