

CITY OF KINGSTON



ZONING WORKING GROUP

MINUTES IN RED

June 12, 2026

Zoning Working Group

Sue Cahill (City of Kingston Planning Representative) - **ABSENT**

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

1. Battery Storage Systems amendments. [Chapter 405 Proposed BESS amendments V1.docx](#)

Jake Straus and Emily Chessin of Kingston's Climate Commission joined the meeting. Straus and Chessin reviewed the draft and provided comments directly in the document. Overall, they indicated that the draft largely met their expectations.

Chessin, who also works for NYSERDA, encouraged the Zoning Working Group to continue engaging NYSERDA's Clean Energy Team with any additional questions. In discussing the review process for Tier 1 projects, she noted that even smaller projects are likely to undergo multiple layers of review, including review by Central Hudson, NYSERDA (for applicable rebates), and the City's Building Department.

The group discussed the need for additional feedback from the Building Department and Fire Department before formally publishing the draft. In particular, members emphasized

CITY OF KINGSTON



ZONING WORKING GROUP

the importance of understanding how the Building Department would review Battery Energy Storage System (BESS) permit applications, including whether an existing review checklist is available or whether one would need to be developed.

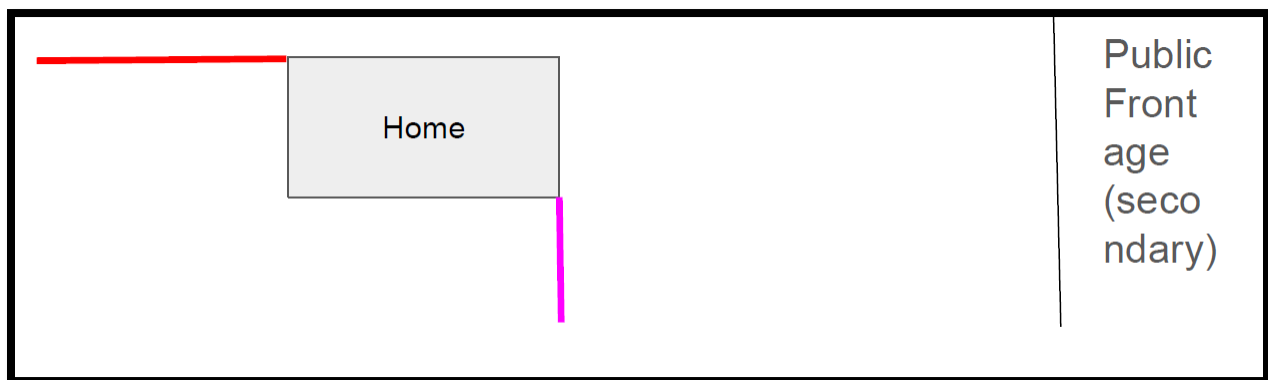
Because the siting of larger BESS facilities is largely dependent on proximity to Central Hudson substations, Joshua suggested that it would be helpful to better understand the utility's future infrastructure investment plans in the Kingston area.

Tanya expressed concern that Tier 3 BESS facilities could be permitted within the T5 Flex Transect under the current draft. She noted that this transect also has the greatest potential for residential density and questioned whether such siting would be appropriate.

Bartek will seek feedback from additional City departments and circulate the most current draft to NYSERDA for review prior to the next meeting.

2. Proposed accessory and fencing amendments – see attached deck

The group agreed that the below diagram should be added to the zoning code to clarify corner lot rules for fencing.



Bartek will draft a diagram.

3. Evaluation Discussion (Norah)

https://docs.google.com/presentation/d/1vJwjzQg_UX1bhQjE9tdNaK_3QsLb6hRn4RBSeTx740w/edit?usp=sharing

CITY OF KINGSTON



ZONING WORKING GROUP

Norah introduced the zoning code evaluation discussion. Two key pieces of information needed:

- Information about waivers granted to date
- Interview suggestions (applicants, planning board, etc) – interviews could be in person and/or online survey

Round robin

- a. Workforce housing (see email attached)

NOT DISCUSSED THIS MEETING

NOTE: 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