

# CITY OF KINGSTON



February 21, 2025

## Zoning Working Group

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

Norah Maki, Alternate

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## MINUTES IN RED

### Agenda

I. Yupanqui discussed Amendment #3 that was passed by the Zoning Working Group during the previous meeting and the implications of not requiring any off-street parking. Federal ADA rules mandate that one accessible parking space is provided for every 25 parking spaces provided. The group discussed off-street parking requirements, congestion, walkability, and the state of the bus transit system.

S. Cahill described that any recommendations for amendments passed by the Zoning Working Group still have to go through an official public process that includes a public hearing.

### 1) Possible amendment votes as follows:

- ~~1. Amendment #1 – Updates to Parkland Fee~~
2. Amendment #2 – Organizational signage table

The group reviewed the intent of this amendment to align the use table and sign allowances.  
Unanimously approved by voting members.

- ~~3. Amendment #3 – Off-street parking~~
4. Amendment #4 – First-floor height

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I. Yupanqui sought clarification on what the group was voting on based on what was submitted via email: the proposal that would add the contextual requirement citywide for first floor heights or just in historic districts. Her concern was that outside of historic districts, using contextual requirements could lead to inconsistent form. For example, there is variation in the T5 Flex transect.

After discussion, the group decided to vote on the version that would add the contextual option just for historic districts.

Unanimously approved by voting members.

## 5. Amendment #5 – Bed & Breakfast

B. Starodaj clarified that this requirement is necessary to ensure the zoning code is consistent with NYS building code. T. Garment suggested that because this change restricts the applicability of Bed & Breakfasts, the group may want to revisit where hotels and other form of “lodging” is allowed.

Unanimously approved by voting members.

## 6. Amendment #6 – Home Occupation

B. Starodaj clarified that this requirement is necessary to ensure the zoning code is consistent with the NYS building code.

As a follow-up, T. Garment suggested the group review the standards in place for neighborhood businesses.

Unanimously approved by voting members.

## 7. Amendment #7 – Signage

J. Stratton-Rayner suggested that the new section on temporary window coverings be clarified to indicate intent. The language was edited to clarify that “temporary window coverings” are those “associated with new construction or renovations.”

Unanimously approved by voting members.

## 8. Amendment #8 – Accessory Dwelling Units

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The group discussed the pros and potential pitfalls of allowing new ADUs to be built directly in front of existing primary structures, including potential fire risks and impact to corridors such as Albany Avenue. This amendment was tabled for future discussion.

## **2) Street design standards - update**

1. Street retrofit
  - i. Definition
  - ii. From Rebecca: I was interested to hear Tanya say “reconfiguring with paint” And Bartek say “redefine “retrofit” — I would be interested to include those ideas in our discussion of streetscapes upcoming, and understand how street decisions make their way through the municipality and where, who or when there may be impact from the code or other sources of leverage to move streets toward the code. Given that this is a complicated nexus of problems, needs and intentions in a city like Kingston.”

**NO DISCUSSION DURING THIS MEETING**

## **3) Major Waiver Checklist for the Planning Board**

**NO DISCUSSION DURING THIS MEETING**

Next meeting scheduled for March 14, 2025.