

CITY OF KINGSTON

Kingston Planning

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Suzanne Cahill, Planning Director
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Steven T. Noble, Mayor

April 19, 2023

Ald. At Large A. Shaut, President Common Council
City of Kingston
City Hall
420 Broadway
Kingston, New York 12401

Re: RECOMMENDATION of City of Kingston Planning Board
City of Kingston Proposed Form Based Code

Dear Pres. Shaut:

On behalf of the City of Kingston Planning Board, I am herewith submitting their Recommendation to the Common Council, which was approved at the regular meeting held on April 17, 2023. The Board recommendation comes after holding 4 separate workshop sessions to go over the entire document.

The attached is the meeting minute summarization with the individual recommendations identified in the decision portion. If you have any questions, please do not hesitate to ask our office for clarification.

Respectfully,

Suzanne Cahill
Planning Director

Cc: S. Noble, Mayor
B. Starodaj, Dir. Housing Initiatives
W. Platte, Chairman
Ald. R. Worthington, W4, Chair. L&R
Ald. Olivieri, PB Liaison

ZONING REFERRALS:

Item 17: Form Based City-wide Zoning Code RECOMMENDATION on Proposed Form-Based Zoning Code – City-wide Application to Common Council. SEQR Determination. City of Kingston, applicant.

DISCUSSION: Chairman Platte opened with a brief statement on the background.

Background: The original referral was by CC Resolution #23 of 2023, dated January 11, 2023. Due to the complexity and significant amount of information to be reviewed, the Planning Board held 4 workshop sessions focusing on various areas of the proposed FBC in order to encompass a comprehensive review. The workshops were scheduled on the following dates: January 23, 2023, February 6, 2023, February 28, 2023, and March 30, 2023. Additionally, the Board submitted a written request to the Common Council asking for an extended period of review time, beyond the 45 days as identified in the Code. No objection to the request has been returned.

He noted that at the last Workshop session of March 30, 2023, Board members reviewed in a “wrap-up” type format all of the comments which had been collected over the prior sessions and went through, making final drafted comments on both the Regulating Map and the FBC Text.

Staff stated they have provided the notes of that meeting, adding some alternates that had been identified and Chairman Platte asked if they should go through individually. Staff instructed the Board to take each item separately and to also use a roll call vote to identify the consensus of the Board. Staff further noted that no further comments have been returned for incorporation and have done some additional research which is reflected in the notes. “Leave As Is” is always an option that is not written with every section but is an alternative.

Decision: Chairman Platte asked the Board for any additional comments, hearing none, he proceeded to read through the list.

PARKING STANDARDS (Section 405.16) –

- Lodging should have .5 parking spaces per room with a minimum of 2 spaces (Roll Call – ALL Yes - Carried)
- 1, 2, 3 family residential housing should have a 1 parking space minimum per unit (Roll Call- AH – No; ALL others yes, carried)
- Residential with ADU’s in the T3 districts should be required to have 1 space per unit plus 1 space per ADU (Roll Call – ALL Yes - Carried)
- When consideration is given to recognizing the use of on street parking regulations, developers should be required to provide a calculation of demand for on street parking and availability demonstrated. (Roll Call – ALL Yes - Carried)
- There should be a review of the existing on street parking laws to identify where potential parking may be available to add to the overall numbers, i.e.- where handicap parking may no

longer be used, requiring alternate side or limit on length of time vehicles may remain on a street without moving. (Roll Call – ALL Yes - Carried)

