



City of Kingston Planning Board
Meeting Agenda
Monday, September 21, 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,,762689765#

United States: +1 (571) 317-3129
- One-touch: tel:+15713173129,,762689765#

Access Code: 762-689-765

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: Kevin Roach, Vicente Archer, and Katie Bawarski.

OTHERS: Suzanne Cahill, Planning Director, Kyla DeDea, Assistant Planner, Ald. Don Tallerman, Common Council Liaison, Daniel Gartenstein, Asst. 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: Adoption of the July 20, 2020 Planning Board Meeting Transcript and Decisions.
[July 2020 - Transcript.pdf](#)
[PBM Decisions July 20 2020.pdf](#)

PUBLIC HEARINGS

Item #2: #152 St. James Street SUBDIVISION of the Lands of St. James Street LLC. SBL 56.91-1-27. SEQR Determination. Zone R-6. Ward 3. St. James Street LLC; applicant/owner.

[9_21_20- PBM - 152 St James Subdivision.pdf](#)

[9_21_20 PBM - 152 St James Maps.pdf](#)

Item #3: #121 & 123 West Chester Street and 51-57 Jervis Street LOT LINE DELETION of the Lands of

Rebecca Blackwell-Hafner. SBL 56.34-7-21, 56.34-7-22, & 56.34-7-19. SEQR Determination. Zone R-1. Ward 9. Rebecca Blackwell-Hafner; applicant/owner.

[9_21_20 PBM - W. Chestnut & Jervis Lot Line Deletion.pdf](#)
[121 & 123 W Chester & 51-57 Jervis - LLD Maps.pdf](#)

Item #4: #245-251 Washington Avenue SPECIAL PERMIT AMENDMENT to install additional fencing on the site. SBL 56.90-6-20. SEQR Determination. Zone R-1. Ward 3. Central Hudson Gas & Electric; applicant/owner.

[9_21_20 PBM - 245-251 Washington Avenue SP Gas Regulating .pdf](#)

Item #5: #100 Lucas Avenue SPECIAL PERMIT RENEWAL for a radio communication antenna. SBL 56.89-2-25.200. SEQR Determination. Zone R-1. Ward 1. Seventh Day Adventist Church; applicant/owner.

[9_21_20 PBM - 100 Lucas Avenue SP Renewal Antennae.pdf](#)

Item #6: #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 #7: #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 #8: #243 Hurley Avenue SPECIAL PERMIT RENEWAL to operate a Community Solar Array. SBL 47.70-1-6. SEQR Determination. Zone C-3. Ward 1. Hudson Solar/applicant; St. Clara's Church of God, Inc./owner.

[9_21_20 PBM - 243 Hurley Plans.pdf](#)

[9_21_20 PBM - 243 Hurley SP Renewal.pdf](#)

Item #9: #76-88 Spring Street SPECIAL PERMIT RENEWAL for 12 apartments. SBL 56.42-10-8. SEQR Determination. Zone RT. Rondout Historic District. HA, Coastal Zone. Ward 8. Lloyd Levi; applicant/owner.

[9_21_20 PBM - 76-88 Spring Street SP Renewal.pdf](#)

Item #10: #55 Hoffman Street SPECIAL PERMIT to establish an accessory apartment. SBL 56.26-10-10. SEQR Determination. Zone R-1. Ward 5. Doreen Bridge; applicant/owner.

[9_21_20 PBM - 55 Hoffman.pdf](#)

Item #11: #34 Franklin Street SPECIAL PERMIT RENEWAL to operate a 4 room Boarding House. SBL 56.93-2-6. SEQR Determination. Zone R-2. Ward 4. Jaqueline Lambert; applicant/owner.

Item #12: #20-42 Broadway SPECIAL PERMIT RENEWAL for residential units. SBL 56.43.8.61.1. SEQR Determination. Zone RLC, HA, Coastal Zone. Ward 8. 30 Kingston Realty Corp/owner.

[9_21_20 PBM - 20-42 Broadway SP Renewal.pdf](#)

Item #13: #101 Greenkill Avenue SPECIAL PERMIT RENEWAL for 7 artist lofts. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. 101 Greenkill Avenue LLC; applicant/owner.

[9_21_20 PBM - 101 Greenkill Avenue.pdf](#)

Item #14: #20 Cedar Street SPECIAL PERMIT RENEWAL to the approved plan. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. RUPCO; applicant/owner.

Item #15: #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](#)

[21_Oneil_Street_SD Presentation R2 LR.pdf](#)

NEW BUSINESS

Item #16: #20 Cedar Street SITE PLAN amendment to add business identification signage. SBL 56.109-4-2.100. SEQR Determination. Zone C-2, MUOD. Ward 4. Timely Signs of Kingston/applicant RUPCO/owner.

[9_21_20 PBM - 20 Cedar Signage.pdf](#)

Item #17: #389 Washington Avenue SITE PLAN to install signage. SBL 48.330-1-1. SEQR Determination. Zone C-2. Ward 1. Timely Signs of Kingston/applicant; Andrew and Kendra Plevin; owners.

[9_21_20 PBM - 389 Washington Signage.pdf](#)

Item #18: #311 Wall Street SITE PLAN to add fencing and associated site improvements. SBL 48.331-1-16. SEQR Determination. Zone C-2, MUOD, Stockade Historic District, HAC. Ward 2. 311 Wall Street LLC; applicant/owner.

[9_21_20 PBM - 311 Wall Site Plan.pdf](#)

Item #19: #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 Drawings.pdf](#)

BOND RELEASE

Item #20: #20 Cedar Street REQUEST for performance bond reduction. SBL 56.109-4-2.100. Zone C-2, MUOD. Ward 4. RUPCO; applicant/owner.

[9_21_20 PBM - 20 Cedar Request for Bond Release.pdf](#)

RECORDING OF MEETING - https://youtu.be/wB7_lfqLQV0