



CITY OF KINGSTON PLANNING BOARD  
MEETING AGENDA  
Monday, September 16, 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, August 13, 2024. Comments may be emailed to Suzanne Cahill, Planning Director at [scahill@kingston-ny.gov](mailto: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](mailto:scahill@kingston-ny.gov), with your name and public hearing item you wish to speak on, by 4 PM, Monday, September 16, 2024.

**Item #1:** Adoption of the July 22, 2024 Planning Board Meeting Minutes.

**PUBLIC HEARINGS:**

**Item #2:** #337 & 343 Clifton Avenue LOT LINE REVISION of the Lands of David Rowe and Allen E. Rowe & Allen and Cheryl Rowe. SBL 48.74-4-30 & 48.74-4-20. SEQR Determination. Transect Zone T3L & T3N. Ward 7. David Rowe and Allen E. Rowe, Trustees; and Allen and Cheryl Rowe; applicants/owners.

**Item #3:** #51 Ravine Street & 52-54 German Street LOT LINE DELETION of the Lands of Alan Golgoski. SBL 56.42-15-9. SEQR Determination. Zone T4N. Ward 8. Alan Golgoski; applicant/owner.

**Item #4:** #615 Broadway & 35 Cedar Street SITE PLAN and MAJOR WAIVER REQUESTS to construct a mixed-use building with ground floor commercial and 70 residential units. 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 #5:** #615 Broadway & 35 Cedar Street LOT LINE REVISION of the Lands of the City of Kingston and the Salvation Army. 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 #6:** #189 O'Neil Street SPECIAL PERMIT RENEWAL for Residential Care/Assisted Living Facility. SBL 48.318-6-22. SEQR Determination. Transect Zone T4N. Ward 5. Family of Woodstock; applicant/owner.

**Item #7:** #105-107 Henry Street SPECIAL PERMIT RENEWAL for a multidisciplinary arts center with gallery space, exhibition and educational space and administrative offices. SBL 56.108-4-27. SEQR Determination. Transect T4N. Ward 4. Alan Baer, Architect/applicant; Transart/owner.

#### NEW BUSINESS:

**Item #8:** #7-13 Jarrold Street SITE PLAN to construct a 4-unit row house. SBL 56.35-7-14.210. SEQR Determination. Transect Zone T4N. Ward 7. Travis Myers; applicant/owner.

**Item #9:** #100 Rondout Landing SITE PLAN to enclose a portion of the back deck of the existing restaurant and provide various exterior elements to façade. SBL 56.43-6-4. SEQR Determination. Transect Zone SD-W/SD-WMU, HA, CZ-100Yr-500Yr Floodplain, East Strand Height Overlay. Ward 8. Ole Savannah/applicant; DAHJ Real Estate LLC.

**Item #10:** #436 Broadway SITE PLAN to convert a single-family residence with ground floor commercial to a 5-family residence. SBL 56.26-6-36. SEQR Determination. Transect Zone T5MS. Ward 9. Ron Faia/applicant; 10<sup>th</sup> Street Enterprises LLC/owner.

**Item #11:** #134 Hunter Street SITE PLAN to convert storage space to a studio apartment in an existing multifamily for a total 9 units. SBL 56.50-5-1. SEQR Determination. Transect Zone T5N, RHD, HA, CZ. Ward 8. 134 Arena Hunter LLC; applicant/owner.

#### BOND RELEASE:

**Item #12:** #104 Smith, 94 Cornell & 35 Bruyn Avenue REQUEST #1 FOR PARTIAL BOND RELEASE in the amount of \$253,714 from Letter of Credit, leaving a remaining balance of \$471,941. Transect Zone T5F. Ward 5. SBL 48.82-1-7.100, 7.200 and 7.300. SEQR Determination. MHV BF Developer, LLC, owner.

#### EXTENSION:

**Item #13:** Golden Hill Drive REQUEST FOR EXTENSION of date for installation and operation of the Glen Street gate. SBL 56.40-1-19.310. Transect Zone SD-MF. Ward 3. SEQR Determination. Ulster County; applicant; Golden Hill HDFC as Nominee, owner.

**Item #14:** #9-17 & 21 N Front Street REQUEST FOR EXTENSION of the site plan approval for Kingstonian Development. SBL 48.80-1-25.100 & 48.80-1-26. Transect Zone T5MS. SEQR Determination. Kingstonian Development LLC; applicant/owner.

**CC REFERRAL:**

**Item #15:** ZONING AMENDMENT to amend section 405.25(L) Historic Landmarks Preservation Commission.

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

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