

# CITY OF KINGSTON



## MINUTES IN RED

November 1, 2024

Zoning Working Group

Sue Cahill (City of Kingston Planning Representative)  
Bartek Starodaj (City of Kingston Housing Initiatives Representative)  
Joshua Stratton-Raynor  
Rebecca Holderness  
Ines Yupanqui  
Tanya Garment

Norah Maki, Alternate

<https://kingston-ny.gov/zoningworkinggroup>  
[zoningworkinggroup@kingston-ny.gov](mailto:zoningworkinggroup@kingston-ny.gov)

[Link to Potential Amendments Tracker](#)

## Agenda

1. First Floor Height Requirements in T5 & T4 Transects (line 7)
  - i. Ines' proposal (attached separately)

	T5MS	T5Flex	T5N	T4MS	T4N-O	T4N
In effect	16'	16'	12'	16'	16'	12'
Initial proposal after discussion	16' with contextual option for interior lots, 12' min	14'	12'	14'	12'	12'
Proposal from Ines	16' with contextual option	14' with contextual option	12'	14' with contextual option	9'	9'

Building Safety feedback:

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- T4N & T4N-O could be less, almost 9' minimum. Most of the Buildings in those Zones are Residential, with an average 9'-0" ceiling Height.
- If there are typically (5) steps up to the porch, at 35-40", with a 9' ceiling height, Floor to Floor would be 10'; Sidewalk to Porch + Floor to Floor would be 13'+/-

The group discussed the updated first floor height proposal from Ines. This included a deep-dive discussion into the standards for T4N and T4N-O specifically and whether the code should be more aspirational (to ensure that current residential spaces could eventually become commercial or mixed-use) or reflect the current built environment in these transects, which is predominantly residential. Two future discussions points for T4N-O and T4N;

- Whether corner lots in these transects should have different requirements
- Whether residential uses should have different requirements than commercial uses

No action taken because the group awaits formal feedback from the HLPC.

2. Zoning Working Group Referrals Process
  1. See attached draft letter

The group approved distribution of the letter, as attached

3. Amendment Priorities ([see spreadsheet for specific details](#))

Discuss Timeline for Submitting to Common Council as a single package

  1. [Amendment 1 of 2024 – Recreation Fee](#)
    - i. Rec Commission has reviewed initially, Bartek will be joining **November 7** meeting
  2. [Amendment 2 of 2024 – Organizational Items](#)
  3. [Amendment 3 of 2024 Off Street Parking Standards](#)

Bartek said that the group may be in a position to vote on all or most of these amendments as a package during the next meetings.

4. Subdivision standards – any update

Sue did not have an update.

5. Street Design Standards – Tanya follow-up

The group had a discussion on two aspects of the code's street design standards:

- Whether the definition of "street retrofit" needs to be further clarified

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- How the street design standards have been or have not been applied to ongoing projects (Clinton Ave, Flatbush/Foxhall, Jansen Ave)

Norah shared a presentation on evaluating the successful implementation of the zoning code, link [here](#), focusing on a process to measure the success of the new code.