



City of Kingston Heritage Area Commission
Meeting Agenda
Wednesday, December 4, 2019
7:00 PM
Common Council Chambers

COMMISSION MEMBERS: -

<i>Hayes Clement, Chairman</i>	<i>Bonnie Rutski, Vice Chairman</i>
<i>Dean Barnes</i>	<i>Michael Del Priore</i>
<i>Bernard Matthews</i>	<i>Kevin McEvoy</i>
<i>Abigail Robin</i>	<i>Vacant</i>
<i>Vacant</i>	<i>Vacant</i>
<i>Vacant</i>	

Excused:

CITY STAFF & OFFICIALS:

Suzanne Cahill, Planning Director
Julie Edelson-Safford, Historic Preservation Administrator
Reynolds Scott Childress, Ald. Ward 3, HAC Liaison
Steve Knox, Director BSD
Charles Polacco, Planning Board Representative
Mark Grunblatt, HLPC Representative
Daniel Gartenstein, Assistant Corporation Counsel

GENERAL BUSINESS: -

- *Exits/Bathrooms*
- *Please Silence Cell Phones*
- *Conversations outside of Conference Room*
- *Respect other applicants*

1 - OPEN FORUM FOR PUBLIC COMMENT.

2 - ADOPTION OF MINUTES OF SEPTEMBER 25, 2019.

- 2.1. 09.25.2019 Minutes
[HAC 09 25 19 Draft MINUTES.pdf](#)

OLD BUSINESS

3 - 620-630 BROADWAY - *Renovation of façade including replacement of windows, front door, new storefront addition and roof. SBL 56.25-3-6, Zones C-2 & BOD, Ward 4-2, SEQR Determination. Edward Kang, applicant and owner.*

4 - 720 BROADWAY - *Removal of old and replacement with new roof shingles, Owen Corning Duration architectural shingles in Desert Tan. SBL 56.25-1-6, Zones C-2 & BOD, Ward 2-2, SEQR Determination. Joseph Genther, applicant; Tom Sit, owner.*

- 5 - 579 BROADWAY** - Neon signage application for new business TANMA! Ramen Tavern. Installation of overhanging neon sign, 57" high by 51.5" wide, supported by an iron bracket of 7" wide by 46" high SBL 56.109-4-1, Zones C-2 & BOD, Ward 4-2, SEQR Determination. Youko Yamamoto, applicant; Danny Petrizzo, owner.
- 6 - 43 NORTH FRONT ST.** - Signage for new business Kingston Bread and Bar hung from Pike Plan canopy, new paint on door, Benjamin Moore HC-133, Yortowne Green, and façade tiles will be covered with solid wood panels painted in same color as door. SBL 48.314-2-9.100, Zones C-2 Stockade and MUOD Districts, Ward 2-1, SEQR Determination. Kingston Bread and Bar/ Amanda Stromoski, applicant; Maria Phillips/ Local 47 LLC, owner.
- 7 - 666 BROADWAY** - Signage application for new event space/catering facility MASA Midtown. Sign to be designed by Milne Antiques and is to be 18" by 18" by 1/8" made of Patinated Steel with a plexi glass backing to sit flat against wall with 3"-5" projection light box, welded and bolted to new panel of exterior. SBL 56.25-1-20, Zones C-2 & BOD, Ward 4-2, SEQR Determination. Ause Ozlen Oguzcan-Cranston, applicant, Bill Cranston and Terrence Nolan, owners.
- 8 - 200 NORTH ST.** - Omission of previously approved lodge tent and kitchen, (5) auxiliary storage and dishwashing structures, the covered dining area, bar, storage facilities, check-in/concierge and (5) of the (6) proposed bathroom structures. Further reductions in scope include the previously approved communal space, which are now proposed as (1) main fire pit and (3) smaller fire pits. Proposed to remain with slight modifications, are the 900 sf covered outdoor area, 250 sf shared bathroom, 175 sf utility structure and the previously approved (22) sleeping tents are now proposed as (24) 375 sf cabins, to extend the operating season. 188 North Street: has been purchased by a separate related entity. Its design and historical usage has been a facility for food preparation and dining, with parking facilities on-site. Proposing to utilize the property for exact same use in connection with the adjacent glamping facility and shift much of the previously approved Glamping Phase 1A scope to existing buildings at 188 North Street. SBL 48.84-1-4 and 56.28-3-23, Zones RFH & RRR, Ward 8-3, CC Review. North Street Brick Works, LLC, applicants and owners.
- 9 - 270 FAIR ST.** - New paint scheme for all wooden elements of exterior in Benjamin Moore HC-167 Amherst Gray. SBL 48.331-4-20, Zone C-2, Stockade Historic & Mixed Use Overlay Districts, HLPC, HAC, Ward 2-2, SEQR Determination. Hudson Valley Kingston Development LLC, applicant; Hudson Valley Kingston Development LLC, owner.

