

CITY OF KINGSTON



MINUTES IN RED

December 6, 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

Agenda

1. Referral from City of Kingston Conservation Advisory Council (attached)

The group discussed s referral received from the City of Kingston Conservation Advisory Council:

1. The first suggestion was to exempt roof-mounted solar energy systems from height requirements. Generally, the Group discussed that this would be a reasonable change, but expressed concern that some oversight might still be needed particularly in historic districts.
2. The second suggestion was to exempt ground mounted solar PV systems from lot coverage and impervious surface requirements if the ground underneath contains vegetative ground cover. The Group discussed that this would be reasonable but that commercial versus residential systems (or small versus large-scale renewal energy systems) should be distinguished. This could be a defined Major Waiver.

Item has been added to the Working Group's amendment tracker for future evaluation and the Working Group awaits further communication from the Conservation Advisory Council.

2. First Floor Height Requirements in T5 & T4 Transects
 1. Review definition of contextual
 2. Review any changes for corner lots

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| | T5MS | T5Flex | T5N | T4MS | T4N-O | T4N |
|---------------------------------------|----------------------------------|----------------------------------|-----|----------------------------------|-------|-----|
| <i>In effect (for reference only)</i> | 16' | 16' | 12' | 16' | 16' | 12' |
| Proposed | 16' with contextual option | 14' with contextual option | 12' | 14' with contextual option | 9' | 9' |
| Final after 12/6 meeting | 16' corner, mid-block contextual | 14' corner, mid-block contextual | 12' | 14' corner, mid-block contextual | 9' | 9' |

The Group discussed further changes to distinguish between corner and mid-block properties. The Group discussed two follow-ups:

- Introduce a definition for the “contextual” requirement
- Re-confirm that the 9’ requirement is necessary given standard building practices

3. Zoning Working Group Referrals Process

1. Sent to Common Council and chairs of various City Committees on 12/2/2024

4. 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. Recreation Commission signed off on changes during November meeting

2. [Amendment 2 of 2024 – Organizational Items](#)

3. [Amendment 3 of 2024 Off Street Parking Standards](#)

4. [Amendment 4 of 2024 – First Floor Height Requirements](#)

5. [Amendment 5 of 2024 – Bed and Breakfast](#)

6. [Amendment 6 of 204 – Home Occupation](#)

7. [Amendment 7 of 2024 - Signage](#)

No further discussion on these amendments during the 12/6 meeting. It was discussed that the group would review these at the next meeting in an effort to finalize a submission of proposed amendments to the City Common Council.

5. Street Design Standards

1. Invited City Engineer to join a future meeting to discuss “retrofit” definition and application ongoing/planned street projects.

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Next Meeting will be January 17, 2025, 9:30AM.