



City of Kingston Planning Board
Meeting Agenda
Monday, April 20, 2020
6:00 PM
Common Council Chambers
420 Broadway
Kingston, NY 12401

VIDEO RECORDING OF MEETING: - <https://youtu.be/4BfeUbldlQo>

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

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

ALTERNATES: Kevin M. Roach, Vincente Archer, Katie Bawarski

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

GENERAL NOTES:

1. Pledge of Allegiance
2. Introduction of all Board Members and Staff Present
3. READ Instructions for Meeting Protocol
4. Turn Meeting over to Chairman Platte

REGULAR BUSINESS - *NOTE: There will be no open public speaking. All comments must be in writing and received by 2PM on Friday April 17, 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 read at the beginning of said hearing discussion. However, public is invited to speak via audio connection at the time the hearing is called.*

Item #1: Adoption of the February 18, 2020 Planning Board Meeting Minutes.
[Feb 2020 Minutes.pdf](#)

PUBLIC HEARINGS

Item #2: #101 Greenkill Avenue (111 Greenkill Avenue) SPECIAL PERMIT RENEWAL to operate a massage and float therapy business. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. Olga Schoonmaker/applicant; 101 Greenkill LLC./Owner.
[111 Greenkill Ave SP Renewal Application 4-2-20.pdf](#)

Item #3: #128 Tremper & 1 Ardsley LOT LINE DELETION of the Lands of Williams and Flores. SBL 48.334-7-19 & 48.334-7-18. SEQR Determination. Zone R-2. Ward 6. Kelli Williams & Christopher Flores; applicant/owner.
[128 Tremper - 1 Ardsley Application Lot Line 4-20-20.pdf](#)
[128 Tremper - 1 Ardsley Lot Line Map PBM 4-20-20.pdf](#)

Item #4: #89 & 91-95 German Street LOT LINE DELETION of the Lands of Nicholas Cassetta. SBL

56.42-14-23 & 56.42-14-24.100. SEQR Determination. Zone RT. Ward 8. Nicholas Cassetta; applicant/owner.

[89,91-95 German St Lot Line Deletion PBM042020.pdf](#)
[Casseta Lot Line Deletion PBM 042020.pdf](#)

Item #5: #23 Crown Street SPECIAL PERMIT to establish residential apartments in the Mixed Use Overlay District. SBL 48.330-3-18. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Megan Jinhi Baron/applicant; Tree2x Inc./owner.

[23 Crown Sheet A.pdf](#)
[23 Crown Sheet A1.pdf](#)
[23 Crown Sheet A2.pdf](#)
[23 Crown Sheet A3.pdf](#)
[23 Crown Sheet A4.pdf](#)

Item #6: #335 Wall Street (34 N. Front Street) SPECIAL PERMIT RENEWAL to operate a 2 room hotel. SBL 48.331-1-8. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. Giardi Associates; applicant/owner.

[335 Wall Street \(40 N Front St\) SP Renewal PBM 042020.pdf](#)

Item #7: #88-110 Rondout Landing SPECIAL PERMIT RENEWAL for outdoor event use/restaurant use. SBL 56.43-6-3 & 4. SEQR Determination. Zone RF-R, Heritage Area. Rondout Design Overlay. Ward 8. Dave Amato/applicant; JKJ Properties, LLC/owner.

[88-100 Rondout Landing Plan.pdf](#)
[88-100 Rondout Landing SP Renewal PBM 042020.pdf](#)

Item #8: #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.

[336-338 E Chester SP Renewal PBM 042020.pdf](#)

Item #9: #131 Fair Street SPECIAL PERMIT RENEWAL to operate a 5 room Bed & Breakfast. SBL 56.107-3-4. SEQR Determination. Zone R-2/Fair Street Historic District. Ward 5. Alicja Kowalska; applicant/owner.

[131 Fair St - SP Renewal BB.pdf](#)

Item #10: #106 West Chestnut Street SPECIAL PERMIT RENEWAL to operate a Boarding House. SBL 56.34-11-22. SEQR Determination. Zone R-1. Ward 9. Chestnut Hill NY Inc.; applicant/owner.

[106 W Chestnut St - SP Renewal.pdf](#)

Item #11: #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. Zone C-2. Ward 5. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shops Corp./owner.

[1 Boulevard - Verizon SP Renewal.pdf](#)

Item #12: #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. Zone C-3. Ward 6. Cellco Partnership d/b/a Verizon Wireless/applicant; Stewart's Shop Corp/owner.

[420 Albany Ave - Verizon SP Renewal.pdf](#)

Item #13: #449 Broadway SPECIAL PERMIT RENEWAL for 6 cellular antennas. SBL 56.26-10-61. SEQR Determination. Zone C-2. Ward 5. Verizon Wireless/applicant; Verizon New York/owner.

[449 Broadway - Verizon Wireless SP Renewal.pdf](#)

NEW BUSINESS

Item #14: #1-11 Summer Street SITE PLAN to construct a playground and outdoor seasonal kitchen. SBL 56.25-5-9. SEQR Determination. Zone M-1. Ward 5. YMCA of Kingston; applicant/owner.

[1-11 Summer Street - YMCA Play Area and Food Shed PBM 042020.pdf](#)
[YMCA Plan Set 042020.pdf](#)

Item #15: #508 Broadway (22 Dederick Street) SITE PLAN to install hanging signage over the public right of way. SBL 56.25-4-34. SEQR Determination. Zone C-2, C-3, BOD. David Hammer, Community Home Health Care/applicant; Saunders Holdings LLC/owner.

[22 Dederick St Signage PBM 042020.pdf](#)

DISCUSSION:

Item #16: Zoning Code Amendment Proposal to include 10% affordable housing citywide.

[DRAFT affordable housing.pdf](#)

INSTRUCTIONS FOR PUBLIC TO CALL IN TO PARTICIPATE: -

United States (Toll Free): 1 866 899 4679

- One-touch: tel:+18668994679,,209580437#

United States: +1 (312) 757-3117

- One-touch: tel:+13127573117,,209580437#

Access Code: 209-580-437