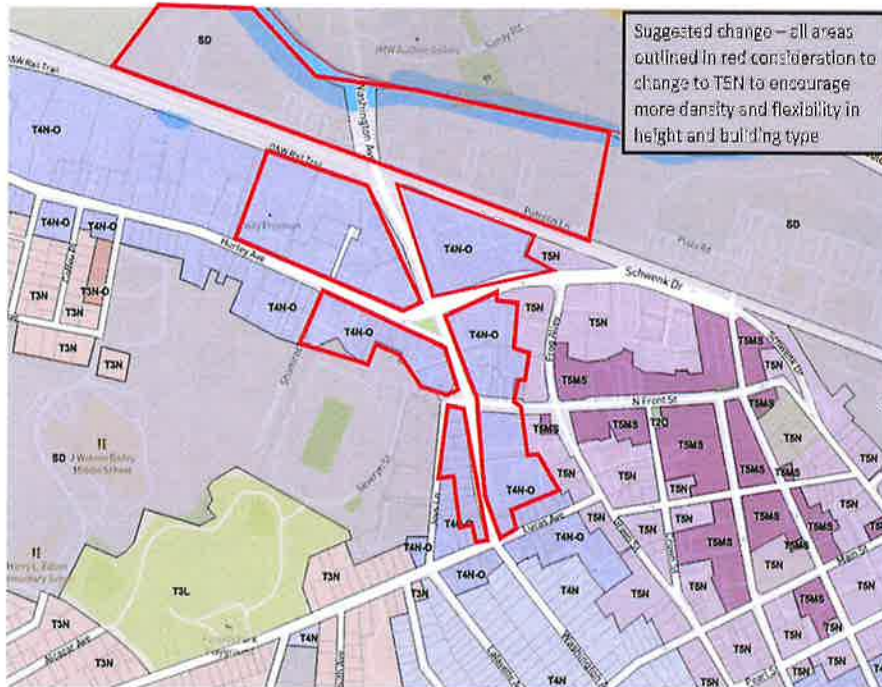
- Parking Demand Reduction Strategy (Section 405.16 C. 3.)- The following recommendations are made:
 - o The word “Reduction” should be removed from the title as the purpose of this exercise is to determine the parking demand necessary to support a proposal and not necessarily reduce a number of spaces as this new code is already greatly reducing parking requirements. (Roll Call – ALL Yes - Carried)
 - o The thresholds which are contained in this Section should be reduced as follows: *“.....include Principal Building(s) with a single building footprint of ~~10,000~~ 5,000 square feet or greater and/or a total gross floor area that exceeds ~~50,000~~ 10,000 square feet.”* The Board makes this recommendation based on their experience and knowledge of the reviews which they regularly undertake and what they believe to be a more appropriate measure for parking assessment. (Roll Call – ALL Yes - Carried)
 - o The Board recognizes that there is language already being contemplated which would provide the Planning Board to require a Parking Demand Strategy for projects that fall under the above thresholds with a Majority vote. The Planning Board supports this language being submitted in the Code text. (Roll Call – ALL Yes - Carried)
 - o The Planning Board would support a “Payment in lieu of off-street Parking” system be established where the City would be able to accumulate funds to create new or improve existing public parking facilities. This fund should be for capital improvement only and not be used for administration or operation expenses. (Roll Call - RJ – No; ALL Others - Yes – Carried)
- Parking Dimensional Standards (Section 405.16. D.) It would be recommended that the dimensional standards as they are shown in the table also be diagrammed out. The Board believes that a figure would be a means of understanding layout configurations. (Roll Call – ALL Yes - Carried)

SD WATERFRONT – The Planning Board discussed and was of the opinion that more focus needs to be considered on views from existing neighborhoods and public access:

- Buildings in SD waterfront should be limited to 3 stories with a 1 story bonus, with the Height Overlay boundary remaining as is. (Roll Call – ALL Yes - Carried)
- It was noted that parking under buildings is not included in height. It would be the recommendation of the Board that parking below a structure be included within the overall height as is done in the other transects. (Roll Call – ALL Yes - Carried)
- Parking underneath should be included as a building story and should have a commercial/shopfront along the street. (Roll Call – ALL Yes - Carried)

DENSITY

- Regulating Map – The Board discussed Washington Avenue as a “Gateway” into the city and also as an area that could withstand higher densities. They also took note that in making a recommendation for increased density that there are architectural standards now incorporated and they also recognized the proximity of the Stockade Historic District in Uptown Kingston. By providing areas that would be suited to development, the pressure to have impacts on the historic areas is reduced. Looked at the increased density, heights and coverage from the city line into Lucas Avenue. See map below identifying the areas and transect changes.



(Roll Call – ALL Yes - Carried)

- Uses in the T3N areas – Limit of up to two units maximum, including ADU’s in T3N transects. (Roll Call – AH-No; WP, RJ, MG, SN, VA, CP – Yes – Carried)

ARCHITECTURAL The Board recognizes the benefit of this new section to the code and finds that the work is thorough and provides guidance for developers and review agencies. One issue was identified as lacking:

- Accessory Dwelling Units (ADU’s) should have design guidelines and should fit with the character of the neighborhood and the architecture of the existing property. (Roll Call – ALL Yes - Carried)

USES

- Corner Stores – Remove corner stores as allowed use in T3N Transects. (Roll Call – AH – No; ALL Others Yes – Carried)
 - o **ALTERNATIVES** which were also discussed were read and voted on with no discussion:
 - Require any Corner Store Use requiring Special Use Permit Review, (Roll Call – AH- No; ALL Others – Yes – Carried)
 - Rename the use category “Corner Store” to “Neighborhood Business” (Roll Call – ALL Yes - Carried)
 - Modify Definition “~~CORNER STORE~~ **NEIGHBORHOOD BUSINESS** A small-format commercial or mixed-use building that provides a retail or service commerce use *designed* intended to serve residents of the surrounding *neighborhood with day-to-day, recurring needs*, on the ground floor; *with* residential or office uses ~~above may be~~ located on *a ground or an* upper floor. A corner store does not have to be located on a corner lot. See Sec 405.12.L and 405.21.F.” (Roll Call – ALL Yes - Carried)

- Extend Shopfront District along vacant parcel in front of Hudson Valley Landing (along the East Strand) (Roll Call – ALL Yes - Carried)