



City of Kingston Planning Board
Meeting Agenda
Monday, September 16, 2019
6:00 PM

CITY OF KINGSTON PLANNING BOARD MEETING AGENDA - *Common Council Chambers – 6:00 PM*

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

ALTERNATES: Jamie Mills, Kevin Roach

OTHERS: Suzanne Cahill, Planning Director, Kyla DeDea, Assistant Planner, Ald. Reynolds Scott-Childress, Common Council Liaison, Daniel Gartenstein, Corporation Counsel.

GENERAL NOTES:

1. *Pledge of Allegiance*
2. *Introduction of all Board Members and Staff Present*
3. *Identify exits, bathrooms, no elevator in case of emergency*
4. *Silence cell phones, conversations should be taken out of room*
5. *Respect speakers*

REGULAR BUSINESS -

Item #1: Open Public Speaking (15 Minutes Allotted- all limited to 2 minutes) Please be advised that any statement or comment made during this portion of the meeting will be recorded, but not included in any official record of a project

Item #2: Adoption of the July 15, 2019 Planning Board Minutes.

PUBLIC HEARINGS -

Item #3: #156 St. James Street & 160 & 164 Washington Avenue LOT LINE REVISION of the Lands of Tannery Brook LLC & RHMD Properties. SBL 56.91-1-26, 56.107-2-3 & 4. SEQR Determination. Zone R-6 & R-2. Ward 3. Eric Winchell, Tannery Brook LLC/ applicant; Tannery Brook LLC & RHMD Properties

Item #4: #91-95 Hunter Street & 27 Hone Street SPECIAL PERMIT RENEWAL for residential building with more than 3 dwelling units in the RT Zone. SBL 56.42-9-9. SEQR Determination. Zone RT. Ward 8. Larry Quick; applicant/owner.

Item #5: #45 Sylvester Street SPECIAL PERMIT RENEWAL for an accessory apartment over a garage. SBL 48.82-9-29. Zone R-1. Ward 7. SEQR Determination. Andrea Bornhoft; applicant/owner.

Item #6: #167 Green Street SPECIAL PERMIT RENEWAL for residential use on the 2nd floor in the C-3/Mixed Use overlay District. SBL 48.330-2-7. SEQR Determination. Zone C-2/Mixed Use Overlay District. Ward 2. Kaivia Corp.; applicant/owner.

Item #7: #47 N. Front Street SPECIAL PERMIT RENEWAL for a residence in the mixed use overlay district. SBL 48.314-2-10. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, Heritage Area. Ward 2. Maria Philipppis; applicant/owner.

Item #8: #356 Broadway SPECIAL PERMIT RENEWAL to operate a rooming house. SBL 56.43-8-61.1. SEQR Determination. Zone C-2, MUOD, HA. Ward 9. TVG Group LLC; applicant/owner.

Item #9: #276 Fair Street SPECIAL PERMIT RENEWAL for residential units in the Mixed Use Overlay District. SBL 48.331-4-21. SEQR Determination. Zone C-2, MUOD, Stockade Historic District. Ward 2. Jean J. Carquillat; applicant/owner.

Item #10: #75 Clarendon Avenue SPECIAL PERMIT RENEWAL to add a tasting room to an existing microbrewery. SBL 48.74-1-27. SEQR Determination. Zone C-3. Ward 6. Patrick Clancy, Great Life Brewing Company LLC/applicant; Clarendon Avenue LLC/owner.

Item #11: #193 N. Manor SPECIAL PERMIT to operate an accessory apartment. SBL 48.73-1-6. SEQR Determination. Zone R-1 & RRR. Ward 2. Bruce Wilde/applicant; Bruce & Coco Wilde/applicant owner.

Item #12: #100 Lucas Avenue SPECIAL PERMIT to install a radio communication antenna. SBL 56.89-2-25.200. SEQR Determination. Zone R-1. Ward 1. Seventh Day Adventist Church; applicant/owner.

Item #13: #76-88 Spring Street SPECIAL PERMIT RENEWAL for 12 apartments. SBL 56.42-10-8. SEQR Determination. Zone RT. Rondout Historic District. Heritage Area. Ward 8. Lloyd Levi; applicant/owner.

Item #14: #301 Wall Street SPECIAL PERMIT RENEWAL to operate a 10 room hotel and ground floor restaurant. SBL 48.331-1-19. SEQR Determination. Zone C-2, Stockade Historic District, Heritage Area, Ward 2. Hudson Valley Kingston Development LLC; applicant/owner.

Item #15: #101 Abeel Street SPECIAL PERMIT RENEWAL for 5 residential units. SBL 56.43-2-30. SEQR Determination. Zone RT. Ward 8. Wiltwyck LLC; applicant/owner.

Item #16: #685 Broadway SPECIAL PERMIT RENEWAL for auto sales and repairs. SBL 56.92-3-21. SEQR Determination. Zone C-2, Heritage Area. Ward 4. Dago A. Meraz; applicant/owner.

OLD BUSINESS -

Item #17: #270 Fair Street SPECIAL PERMIT RENEWAL for a 12 room hotel with 978 business rental space. SBL# 48.331-4-20. SEQR Determination. Zone O-2, Stockade Overlay, HAC, MUOD. Ward 2. Hudson Valley Kingston Development; applicant/owner.

Item #18: #24 John Street SPECIAL PERMIT for conversion of existing building for use as 8 boutique hotel rooms. SBL# 48.331-4-2. SEQR Determination. Zone C-2, Stockade Overlay, HAC, MUOD. Ward 2. Hudson Valley Kingston Development; applicant/owner.

NEW BUSINESS -

Item #19: #140 Pine Street SITE PLAN to demolish and reconstruct a medical office building. SBL 56.92-5-20.140, 150, 160, 170, 180, 190, 200, 210, 220. SEQR Determination. Zone O-2. Ward 4. Institute for Family Health; applicant/owner

Item #20: #12-14 Franklin Street SITE PLAN for a parking lot for an existing auto repair and an auto sales. SBL 56.92-3-21. SEQR Determination. Zone C-2, Heritage Area. Ward 4. Dago A. Meraz/ applicant; Dago A. Meraz & Virk Convenient Mart Inc/owner.

Item #21: #55 Plaza Road SITE PLAN to remove and replace the ticket booth for the Catskill Mountain Railroad. SBL 48.80-1-31.111. Ward 2. Zone C-1. Catskill Mountain Railroad/ applicant; County of Ulster/owner.