



City of Kingston Planning Board
Meeting Agenda
Monday, November 16, 2020
6:00 PM
VIRTUAL:

You can dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

United States (Toll Free): 1 877 309 2073
- One-touch: tel:+18773092073,,666686917#

United States: +1 (571) 317-3129
- One-touch: tel:+15713173129,,666686917#

Access Code: 666-686-917

CITY OF KINGSTON PLANNING BOARD MEETING AGENDA - *Gotomeeting.com – 6:00 PM*

BOARD MEMBERS: Wayne D. Platte, Jr., Chairman, Charles Polacco, Vice-Chair, Robert Jacobsen, MaryJo Wiltshire, and Matt Gillis.

ALTERNATES: Kevin Roach, Vicente Archer, and Katie Bawarski.

OTHERS: Suzanne Cahill, Planning Director, Kyla DeDea, Assistant Planner, Ald. Don Tallerman, Common Council Liaison, Daniel Gartenstein, Corporation Counsel.

GENERAL NOTES:

1. *Read Instructions for Meeting Protocol/Turn Meeting over to Chairman Platte*
2. *Introductions of all Board Members and staff present*

REGULAR BUSINESS -

NOTE: There will be no open public speaking. All comments must be in writing and received by 2PM on Friday, November 13, 2020. Comments may be emailed to Suzanne Cahill, Planning Director at scahill@kingston-ny.gov, mailed or placed in the drop box outside of City Hall. 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. However, public is invited to speak via audio connection at the time the hearing is called.

Item #1: Adoption of the October 19, 2020 Planning Board Meeting Transcript and Decisions.
[Oct 2020 - Decision.pdf](#)
[PBM October 19 2020 Transcript.pdf](#)

PUBLIC HEARINGS

Item #2: #412 East Chester Street SUBDIVISION of the Lands of WSSA Equities LLC. SBL 48.75-7-19. SEQR Determination. Zone C-2. Ward 7. WSSA Equities LLC; applicant/owner.

[1 Completed Application.pdf](#)
[2 seaf.pdf](#)
[3 Project_Narrative_Form.pdf](#)
[4 PHOTO KEY.pdf](#)
[5 photo 1.JPG](#)
[6 photo 2.JPG](#)
[7 photo 3.JPG](#)
[8 WSSA EQUITIES DEED.pdf](#)
[9 COMPTROLLERS TAX STATEMENT.pdf](#)
[10 Completed Application Checklist.pdf](#)
[11 Completed Permission to Represent001.pdf](#)
[12 Operating Permit_412 E Chester_Sept 2019.pdf](#)
[13 WSSA Equities LLC Documents.pdf](#)
[14 412 East Chester Street Subdivision Map.pdf](#)

Item #3: #283-287 & 295 Albany Avenue LOT LINE DELETION of the Lands of Purrfect Homes LLC. SBL 48.317-1-5 & 48.73-1-20. SEQR Determination. Zone RRR. Ward 2. John Gerd Heidecker PLLC/applicant; Purrfect Homes LLC/owner.

[17HLS196LL SHEET 1 \(30 SCALE\).pdf](#)
[HLS Description 295 Albany Ave LL.docx](#)
[HLS Purrfect Homes LLC App.pdf](#)

Item #4: #336-338 East Chester Street SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 48.83-2-1.100. SEQR Determination. Zone C-2. Ward 7. MNZ Realty Holdings Inc.; applicant/owner.

[336 East Chester Street Application.pdf](#)

Item #5: #15 Railroad Avenue SPECIAL PERMIT to convert a portion of an existing building to 3 residential units. SBL 56.25-4-21. Zone C-2, MUOD. Ward 5. 15 Railroad LLC; applicant/owner.

[15railroad-301.jpg](#)
[15railroad-exterior-front2.jpg](#)
[15railroad-exterior-solar.jpg](#)
[ApplicationPB-15railroad-10_26.pdf](#)
[boardauthorize_15railroad.pdf](#)
[pb-checklist05 2020 15Railroad.pdf](#)
[plan-15RR-2nd-10_26.pdf](#)
[plan-15RR-3rd-11_03 - REVISED 3rd Floor.pdf](#)
[plan-15RR-key-resi-units-10_26.pdf](#)
[Planning_Board_Policies_Update_11.20.18 15Railroad.pdf](#)
[Project_Narrative_Form-15railroad-10_26.pdf](#)
[Survey-15Railroad-parking-10_26.pdf](#)

OLD BUSINESS

Item #6: #301 Broadway SPECIAL PERMIT RENEWAL to operate a gasoline station. SBL 56.34-8-4. SEQR Determination. Zone C-2. Ward 9. Speedway LLC; applicant/owner.

[11-10-2020 from IPT site map speedway bwy - 301 Broadway.pdf](#)
[301 Broadway.pdf](#)

Item #7: #52-68 Wurts Street SUBDIVISION of the Lands of Crossfield Management LLC. SBL 56.43-4-1. SEQR Determination. Zone R-T, Rondout Historic District, HA, Coastal Consistency. Ward 8. Crossfield Management LLC; applicant/owner.

[52-68 Wurts Street App.pdf](#)
[PIAZZA, MIKE \(WURTS AND SPRING ST\) 3 LOT SUB 9-9-2020.pdf](#)
[Chirkova - Wurts Street Subdivision.pdf](#)
[Sizemore - Wurts Street Subdivision.pdf](#)

Item #8: #702 Broadway SPECIAL PERMIT RENEWAL for 6 residential units use in the C-2/MUOD. SBL 56.25-1-9.100. SEQR Determination. Zone C-2, MUOD, HA. Ward 2. Mohammed Alshaary/applicant; Morning Tree Corp./owner.

