

CITY OF KINGSTON



May 2, 2025 - **MINUTES**

Zoning Working Group

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MINUTES IN RED

Agenda

1) Meeting with Alderman Sara Pasti and Alderman Teryl Mickens Regarding Walkable Neighborhood Plans

Pasti joined the Working Group to discuss the proposed subdivision off Lucas Avenue at 21 Bluestone Court as a Walkable Neighborhood Plan (WNP), as defined in Article 7: Large Site Standards. Based on her experience and feedback from constituents living near the proposed subdivision, she asked the Zoning Working Group to review the current definition of WNPs and consider the following:

- Whether the definition should account for the distance between the WNP and a nearby Business District that could serve its residents; and
- Whether, based on that distance, a minimum parking requirement should be established—one that the Planning Board would be empowered to impose on the developer.

Mickens spoke about the proposed project at 140–150 Blvd and 160 Blvd. She noted that, as a practical matter, if insufficient parking is provided on-site, there are no nearby streets with on-street parking available for residents. She also emphasized that the site is not located in a walkable area of Kingston, and the quality of public transportation is inadequate to meet the mobility needs of households.

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Separately, Pasti suggested that the Working Group consider whether it would be appropriate to add a minimum parking requirement for the T3 Transect more broadly, given that this transect is located outside the city’s denser, more walkable areas.

The Working Group held an initial discussion with Mickens and Pasti regarding the appropriateness of modifying parking requirements in light of the zoning code’s intent. They also discussed whether the Working Group should play a greater role in educating the public about why minimum parking requirements were originally removed. The conversation acknowledged that, with parking requirements no longer in place, a holistic approach to citywide transportation is needed—one that includes improvements to public transit, pedestrian and bicycle infrastructure, and the completion of a comprehensive citywide parking management study.

The Working Group will fully review Pasti’s request and provide a response.

2) Meeting with City Engineer John Schulteis – Implementation of Street Design Standards (Article 5)

The Working Group invited Schulteis to speak about the implementation of the Street Design Standards. Specifically, the Working Group sought to understand:

1. Whether it might be appropriate to revise the current definition of “retrofit” for existing city streets to ensure the standards apply to more projects; and
2. Whether the Street Design Standards are being applied to active City street retrofit projects.

According to Schulteis, his department is not currently implementing the Article 5 Standards in any active City street project. Among the implementation challenges he cited were funder requirements and the complexity of designing projects in specific locations, which often necessitates a more tailored approach.

The Working Group discussed with Schulteis whether it would be feasible to apply the standards to smaller active projects rather than only larger ones, as well as other strategies for the Engineering Department to incorporate the standards adopted in the zoning code.

No resolution was reached. However, the Working Group will review the application of the Street Design Standards in the ongoing redesign of Flatbush/Foxhall to evaluate how the project aligns with the current standards.