



**CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
March 13, 2017  
Common Council Chambers – 6:00 PM**

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

**ALTERNATES:** Jonathan Korn, Jamie Mills and William Tubby.

**OTHERS:** Suzanne Cahill, Planning Director, Kyla Haber, Assistant Planner, Ald. Lynn Eckert, 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 (6:00P.M. – 6:15 P.M.)

**Item #2:** Adoption of the February 13, 2017 Planning Board minutes.

**PUBLIC HEARINGS:**

**Item #3:** #101 Greenkill Avenue (111 Greenkill Avenue) SPECIAL PERMIT RENEWAL to operate a massage and float therapy business. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. Olga Schoonmaker/applicant; Greenkill Management Corp./Owner.

**Item #4:** #57-73 Summer Street SPECIAL PERMIT renewal for a Community Residence. SBL 56.33-3-1. SEQR Determination. Zone R-1. Ward 5. United Cerebral Palsy of Ulster County, Inc.; applicant/owner.

**Item #5:** #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.

**Item #6:**        #115 Abeel Street SPECIAL PERMIT RENEWAL to establish 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.

**Item #7:**        #40 Broadway (20-42 Broadway) SPECIAL PERMIT RENEWAL for outside dining. SBL 56.43.8.61.1. SEQR Determination. Zone RLC, Heritage Area. Ward 8. Dermott Mahoney/applicant; 30 Kingston Realty Corp/owner.

**Item #8:**        #104 Smith Avenue SPECIAL PERMIT RENEWAL to establish a 72 unit senior housing project with commercial space. SBL 48.82-1-7. Ward 5. Zone M-2, Mixed-Use Overlay Zone. SEQR Determination. Never More Now Corp., Owner; Birchez Associates, LLC applicant.

#### OLD BUSINESS:

**Item #9:**        #394-400 & 400 Foxhall Avenue SITE PLAN to construct a 2 ½ story mixed use building. SBL 48.302-4-21 & 22. SEQR Determination. Zone NB & M-1. Ward 6. Janet and Jim Nelson; applicant/owner.

**Item #10:**      #105 Mary's Avenue SITE PLAN to construct a 110,000sf new building addition to the hospital. SBL 56.41-3-1.110. SEQR Determination. Zone O-2 & RRR. Ward 9. Health Alliance of the Hudson Valley; applicant/owner.