



# Comprehensive Plan Committee Meeting

- Review of Citizen Input
  - Statistical Results Of Survey Online
  - Summary Of Verbal Comments Included In Survey Responses
  - Review Of E-mail Comments On Website (Constant Contact)
  - Review Of SWOT Results
- Summary of Needs Analysis
  - Physical Constraints And Socio-economic Factors
  - Zoning / Land Use Consistency Comparison
  - Zoning Deficiencies: Legal, Procedural And Functional
  - Suggested Approach For Revised Zoning Law
  - Identification Of Area In Need Of Focused Planning
- Discussion of Vision Report - Suggested Focus for Comp Plan Phase 2
- Wrap up and next steps



# Review of Citizen Input

## Main Issues Coming Out of Survey Comments

- LAND USE

- Infill And Reuse Of Existing Structures & Upgrade Of Existing Structures
- Need To Streamline The Approval Process To Encourage Development
- Existing Regulations May Be Too Restrictive
- Need To Plan For Upgrading Infrastructure (E.G. Roads, Sewer, Etc.)
- Zoning Revisions, Which Provide For Mixed Use And Form-based
- Preserve Open Space And Discourage Development Of Green Space

- COMMERCIAL-ECONOMIC DEVELOPMENT

- Encourage Small Business (E.G. Boutique, Restaurant, Coffee Shop, Etc.)
- Discourage “Big Box” Or “Chain Stores” – Limit Locations
- Repurpose Existing Development/Infill Vacancies/Avoid Building In Green Space
- Character Uniqueness, Charm Are Strengths To Build Upon
- Need Better Paying Jobs – Too Many Minimum Wage Jobs
- Historic Preservation Should Be Part Of Economic Development Plan



# Review of Citizen Input

Main Issues Coming Out of Survey Comments

- TOURISM-ENTERTAINMENT
  - All Season Activities – Movie / Children’s Museum / Indoor Space
  - Rail Trail, Hiking Trails, Bike Trails And Bike Lanes
  - Limit Locations And Hours Of Drinking Establishments - Noise
  - Promote And Market Tourism
  - Rondout-strand-waterfront
- INDUSTRIAL-ECONOMIC DEVELOPMENT
  - Promote All Industry
  - Environmental Concerns – Air, Water Quality
  - Promote Jobs
  - Green Industry / Renewable Energy (E.G. Solar, Wind And Biofuel)
  - Location Of Industry Is Important To Ensure Its Compatible
  -



# Review of Citizen Input

Main Issues Coming Out of Survey Comments

- TRANSPORTATION
  - City And County Bus Schedule, Routes And Information
    - (More Direct And Accessible)
  - Rail On West Side Of River
  - Trolley, Streetcar, Commuter Train Within The City
  - Bike Lanes And Trails
- SERVICES/FACILITIES
  - Sidewalks
  - Water/Sewer
  - Hospital Health
  - Increase Police Presence
  - Historic Preservation And Interpretation
  - Parking

# Review of Citizen Input

Main Issues Coming Out of SWOT Meeting



Break-out Group - January 31, 2013



# Review of Citizen Input

## Main Issues Coming Out of SWOT Meeting

- STRENGTHS

- Historical And Cultural Heritage
- Location / Proximity To Hudson River And Catskills
- Waterfront
- Racial And Economic Diversity
- Natural Environment And Beauty/Parks And Recreation/Housing Stock

- WEAKNESSES

- Transportation Infrastructure / Bike Lanes/ Sidewalks / Traffic Lights And Buses
- No Spanish Speaking Police And Teachers
- Lack Of Employment Opportunities And Quality Jobs
- Lack Of Opportunities For Representation For Spanish Population
- High Real Estate Taxes Effects Affordability
- Aging Infrastructure



# Review of Citizen Input

## Main Issues Coming Out of SWOT Meeting

- OPPORTUNITIES

- Beautify Broadway Corridor
- Bike Lanes / Rail Trails / Green Space
- Better Mobility / Walkability
- Desire From Latino Community To Improve Economy
- Make It Easier For New Business Start-ups
- Integrate Latino Community With Larger Community

