

CITY OF KINGSTON



September 27, 2024

Zoning Working Group

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MINUTES FROM MEETING IN RED

<https://kingston-ny.gov/zoningworkinggroup>
zoningworkinggroup@kingston-ny.gov

[Link to Potential Amendments Tracker](#)

Agenda

1. First Floor Height Requirements in T5 & T4 Transects (line 7)
 - i. Summary of July's discussion
 - ii. Municipal Comps (sent via email)
 - iii. Building Safety Feedback
 - iv. Referral to HLPC sent 9/23

	T5MS	T5Flex	T5N	T4MS	T4N-O	T4N
In effect	16'	16'	12'	16'	16'	12'
Proposed after discussion	16' with contextual option for interior lots, 12' min	14'	12'	14'	12'	12'

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 range of first floor height requirements from other municipalities and compared those requirements to the Group's current proposal. As the Group discussed, some municipalities regulate first floor height requirements via type of use and/or building type.

The Group also reviewed the feedback from the Building Safety Department and discussed the pros/cons of higher vs lower requirements, especially in the T4 districts.

The Group will continue to take feedback into considerations and awaits HLPC feedback, especially with respect to a "contextual" options referring to building context or historic building context.

2. Amendment Priorities ([see spreadsheet for specific details](#))
 1. [Amendment 1 of 2024 – Recreation Fee](#)
 - i. Rec Commission to review in **October** meeting
 2. [Amendment 2 of 2024 – Organizational Items](#)
 3. [Amendment 3 of 2024 Off Street Parking Standards](#)
3. Zoning Working Group Referrals Process

The Group discussed that this would be beneficial to let other boards and committees know that the Zoning Working Group is meeting and can take referrals for **Bartek** will draft a message for other Zoning Working Group members to review prior to being sent out.

4. Subdivision standards

The Group discussed the subdivision standards and their relevance given the adoption of the form-based code. As Tanya stressed, given that the document is posted online, it is important that the standards do not confuse potential applicants. **Sue** will review possible action items.

5. Street Design Standards

The Group discussed the applicability of the street design standards in the case of street retrofits, and what qualifies as a "retrofit." **Tanya** will review possible changes to the definition of "street retrofits."

Notes from Three Big Questions Exercise

1. How is zoning code currently being implemented?

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- I pulled my notes into a mural board and highlighted some of the possible pain points and opportunities. I probably got a few things wrong so please review. <https://app.mural.co/t/norahsworkspace4131/m/norahsworkspace4131/1719363799684/065f830b9cbf511a4295696d8b5048118b5c05cb?sender=ucfdace06e4ce6170846e9107>
- pwd: KingstonZCWG

What does success look like? In 5 years? In 20 years?

- 5 years
 - Code is being used and is understood
 - Intent of code has been implemented
 - Consistency of applications
 - Code seen as pivotal to long-term success and affordability of Kingston
 - Diverse use/function of buildings that addresses a sustainable & equitable city
 - More housing that meets needs of city residents
- 10 years
 - City of Kingston can point at successful projects (including housing and business development)
- 20 years
 - More walkable, mixed use city
 - Greater variety of housing types everywhere
 - More walkable communities
 - More economic/commercial distribution

3. What could we measure?

- Recurring admin pain points by Planning reviewers/staff
- Increased participation across spectrum of application (amateur-pro)
- Amendments and waivers
- Perception is hard to measure
- # of housing units approved
- Time for minor and major projects to be approved
- Perception among professionals and general public
- Surveys completed by the public & gov institutions
- Less questions from applicants
- Less time spent on revisions