[52-68 Wurts Street App.pdf](#)
[PIAZZA, MIKE \(WURTS AND SPRING ST\) 3 LOT SUB 9-9-2020.pdf](#)

Item #9: #21 O'Neil Street SPECIAL PERMIT to establish a drinking establishment in an existing building. SBL 56.25-2-15. SEQR Determination. Zone C-3. Ward 4. Eric Sturniolo; applicant/owner.

[9.21.20 PBM 21 O'Neil St.pdf](#)
[9_21_20 PBM - 21 O'Neil Street Site Plan.pdf](#)
[21_Oneil_Street_SD Presentation R2 LR.pdf](#)
[Planning Board Submission for 11-16 Meeting FINAL.pdf](#)
[21 O'Neil - Public Comment Letters - Multiple.pdf](#)
[Donahoe Comment - PBM 11-16-20 Item #9.pdf](#)
[Chirkova - 21 O'Neil Street.pdf](#)

Item #10: #2-16 Montrepose Avenue SITE PLAN to make changes to drainage. SBL 56.42-4-7. SEQR Determination. Zone RRR, Coastal Zone, HAC. Ward 9. Andrew Wright/applicant; Bluestone Realty/owner.

[2-16 Montrepose.pdf](#)
[2020-11-11 Ltr to Planning Board 2-16 Montrepose.pdf](#)
[Montrepose Comment - Ballou.pdf](#)
[2020-11-11 Ltr to Planning Board 2-16 Montrepose.pdf](#)
[Newsome - Montrepose Item #10.pdf](#)
[Rokosz - Montrepose application.pdf](#)
[Unterbach - Montrepose.pdf](#)

NEW BUSINESS

Item #11: #55 Greenkill Avenue (49 Greenkill) SITE PLAN to install new signage and awnings on an existing building. SBL 56.109-4-43. SEQR Determination. Zone O-2, MUOD. Ward 4. 49 Greenkill Avenue LLC; applicant/owner.

[49 Greenkill-PBAuthorization.pdf](#)
[49 Greenkill-PlanningBdApplication.pdf](#)
[PajamaFactory-PermitLayout.pdf](#)

Item #12: #77 Cornell Street SITE PLAN to install new signage and awnings on existing building. SBL 56.25-4-8. SEQR Determination. Zone C-2, MUOD. Ward 6. 77 Cornell Street LLC; applicant/owner.

[77 Cornell St-PlanningBdApplication.pdf](#)
[77 Cornell Street-EAF-completed-102620.pdf](#)
[77 Cornell-PBAuthorization.pdf](#)
[ShirtFactory-PermitLayout.pdf](#)

Item #13: #101 Greenkill Avenue SITE PLAN to install new signage and awnings on an existing building. SBL 56.109-2-41. SEQR Determination. Zone O-2, MUOD. Ward 4. 101 Greenkill Avenue LLC; applicant/owner.

[101 Greenkill-PBAuthorization.pdf](#)
[101 Greenkill-PlanningBdApplication.pdf](#)
[BrushFactory-PermitLayout.pdf](#)

Item # 14: #109 Abeel Street REQUEST for parking waiver for conversion from a 1 family to a 2 family residence. SBL 56.43-2-27. SEQR Determination. Zone RT, Rondout Historic District, HLPC, HAC. Ward 8. Elias Cuttingham; applicant/owner.
[PB Applic 109 Abeel St Nov 2020.pdf](#)

DISCUSSION

Item #15: #144, #146-148, #150-156, #156-160 & #162-168 Abeel Street DISCUSSION on conceptual plan for a multifamily project. SBL 56.43-5-1 & 56.50-6-20, 19, 18, 16. Zone RT, Partially within the Rondout Historic District, HAC, Coastal Consistency. Ward 8. Hudson Valley Development LLC & C&B Developers LLC/owners.

REQUESTED POSPONEMENT BY OWNER Will not be discussed

REZONING RECOMMENDATION

Item #16: RECOMMENDATION To Common Council on rezoning multiple parcels in the areas commonly referred to as Golden Hill and Lawton Park (Common Council Resolution #153 of 2020), FROM zones RRR and R-1 One-family Residence, O-2 Limited Office, M-1 Light Manufacturing and C-3 General Commercial TO R-6 Multiple Residence. SEQR Determination. Zones RRR, R-1, O-2, M-1 and C-3. Wards 3 and 5. Kingston Common Council Action, Multiple Owners.

[Zoning Referral - Golden Hill Lawton Park.pdf](#)
[Colangelo Comment -PBM 11-16-20 Item #16.pdf](#)
[Perry Comment and Petition - PBM 11-16-20 - Item #16.pdf](#)

Item #17: RECOMMENDATION to the Common Council to remove any and all current regulations of livestock and poultry in the City of Kingston Code from Chapter 405 (Zoning) Article IV (District Regulations)(Section 405-9(A)(5)(b)) and relocating said regulations to City of Kingston Code Chapter 151 (Animals), Article IV (Other Animals).

[PB Zoning Amendment Referral - Livestock Amendment.pdf](#)

Item #18: RECOMMENDATION to the Common Council with regard to adding proposed Section 405-55.1(C) to the City of Kingston Zoning Code to permit the issuance of a "Temporary Use Variance" during Federal, State, or Local state of emergencies.

[PB Zoning Amendment Referral - Temp Use Var..pdf](#)
[Miller Comment - PBM 11-16-20 Item #18.pdf](#)

RECORDING OF MEETING: - <https://youtu.be/WC2wNfUPXf0>