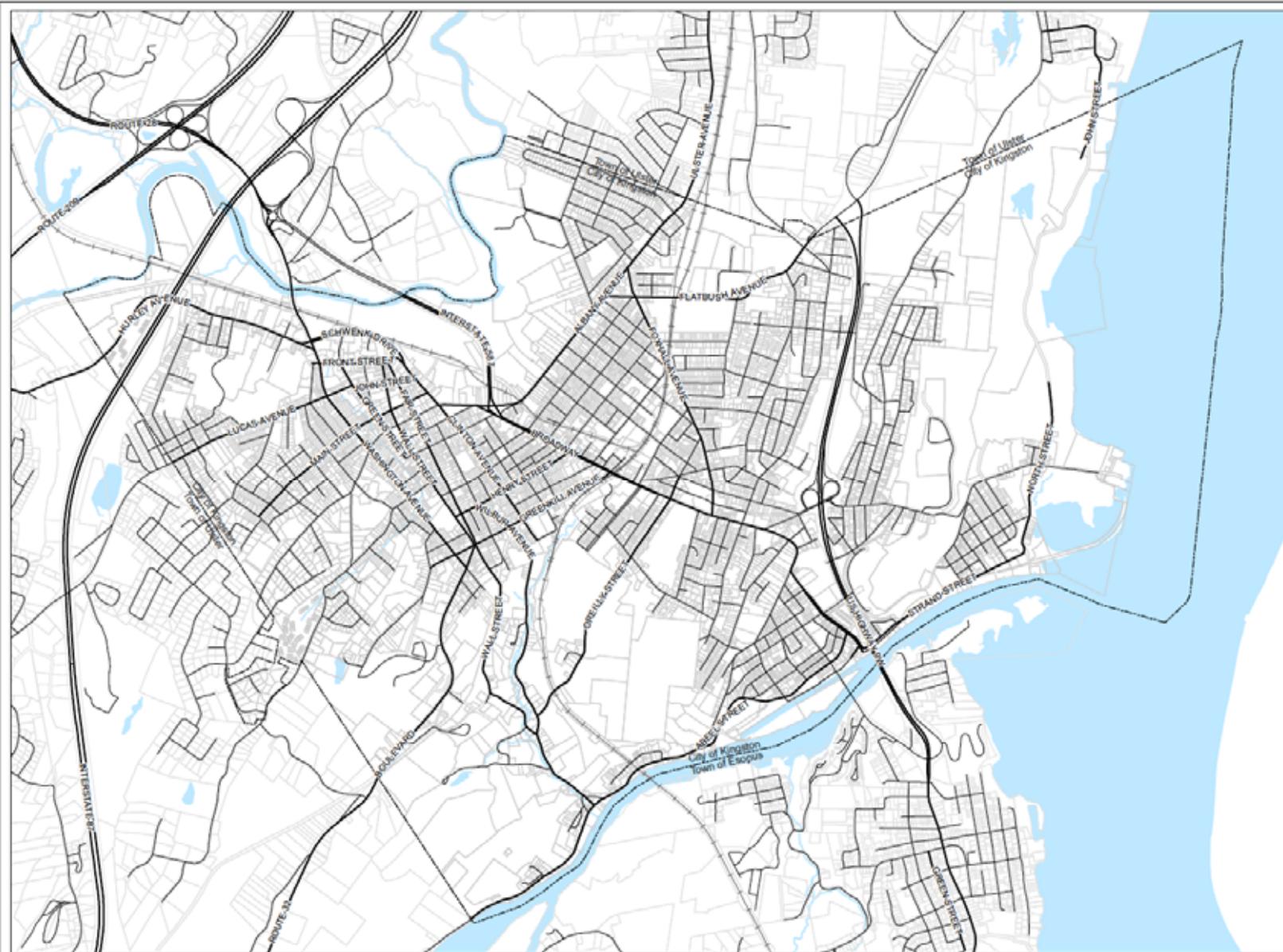
- THREATS

- Aging Infrastructure
- Racial Profiling By Society And Police
- Climate Change
- Emphasis On Auto Travel / Auto-centric Uses
- Economic Decline
- No Job Opportunities For New Residents



# Summary of Needs Analysis

- Physical Constraints And Socio-economic Factors
- Zoning / Land Use Consistency Comparison
- Identification Of Area In Need Of Focused Planning



