



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, July 22, 2024 at 6 P.M. EST
CITY HALL CONFERENCE RM #1

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

ALTERNATES: Sage Newkirk, Andrew Harris, Kaira Grundig.

OTHERS: Suzanne Cahill; Planning Director, Kyla DeDea; Assistant Planner, Barbara Graves-Poller; Corporation Counsel, Matthew Jankowski; Assistant Corp. Counsel, Ald. S. Pasti, CC Liaison.

GENERAL NOTES:

- Chairman Platte Jr. – Meeting Protocols and Identify Exits/Bathrooms
- Introduction of all Board Members and Staff Present

REGULAR BUSINESS:

NOTE: Public hearings will take place only for items listed as such. 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. Written comments for any item listed must be received by 2PM on Friday, July 19, 2024. Comments may be emailed to Suzanne Cahill, Planning Director at scahill@kingston-ny.gov, mailed, or delivered. For those items scheduled for a public hearing, the public is also invited to speak IN-PERSON at the time the hearing is called. Any person wishing to speak on a public hearing, is encouraged to sign up by calling (845) 334-3955, or email scahill@kingston-ny.gov, with your name and public hearing item you wish to speak on, by 4 PM, Monday, July 22, 2024.

Item #1: Adoption of the June 17, 2024 Planning Board Meeting Minutes. [https://kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/June 17 2024 - PB MINUTES.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/June%2017%202024%20-%20PB%20MINUTES.pdf)

PUBLIC HEARINGS:

Item #2: **#5 & 21 Lincoln Street** LOT LINE DELETION of the Lands of John and Maisie Polacco. SBL 48.74-4-10 & 11. SEQR Determination. Transect Zone T3N. Ward 7. John & Maisie Polacco; applicants/owners.

Item #3: **#84 Hone Street** SPECIAL PERMIT RENEWAL for an artist space. SBL 56.42-7-15. SEQR Determination. Transect Zone T4N. Ward 9. Hone Space LLC; applicant/owner.

OLD BUSINESS:

Item #4: #73-75 Furnace Street SPECIAL PERMIT RENEWAL to operate 4-room boarding house. SBL 56.92-4-42. SEQR Determination. Transect Zone T4N-O. Ward 4. Linden Peters; applicant/owner.

NEW BUSINESS:

Item #5: #5 & 21 Lincoln Street MAJOR WAIVER for exceeding the maximum lot size in the T3N Transect Zone. SBL 48.74-4-10 & II. SEQR Determination. Transect Zone T3N. Ward 7. John & Maisie Polacco; applicants/owners.

Item #6: #75 Broadway SITE PLAN to increase the number of residential units from 4 to 5 and to change the use of two spaces from storage to commercial. SBL 56.43-4-37. SEQR Determination. Transect Zone T5MS. Ward 8. 69-75 Broadway LLC; applicant/owner.

Item #7: #21 (27) Henry Street SITE PLAN to increase the number of residential units from 4 to 5. SBL 56.109-1-18.100. SEQR Determination. Transect Zone T4N-O. Ward 4. 21-27 Henry Street LLC; applicant/owner.

Item #8: #114 Downs Street SITE PLAN to increase the number of residential units from 4 to 6. SBL 48.334-1-2. SEQR Determination. Transect Zone T4N. Ward 2. Dwight Trimm; applicant/owner.

DISCUSSION:

Item #9: #615 Broadway & 35 Cedar Street SITE PLAN to construct a mixed-use building with 7,000 SF +/- SF commercial space, 3,630 SF community open space and 70 residential units, along with supporting infrastructure. SBL 56.109-3-16 & 56.109-3-42. SEQR Determination. Transect Zone T5MS & T5N. Ward 4. Baxter Development Co. LLC/applicant; City of Kingston & Salvation Army/owners.

Item #10: #80 Smith Avenue SITE PLAN to establish an art center with collection, production, presentation, with outdoor garden and events. SBL 48.82-1-9. SEQR Determination. Transect Zone T5F. Ward 5. YaYa Enterprises LLC; applicant/owner.

This meeting will be live-streamed at the City of Kingston YouTube channel:
<https://www.youtube.com/c/CityofKingstonNY>