



City of Kingston Planning Board
Meeting Agenda
Monday, October 19, 2020
6:00 PM
VIRTUAL:

You can also 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,,369084781#

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Access Code: 369-084-781

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

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

ALTERNATES: Kevin Roach, Vincente 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*
- 2. Introduction 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, October 16, 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 September 21, 2020 Planning Board Meeting Transcript and Decisions.
[Sept 2020 - Decisions.pdf](#)
[Sept 2020 Transcript.pdf](#)

PUBLIC HEARINGS

Item #2: #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.

[9_21_20 PBM - 356 Broadway SP Renewal.pdf](#)

Item #3: #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 #4: #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 #5: #115 Abeel Street SPECIAL PERMIT RENEWAL for a mixed use building in the RT zone. SBL 56.43-2-29.120. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 9. Stefan Bohdanowycz; applicant/owner.

[115 Abeel.pdf](#)

Item #6: #36 Broadway (20-42 Broadway) SPECIAL PERMIT to establish a café. SBL 56.43-8-61.100. SEQR Determination. Zone RLC, HA. Ward 8. Half Moon Rondout Café/applicant; 30 Realty Corp/owner.

[36 Broadway.pdf](#)

Item #7: #294 Wall Street SPECIAL PERMIT RENEWAL for residential on the upper floors.; SBL 48.331-6-24.100. SEQR Determination. Zone C-2, MUOD, Heritage Area, Stockade Historic District. Ward 2. BRK Group Inc.; applicant/owner.

[294,294,298 Wall.pdf](#)

Item #8: #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.

[301 Broadway.pdf](#)

[Comment - 301 Broadway Speedway.pdf](#)

Item #9: #38 McEntee Street SPECIAL PERMIT to establish a café. SBL 56.35-1-3. SEQR Determination. Zone RT. Ward 9. Christine Semones/applicant; Jeffrey Semones/owner.

[38 McEntee.pdf](#)

[Comment - 38 McEntee.pdf](#)

[Comment - McEntee & Oneil Items.pdf](#)

Item #10: #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](#)

[Comment - Wurts Street Subdivision.pdf](#)

Item #11: #272 Wall Street SPECIAL PERMIT to install a wireless telecommunication site and associated site improvements. SBL 48.331-6-7. SEQR Determination. Zone C-2, Stockade Historic District, HA. Ward 2. Airosmith, Inc. d/b/a Airosmith Development; Reformed Dutch Church/owner.

[Antenna - KingstonWest_Zoning_Application_FullSubmission_PBHLPCAC_2020-09-23-min.pdf](#)

Item #12: #609 Broadway SPECIAL PERMIT RENEWAL to renovate an existing building with ground floor commercial and 8 residential units above. SBL 56.109-3-17. SEQR Determination. Zone C-2, MUOD, BOD. Ward 4. JMS 609 Broadway; applicant/owner.
[609 Broadway-SUP renewal-092920-signed.pdf](#)

OLD BUSINESS

Item #13: #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.
[9_21_20 PBM - 702 Broadway SP Renewal.pdf](#)

Item #14: #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 Street Site Plan.pdf](#)
[9.21.20 PBM 21 O'Neil St.pdf](#)
[Comment - McEntee & Oneil Items.pdf](#)

Item #15: #127 Greenkill Avenue SITE PLAN to establish a community center. SBL 56.109-2-32. SEQR Determination. Zone R-2, MUOD. Ward 4. 127 Greenkill Avenue LLC (c/o Scott Dutton) applicant/owner.

[9_21_20 PBM - 127 Greenkill Avenue.pdf](#)
[127 Greenkill-Parking Reserve Area-092120.pdf](#)
[127 Greenkill Drawings.pdf](#)
[Response to County Comments-101920.pdf](#)
[UCPB Comments 2020.pdf](#)

NEW BUSINESS

Item #16: #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](#)
[Comment - Montrepose \(3\).pdf](#)
[Comment - Montrepose \(4\).pdf](#)
[Comment - Montrepose \(2\).pdf](#)
[Comment - Montrepose.pdf](#)

Item #17: #139 Cornell Street SITE PLAN to construct a vehicle pull off in the public right-of-way. SBL 48.334-5-13. SEQR Determination. Zone M-2 & R-2. UC NYS ARC; applicant/owner.

[ApplicationPB.pdf](#)
[CCAC-Photo Key-082420.pdf](#)
[Project_Narrative_Form.pdf](#)
[6-15-20 UGARC PECORA CENTER DROP-OFF CORNELL STREET.pdf](#)
[boardauthorize_\(1\).pdf](#)

Item #18: #39 Broadway SITE PLAN to establish a café/market in an existing building. SBL 56.43-5-21. SEQR Determination. Zone RT. Ward 8. Anthony Sasso- Rosie General LLC/applicant; Charles Blauchman/owner.
[200929_ROSIE_OVERALL-FLOORPLAN.pdf](#)

[39 Broadway Site Plan App.pdf](#)

Item #19: #38 Main Street SITE PLAN AMENDMENT to add a temporary pergola to the outdoor dining area. SBL #48.331-6-8. SEQR Determination. Zone O-2, Heritage Area, Stockade Historic District. Ward 2. Hudson Valley Fair LLC; applicant /owner.

[Site Plan Submission-38 Main St Pergola-092920.pdf](#)

[38 Main St-Keyed Photos-092920.pdf](#)

[243 Fair Deed.pdf](#)

DISCUSSION:

Item #20: #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.

[memo to Sue Cahill-093020 - Abeel Street.pdf](#)

REZONING RECOMMENDATION:

Item #21: 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](#)

RECORDING OF MEETING: - <https://youtu.be/Bbzk8kEFiUQ>