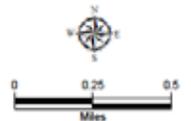
**Base Streetmap**



**Legend**

-  Streets
  -  Waterbodies
- Sources: Ulster Co. GIS

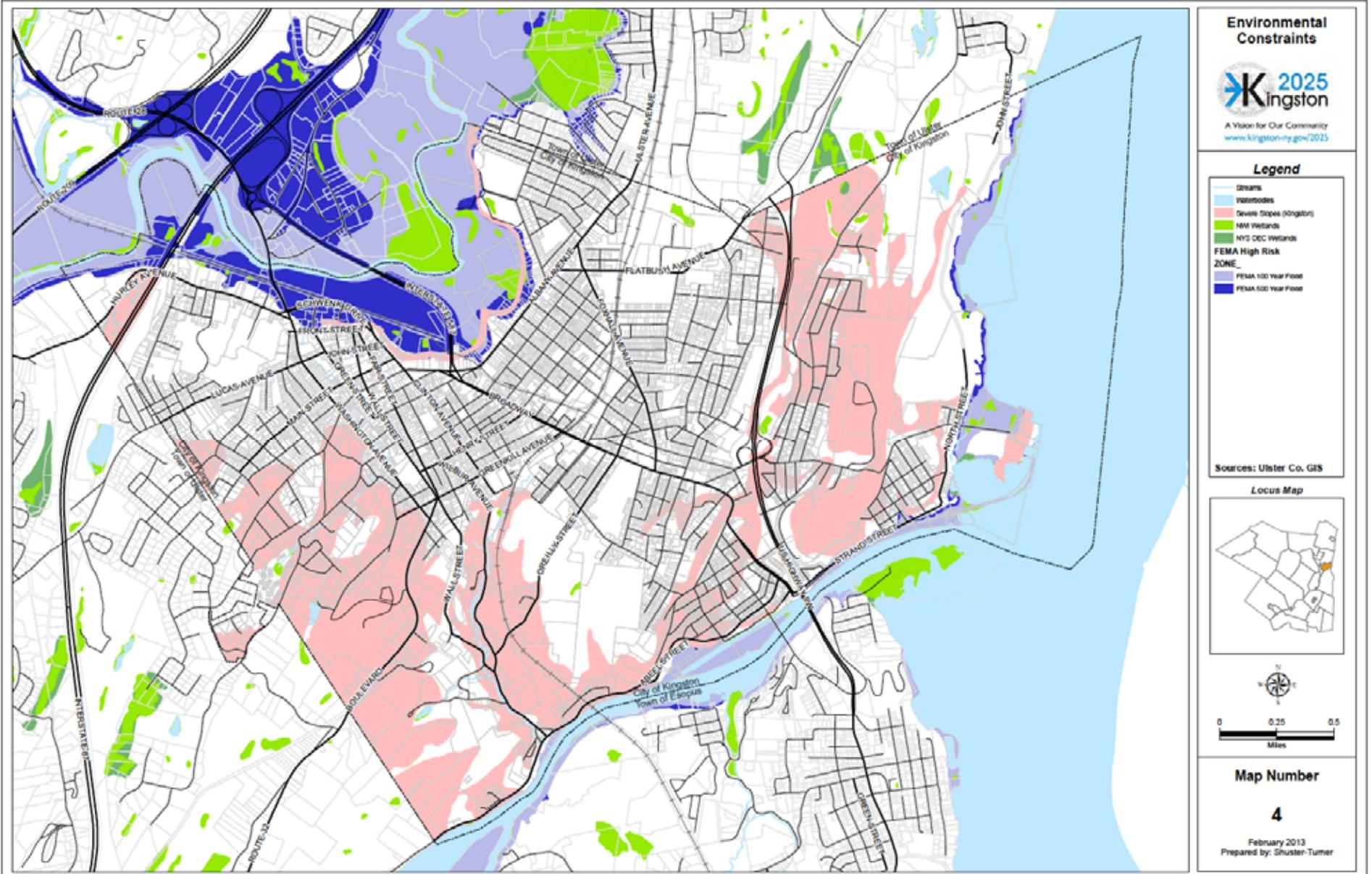
**Locus Map**

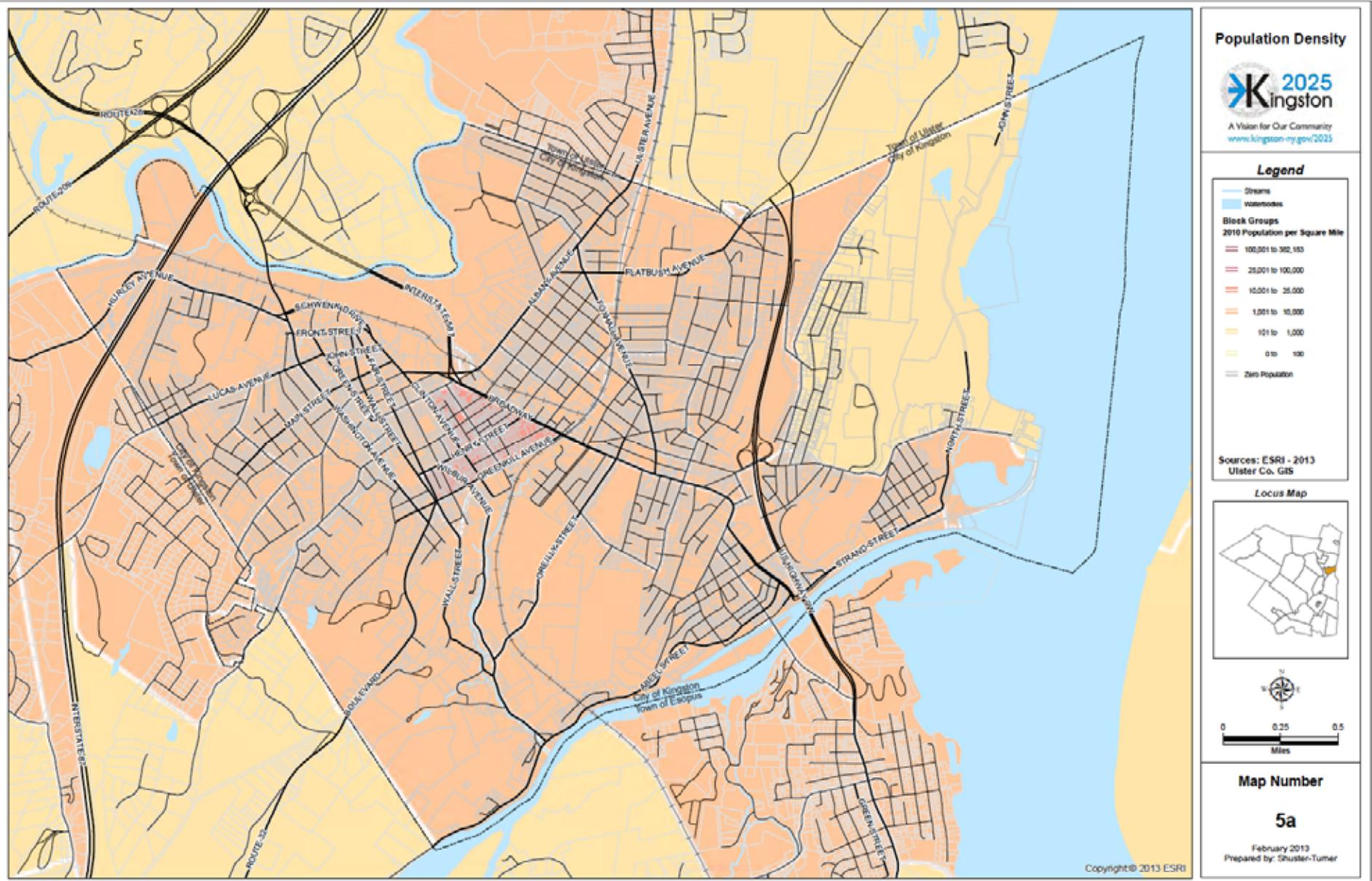


**Map Number**

**1**

February 2013  
Prepared by: Shuster-Turner

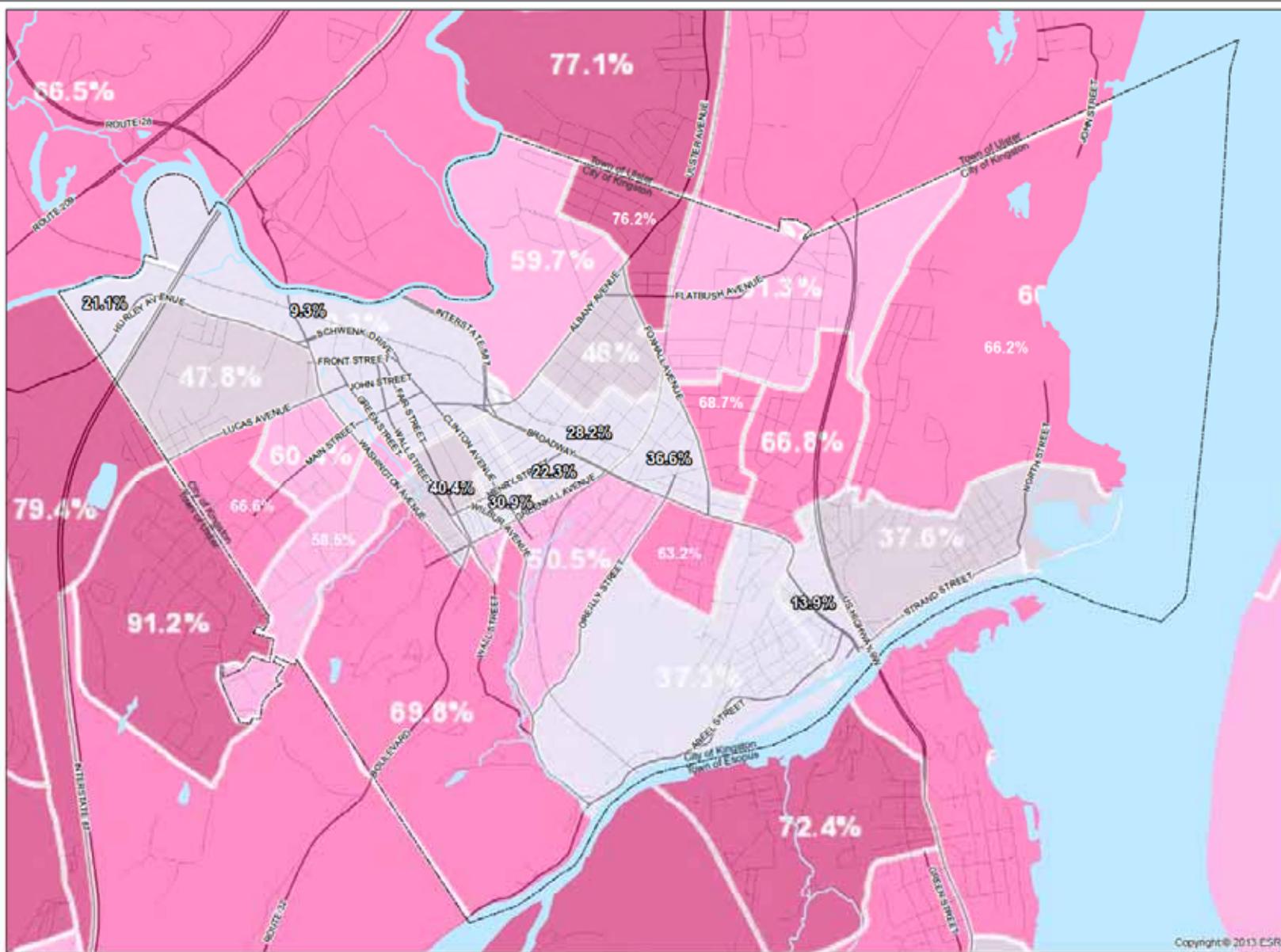




**Selected Housing Characteristics –Ulster County and City of Kingston  
2000-2010**

Year Round	Ulster County, New York Tenure by Occupied Units 2000 - 2010				City of Kingston, New York Tenure by Occupied Units 2000 - 2010			
	2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%
<b>Total housing units</b>	77,656	100%	83,638	100%	<b>10,637</b>	100%	11,147	100%
<b>Occupied Units</b>	<b>67,499</b>	<b>86.9%</b>	<b>71,049</b>	<b>84.9%</b>	<b>9,871</b>	<b>92.8%</b>	<b>10,217</b>	<b>91.7%</b>
Owner Occupied*	45,906	68.0%	48,781	68.7%	4,660	47.2%	4,747	46.4%
Renter Occupied*	21,593	32.0%	22,268	31.3%	5,211	52.8%	5,470	53.5%
Vacant housing units	10,157	13.1%	12,589	15.1%	779	7.2%	930	8.3%

*Source:* U.S. Census Bureau SFT1 Data \*Reflects the percent of occupied units, not total housing units.



