

# CITY OF KINGSTON



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## ZONING WORKING GROUP

January 30, 2026

### MINUTES IN RED

#### Zoning Working Group

Sue Cahill (City of Kingston Planning Representative)

Bartek Starodaj (City of Kingston Housing Initiatives Representative)

Joshua Stratton-Raynor

Rebecca Holderness

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Tanya Garment

Norah Maki, Alternate

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#### 1. Battery Storage Systems Communication

ZWG discussed battery storage systems and the risks and benefits of these systems. ZWG discussed that the current zoning code does not reference battery storage systems, including within the definition of renewable energy systems.

Stratton-Raynor explained that the placement of these systems only makes economic sense when they are proximate to existing substations, we should therefore pay special attention to these areas of the City. He also explained that the size of the systems can be scaled up or down, meaning that a BSS can be placed on sites varying sizes.

#### Next steps:

- Look at other codes for how BSS uses have been categorized
- Update renewable energy definitions to include storage systems
- Let the Climate Commission know that the ZWG will propose edits to the zoning code

# CITY OF KINGSTON



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## ZONING WORKING GROUP

### 2. Waivers for fence heights (Request from Tanya)

- a. 111 Downs ([https://kingston-ny.gov/filestorage/8399/10476/11820/11824/70110/October\\_2025\\_-\\_PB\\_Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/70110/October_2025_-_PB_Minutes.pdf))
- b. 106 Downs ([https://kingston-ny.gov/filestorage/8399/10476/11820/11824/70110/November\\_2025\\_-\\_PB\\_Minutes.pdf](https://kingston-ny.gov/filestorage/8399/10476/11820/11824/70110/November_2025_-_PB_Minutes.pdf))

Garment discussed her view that high 6' fencing along the sidewalk negatively impacts walkability and tends to push pedestrians out of the sidewalk itself. She gave two examples of recent approvals on Downs Street.

ZWG discussed that the setback of a fence is more important than the height itself. A 6' fence would not have the same negative impact if set back from the sidewalk.

#### Next steps:

- If a 6' fence is requested via the Major Waiver process, a required setback should be somehow added to the zoning code, potentially via defined waiver. Bartek will review.

#### Previous discussion about fence heights:

- a. [Code language](#) suggests that fencing along a street facing property is limited to 4 feet
- b. If set back slightly, does that mean a fence can then be 8'?
- c. Based on October discussion, suggest: "All garden walls and fences **within or behind the build-to-zone** shall be a maximum of four (4) feet in height."

### 3. Follow up from November meeting

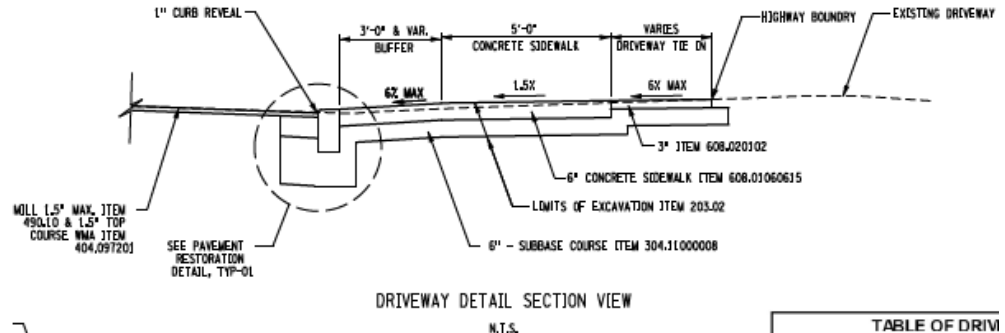
- a. Curb Cuts and slopes
  - i. Response from City Engineer: Driveway running slope variation comes in based on width of snow storage strip. There are some maximum

# CITY OF KINGSTON



## ZONING WORKING GROUP

slopes we try to avoid exceeding, here labeled 6% maximum but we have had to go steeper in some cases.



- ii. The basic sidewalk requirement under the PROWAG would be minimum 4-ft wide with maximum cross slope 2.0% (here labeled 1.5% in order to provide a factor of safety in construction). Material is generally concrete 6" thick minimum.

Maki will send around the relevant NACTO language for further review of this issue.

- b. Limiting the size of accessory structures

ZWG agreed that accessory structures should be limited so they are no more than 50% of the size of the primary structure. Bartek will draft this language.