NEW BUSINESS:

- 10 - 276 FAIR ST.** - New paint scheme for façade, windows and doors and new awning. The cornice, window jambs, and sashes will be painted in Benjamin Moore HC-80 Bleeker Beige. The doors will be painted in Benjamin Moore HC-181 Heritage Red and the body will be painted in Benjamin Moore HC-72 Branchport Brown. The awning will be in a similar red color to existing and new copper gutter and leaders will be attached. SBL 48.331-4-21, Zone C-2, Stockade Historic & Mixed Use Overlay Districts, HLPC, HAC, Ward 2-2, SEQR Determination. Jean J. Carquillat, applicant and owner.
- 11 - 175 GREEN ST.** - Removal of old ATM & surround through front wall; extension of existing curb 13" into the drive lane at the existing elevation of 20.75" total; fabricate and install one 64' w by 14" d by 90" h bump out; deliver and set ATM before installing bumpout; deliver and install new 60" by 90" surround; provide and install two 4.5' bollards to protect ATM & surround. SBL 48.330-2-22.1, Zone C-2, Stockade Historic and Mixed Use Overlay District, HLPC, HAC, Ward 2-1, SEQR Determination. M+T Bank/ Terry Allred, applicant, Front + Green Street Partners, LLC, owner.

- 12 - 75B BROADWAY** - Signage for new business, Folk House Collective. Overhanging 15" by 15" by 5" double-sided wooden sign painted white with black lettering with steel construction brackets fabricated and installed by Milne, clearance below to be 7'3". SBL 56.43-4-37, Zone R-T, Rondout Historic District, HLPC, HAC, Ward 8-1, SEQR Determination. Jesse Pakenham, applicant, Dorothy Pierson, owner.
- 13 - 2-22 FROG ALLEY** - Preservation of existing structure by improving structural integrity of select elements, adding bracing where required and rebuilding select stone walls of the Louw-Bogardus House. SBL 48.314-2-21, Zone C-2, Stockade Historic & Mixed Use Overlay District, HLPC, HAC, Ward 2-1, SEQR Determination. Friends of Historic Kingston, applicant and owner.
- 14 - 29 WURTS ST.** - Conversion of interior of old Trinity Church into a contemporary home and rehabilitation of damaged exterior features, replacement of two missing stain glass windows with like created by local artist, new storm windows, and relocating two stain glass windows to opposite side of church. SBL 56.42-8-26, Zone R-T, Rondout Historic District, HLPC, HAC, Ward 8-1, SEQR Determination. Sarah Carpenter & Jack Gellen, owners and applicants.
- 15 - 23 CROWN ST.** - Conversion of commercial building to mixed-use. Second story and attic renovation, roof raising by 6' to facilitate separate apartment. SBL 48.330-3-18, Zone C-2 Stockade Historic & Mixed Use Overlay District, HLPC, HAC, Ward 2-1, SEQR Determination. TREE2X Inc/ Megan Jinhi Baron, owner and applicant.
- 16 - 303 CLINTON AVE.** - Roof repair, removal of two layers of asphalt shingles from entire sloped roof, installation of ice & water shield to front roof surface, metal drip edge to perimeter, installation of Owens Corning Tru Definition Duration or GAF limited lifetime shingles. Repair to box gutters. SBL 48.331-3-7, Zone C-2, Stockade Historic and MUO Districts, HLPC, HAC, Ward 2-2, SEQR Determination. Hudson Valley Injury Law Center, applicant, John DeGusperis and Derek Spada, owners.

DISCUSSION:

- 17 - RESOLUTION 192 OF 2019.** - Recommendation that the Common Council adopt an Open Space Plan within the Kingston Comprehension Plan-Kingston 2025. Request to all involved and interested agencies to make the Common Council Lead Agency for SEQR.

18 - FUTURE MEETING SCHEDULE DISCUSSION.

- 19 - BUDGET OVERVIEW** - YTD \$1235.00 (Est budget for FY 2019 is \$700)

- 20 - NEXT MEETING** - January 29, 2020, 7 PM Conference Room #2, City Hall

ADJOURN MEETING:_____