### Owner Occupancy

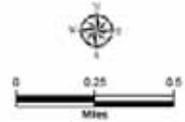


#### Legend

- Water
- Waterbody
- Block Groups
- 2010 Percent Owner Occupied Housing
- 75.1% to 100%
- 60.1% to 75.0%
- 45.1% to 60.0% (Mean: 58.4%)
- 30.1% to 45.0%
- 15.1% to 30.0%
- Zero Population

Sources: ESRI - 2013  
Ulster Co. GIS

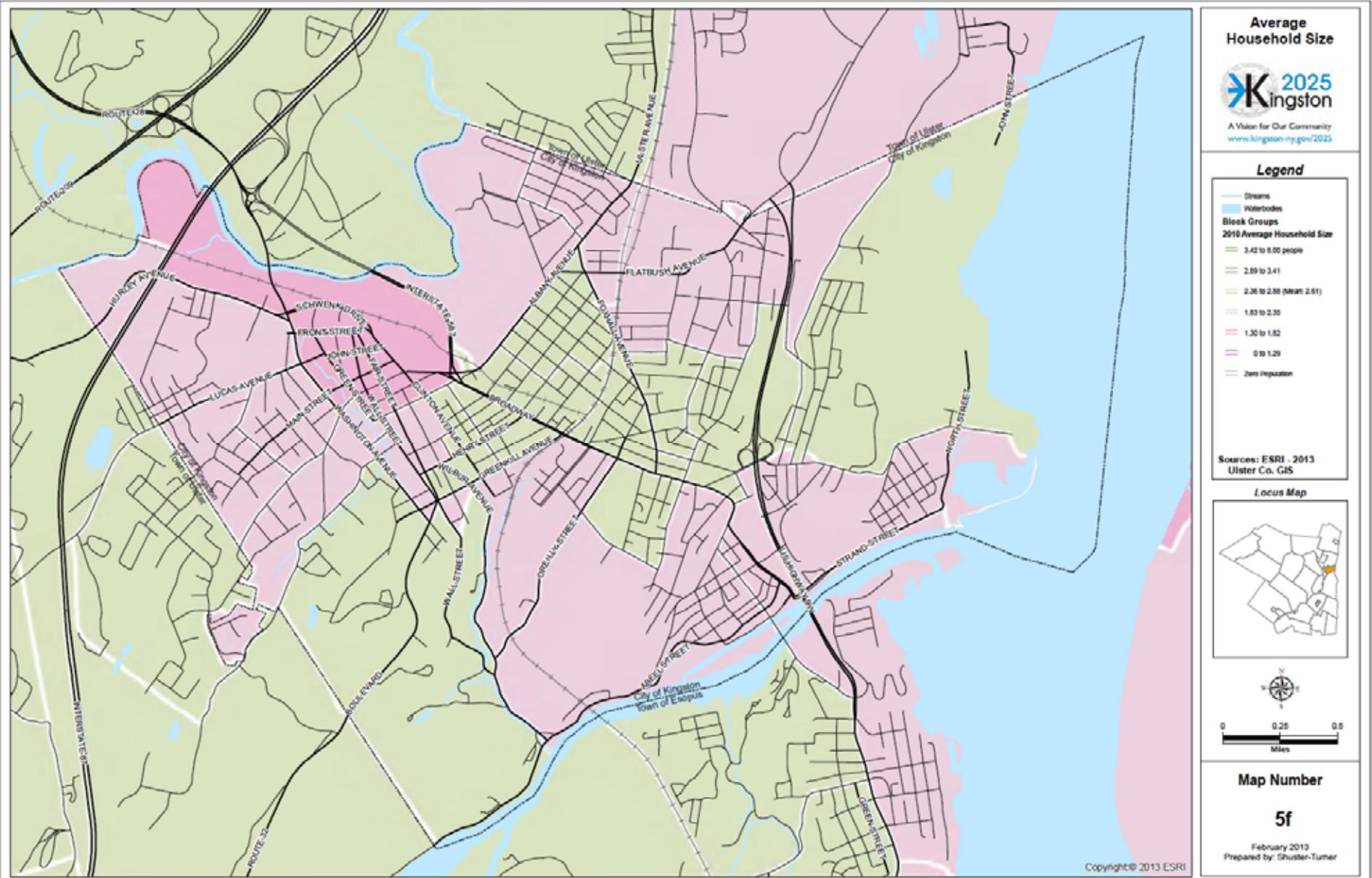
