

CITY OF KINGSTON



ZONING WORKING GROUP

MINUTES IN RED

July 10, 2026

Zoning Working Group

Sue Cahill (City of Kingston Planning Representative)

Bartek Starodaj (City of Kingston Housing Initiatives Representative)

Joshua Stratton-Raynor - **ABSENT**

Rebecca Holderness

Ines Yupanqui

Tanya Garment

Norah Maki, Alternate

Also attending :

Andrea Shaut, City of Kingston Common Council President

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

zoningworkinggroup@kingston-ny.gov

1. Battery Storage Systems amendments. Chapter 405 Proposed BESS amendments 7.8.26.docx
 - a. NYSEDA Feedback and Map (Bartek)
 - b. Share or not share with the Common Council

Since the previous meeting, Bartek reported receiving additional feedback from NYSEDA on the proposed draft ordinance. NYSEDA recommended adding definitions and standards related to signage, lighting, landscaping, and noise. Bartek incorporated these sections into the draft and included references to applicable provisions elsewhere in the zoning code. He also received a map from NYSEDA identifying nearby substations, which

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are the most likely locations for future Tier 2 and Tier 3 Battery Energy Storage System (BESS) facilities.

The group discussed whether to forward the working draft to the Common Council. After discussion, the group agreed to transmit the draft with the understanding that it is a working and incomplete document intended for the Common Council's review, discussion, and revision as needed prior to adoption. President Shaut stated that she would emphasize this point in her discussions with the Common Council. However, Tanya reiterated her belief that the zoning working group should not submit a draft ordinance because the group does not have the expertise to propose an ordinance on what is a non-zoning related issue. She suggested that instead the group submits a list of bullets summarizing what the group learned and areas the Common Council might want to explore.

Bartek will prepare a transmittal letter to accompany the draft ordinance and circulate it to the group for review and feedback before it is sent to the Common Council.

2. Proposed accessory and fencing amendments – see three draft diagram options based on our last discussion to clarify code language. Note: no new code language would be added, only the diagram would be added.

The group reviewed the three fencing diagram options that had been circulated. After discussion, the group agreed that Bartek would incorporate the feedback received into a revised version of Option B. Bartek will circulate the updated draft to the group via email for further review.

Zoning Code Evaluation Discussion (Norah)

https://docs.google.com/presentation/d/1vJwjzQg_UX1bhQjE9tdNaK_3QsLb6hRn4RBS_eTx740w/edit?usp=sharing

- a. Planning is working on putting together data requests

The group discussed the evaluation process, including who to interview and the format. In addition to direct interviews, the goal would also be to have a general public survey. See link to Norah's google document.

Norah and Rebecca tentatively agreed to be the interviewers.

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Sue and Bartek will update the group once the data Norah requested has been put together. This includes the list of minor site plans, major site plans, and waiver requests.

Round robin

- b. Workforce housing (see email attached)

NOT DISCUSSED THIS MEETING

Since the last amendment package sent to the Common Council, we have approved two amendments

- a. Clarifying that accessory dwelling units can be built forward of a primary dwelling but must follow the architectural standards of a Detached House
- b. Limiting non-ADU accessory structures to 50% of the square footage of a principal building