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## Cahill, Suzanne

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**From:** rlei@co.ulster.ny.us  
**Sent:** Thursday, March 26, 2015 4:21 PM  
**To:** Cahill, Suzanne  
**Subject:** re: City of Kingston Comprehensive Plan

Hi Sue

Here are some of my personal comments on the comprehensive plan. I may submit more later. You can expect a much more detailed/formal response once the City refers the comp plan to the UCPB for review. These are just my staff/personal comments for now.

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### Goal 1: Promote a Sustainable Citywide Land Use Policy

Conversion of residential properties for non-residential use Residential areas adjacent to Uptown Kingston on Fair and Wall St, Hurley Avenue, and the Foxhall Avenue area have been converted to non-residential and/or demolished and reused for strip commercial use. We recommend a policy of supporting the long term conversion of these once residential structures back into their original use. In the Uptown Kingston area, professional offices and firms should be encouraged instead to utilize the existing commercial building stock where possible. Encouraging more people to live uptown would help to add more 24/7 vitality to the uptown area.

With respect to the area of Foxhall where it meets Albany Avenue, there has been a continuing trend of demolish existing homes and replacing them with strip commercial, gasoline/convenience store operations in particular, creating a jarring transition from residential to high-volume commercial use. This is a trend that should be reversed, if possible.

### Waterfront /Industrial Area

A discussion of the industrial areas/parcels along the Rondout Creek Waterfront needs to be included with the comprehensive plan. Those areas sought to be retained as industrial, should be identified as those areas that are sought for residential/commercial/open space development.

### Goal 3: Preserve constrained lands

The City should include language that seeks to prohibit development and limiting disturbance activities located within the 100-year floodplain and floodway, regardless of the amount of fill proposed to be added to a site in one or both of these locations. The use of an overlay district, using the 100-year floodplain and floodway as such an overlay could be simple means of enforcing such prohibitions.

Transportation and Mobility - I believe you already have a goal of implementing all of the UCTCs plans, I'm just fleshing the response out a little bit here.

1) Support and implement the recommendations from the Ulster County Transportation Council's Route 32/Fair Street Intersection Analysis, particularly the preferred long-term solution of a single-lane roundabout which would upgrade the existing level of service from "F" to "A" and drastically reduce the number of conflict points from 65 to 10.

2) Support and implement the recommendations from the Ulster County Transportation Council's Uptown Stockade. "As discussed in detail throughout the report, there are a range of improvements that can be made to accommodate and improve future vehicular, bicycle, and pedestrian operations in the Uptown Stockade Area. Traffic signal upgrades can be made to allow coordination between the signals, which can be timed to significantly improve traffic flow while also providing sufficient crossing times for pedestrians. Street direction changes can be made to improve access to and circulation with the Uptown Stockade Area. The street direction changes would also improve safety conditions at several intersections within the study area. Parking enforcement, improved wayfinding to municipal lots, and the implementation of a complete signage and streetscape program for the Uptown Stockade Area would increase parking capacity within the study area. A parking management strategy should be implemented to ensure that available parking is used appropriately (e.g., available to retail customers and visitors where needed). Streetscape, walkability, and bikeability improvements would also encourage more visitations to the area, thereby increasing the economic vitality of the Uptown Stockade Area. Since there are several other projects in various stages of development currently being conducting in the area, recommendations from this study should be coordinated with the other projects and future capital programs."

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