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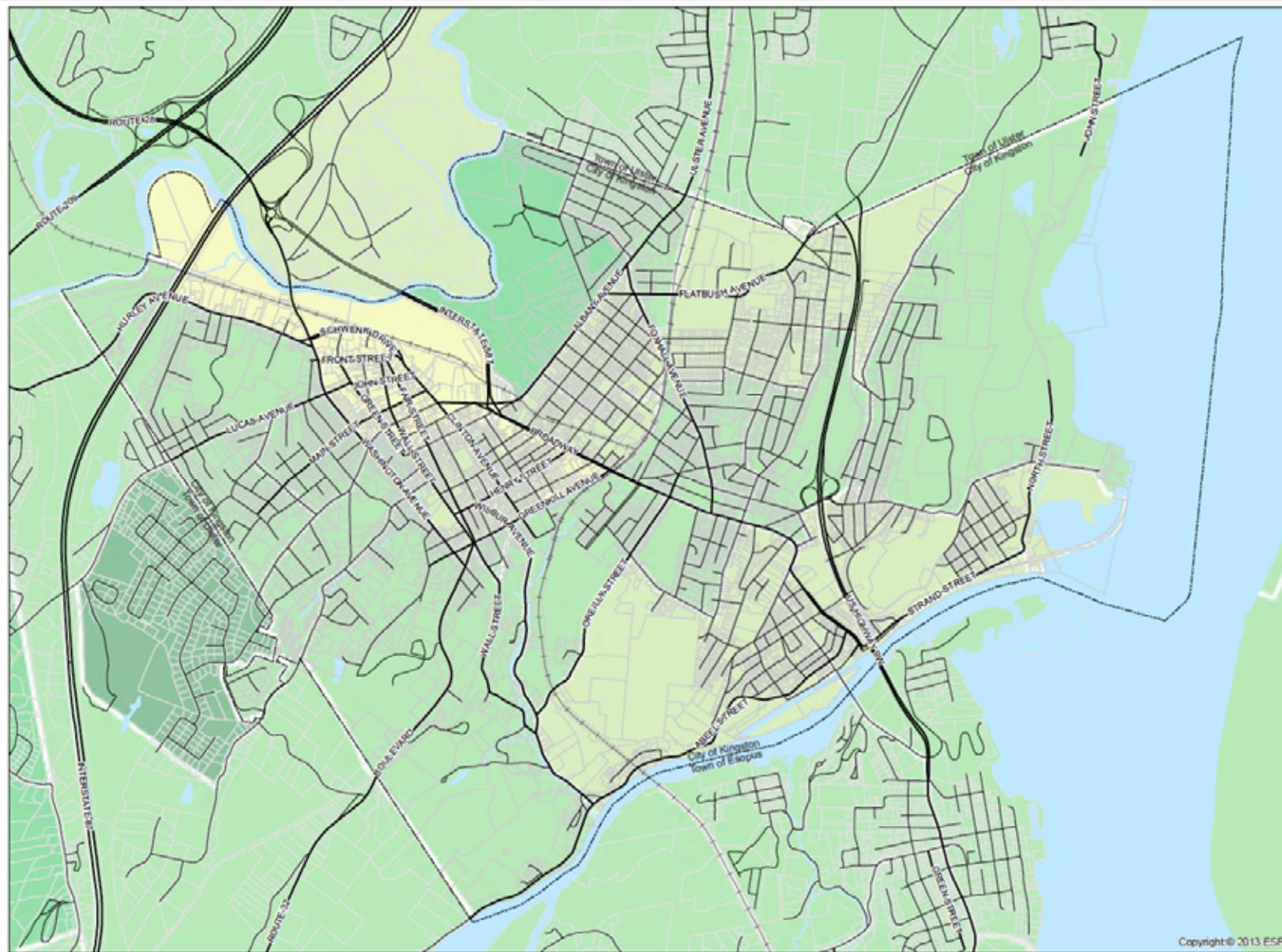


#### Map Number

**5g**

February 2013  
Prepared by: Shuster-Turner





### Median Household Income

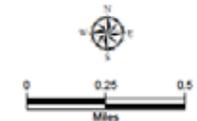


A Vision for Our Community  
[www.kingston-ny.gov/2025](http://www.kingston-ny.gov/2025)

