



CITY OF KINGSTON PLANNING BOARD
MEETING AGENDA
Monday, January 21, 2025 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, January 17, 2025. 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, Tuesday, January 21, 2025

Item #1: Adoption of the December 16, 2024 Planning Board Meeting Minutes. https://kingston-ny.gov/filestorage/8399/10476/11820/11824/63549/December_2024_PB_Minutes.pdf

PUBLIC HEARINGS:

Item #2: **#44 Maiden Lane** SPECIAL PERMIT RENEWAL for a Bed and Breakfast. SBL 56.91-5-20. SEQR Determination. Transect Zone T4N-O. Ward 4. Maiden Lane LLC; applicant/owner.

Item #3: **#80 & 84-112 Ringtop Road** LOT LINE REVISION of the Lands of Victor J. Melville & Margaret L. Sellers. SBL 56.31-4-40 & 56.31-4-30. SEQR Determination. Transect Zone T3L. Ward 3. Victor J. Melville & Margaret L. Sellers; applicants/owners.

Item #4: **#140-150 Boulevard & 160 Boulevard (Formerly 66-92 Petit Avenue)** SITE PLAN to construct 3, eight-unit residential multiplexes with MAJOR WAIVER requests. SBL 56.40-2-4 & 6. SEQR Determination. Transect Zone T3N. Ward 5. Heart Ventures Corp.; applicant/owner.

OLD BUSINESS:

Item #5: **#206 & 208 Flatbush Avenue** SITE PLAN/SUBDIVISION for multifamily housing, with MAJOR and MINOR WAIVER Requests. SBL 48.74-3-24 & 48.74-3-19. SEQR Determination. Transect Zone SD-MF. Ward 6. Kingston Housing Authority/owner.

Item #6: **#105 Abeel Street** SITE PLAN for construction of 6-unit, small multiplex, on separate parcel facing West Union. SBL 56.43-2-25. SEQR Determination. Coastal Consistency Determination. Transect T5N, RHD, HA, LWRP. Ward 8. Abeel Street Rentals Inc., owner and West Union Street Rentals, LLC, applicant.

NEW BUSINESS:

Item #7: **#329 Foxhall Avenue** SITE PLAN and potential WAIVERS to renovate an existing building and construct an addition for wholesale and retail ice cream cakes. SBL 48.318-8-7. Transect Zone T4N. Ward 6. Rich Boice/applicant; Foxhall Enterprises LLC/owner.

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