



City of Kingston Planning Board
Meeting Agenda
Monday, December 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): 1 866 899 4679
- One-touch: tel:+18668994679,,252470285#

United States: +1 (571) 317-3116
- One-touch: tel:+15713173116,,252470285#

Access Code: 252-470-285

CITY OF KINGSTON PLANNING BOARD MEETING AGENDA - *GoToMeeting.com – 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, Katie Bawarski.

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

GENERAL NOTES:

- *READ Instructions for Meeting Protocol/Turn Meeting over to Chairman Platte*
- *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, December 18, 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 distributed to the Board Members and posted on the City website prior to the meeting. However, public is invited to speak via audio connection at the time the hearing is called.

Item #1: Adoption of the November 16, 2020 Planning Board Meeting Transcript and Decisions.
[Nov 2020 - Decision.pdf](#)

PUBLIC HEARINGS

Item #2: #93 & 93A Fairview Avenue LOT LINE REVISION of the Lands of George Uhl and George & Joann Uhl. SBL 48.328-1-9.200 & 48.328-1-9.100. SEQR Determination. Zone R-1. Ward 1. George Uhl and George & Joann Uhl; applicants/owners.
[93 & 93a Fairview LLR.pdf](#)

[UHL_FAIRVIEW Maps.pdf](#)

Item #3: #Locust Street and 320 Fourth Avenue LOT LINE REVISION of the Lands of Quarry Waters LLC and Mary Jo Eigo Trustee of the Mary Eigo Revocable Trust. SBL 48.84-1-1 & 48.75-4-11.200. SEQR Determination. Zone RR & RRR. Ward 8. Quarry Waters LLC/applicant; Quarry Waters LLC & Mary Jo Eigo Trustee of the Mary Eigo Revocable Trust/owners.

[Completed Additional_Notification_Form.pdf](#)

[Completed Project_Narrative_Form.pdf](#)

[Ltr to PB - 11-24-20.pdf](#)

[Quarry Waters Lot Line Revision Application Check.pdf](#)

[SIGNED - QW City Planning Board Authorization Form.pdf](#)

[SIGNED - QW Short Environmental Assessment Form.pdf](#)

[SIGNED QW Lot Line Adjustment - Subdivision Application.pdf](#)

[QUARRY WATERS_EIGO LLREV.pdf](#)

Item #4: #200 North Street SPECIAL PERMIT for additional hospitality, spa and restaurant accommodations as well as additional parking and a new entrance off of Lindsley Avenue, . SBL 48.84-1-4. SEQR Determination. Zone RF-H and RRR, Heritage Area and Coastal Zone. Ward 9. North Street Brick Works, LLC/applicant/owner.

[PUBLIC COMMENT - Brickyard Duecker.pdf](#)

[PUBLIC COMMENT - Brickyard McEvoy CAC.pdf](#)

[PUBLIC COMMENT - Brickyard Zwilling.pdf](#)

[201125_app fo special permit.pdf](#)

[201125_auth forms.pdf](#)

[201125_Coastal Assessment Form.pdf](#)

[201125_cover letter.pdf](#)

[201125_fee calcs.pdf](#)

[201125_HAC.pdf](#)

[201125_masteplan.pdf](#)

[201125_PB checklist.pdf](#)

[201125_pb Plan Set.pdf](#)

[201125_Photo Inventory.pdf](#)

[201125_Project Narrative.pdf](#)

Item #5: #138 Delaware Avenue SPECIAL PERMIT RENEWAL for a two-family residence in the RF-H district. SBL 56.28-3-18. SEQR Determination. Zone RF-H. Ward 8. Robert Lopez; applicant/owner.

[138 Delaware SP renewal.pdf](#)

Item #6: #256 Washington Avenue SPECIAL PERMIT RENEWAL to operate a residential care/assisted living facility. SBL 56.90-4-36. SEQR Determination. Zone R-2. Ward 2. Stockade Group, LLC; applicant/owner.

[256 Washington Ave - SP renewal.pdf](#)

OLD BUSINESS

Item #7: #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](#)

[9_21_20 PBM - 21 O'Neil Street Site Plan.pdf](#)

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

[Planning Board Submission for 11-16 Meeting FINAL.pdf](#)

NEW BUSINESS

Item #8: #17 Railroad Avenue SITE PLAN to establish a mixed use commercial space. SBL 56.25-4-22. SEQR Determination. Zone C-2, MUOD. Ward 5. Anthea White/applicant; 17 Railroad LLC/owner.

[17 Railroad Ave - Site Plan Application.pdf](#)

[17 Railroad Photos.pdf](#)

Item #9: #77 McEntee Street SITE PLAN to establish a distillery and associated storage. SBL 56.34-11-28. SEQR Determination. Zone RT, HA, Coastal Zone. Ward 9. Kingston Distillery LLC/applicant; Patrick Kana/owner.

[11-26-20 KINGSTON DISTILLERY SITE PLAN.pdf](#)

[77 McEntee - Site Plan.pdf](#)

Item #10: #68 Prince Street SITE PLAN to renovate and establish 3 commercial spaces and an existing residential unit. SBL 56.26-9-4. SEQR Determination. Zone C-3, MUOD. Ward 5. David and Paula Kucera; applicants/owners.

[68 Prince Street - Plan Set.pdf](#)

[68 Prince Street - Site Plan.pdf](#)

[201217_68 Prince St_A001_revised.pdf](#)

REZONING RECOMMENDATION

Item #11: RECOMMENDATION to the Common Council regarding proposal to amend Section 405 of the Zoning Code to require that "Formula Retail Stores" require review and approval from the Historic Landmarks Preservation Commission and that any such store not be permitted without a certificate of appropriateness by the HLPC.

RECORDING OF MEETING: - <https://youtu.be/XvAgbwb1IN8>