#### Legend

-  Streets
  -  Waterbodies
  - Block Groups**
  - 2010 Median Household Income**
  -  \$64,001 to \$375,000
  -  \$70,001 to \$84,000
  -  \$41,001 to \$70,000 (Above \$15,000)
  -  \$27,001 to \$41,000
  -  \$0 to \$27,000
  -  Zero Population
- Sources: ESRI - 2013  
 Ulster Co. GIS

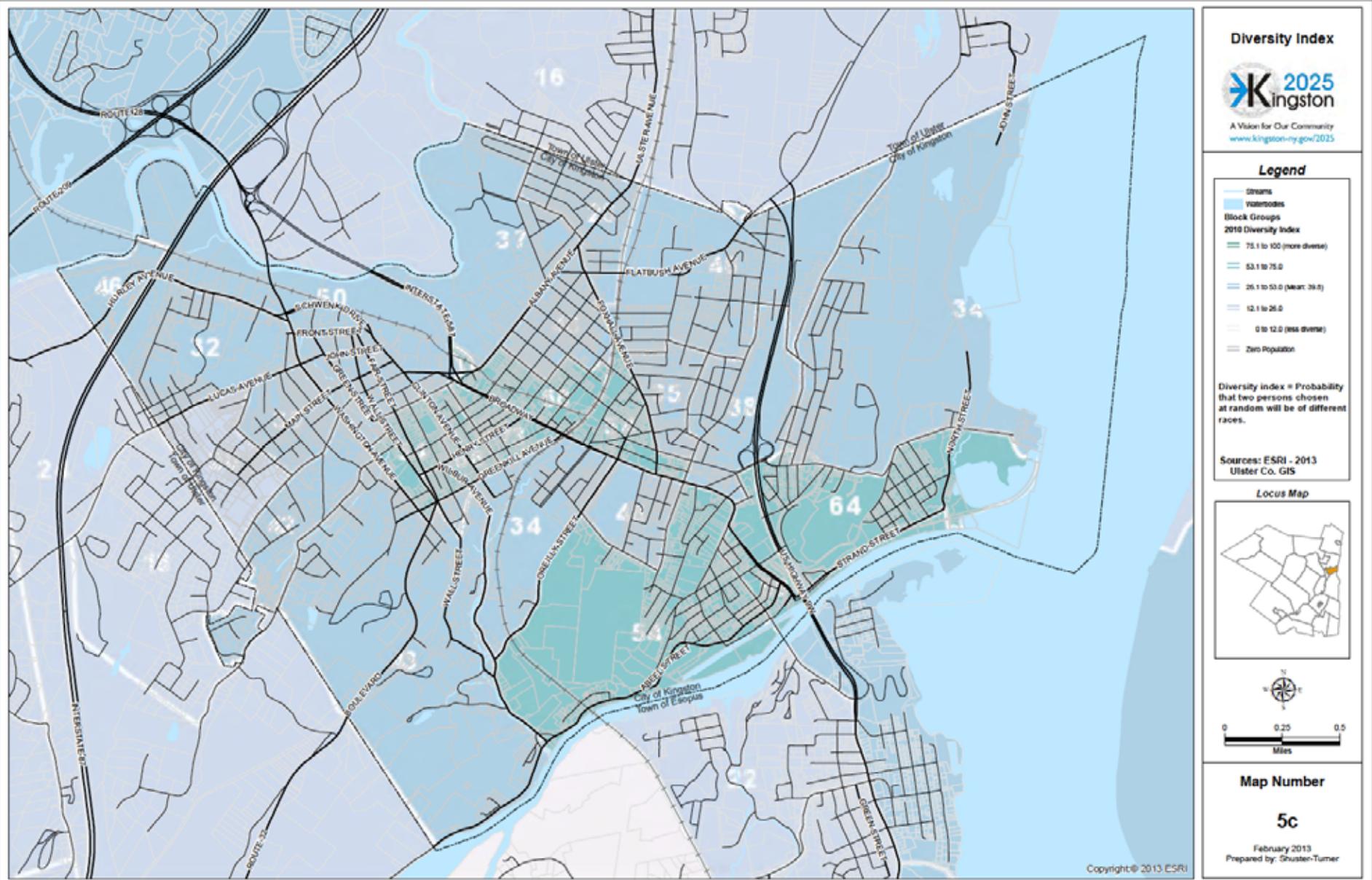
#### Locus Map



#### Map Number

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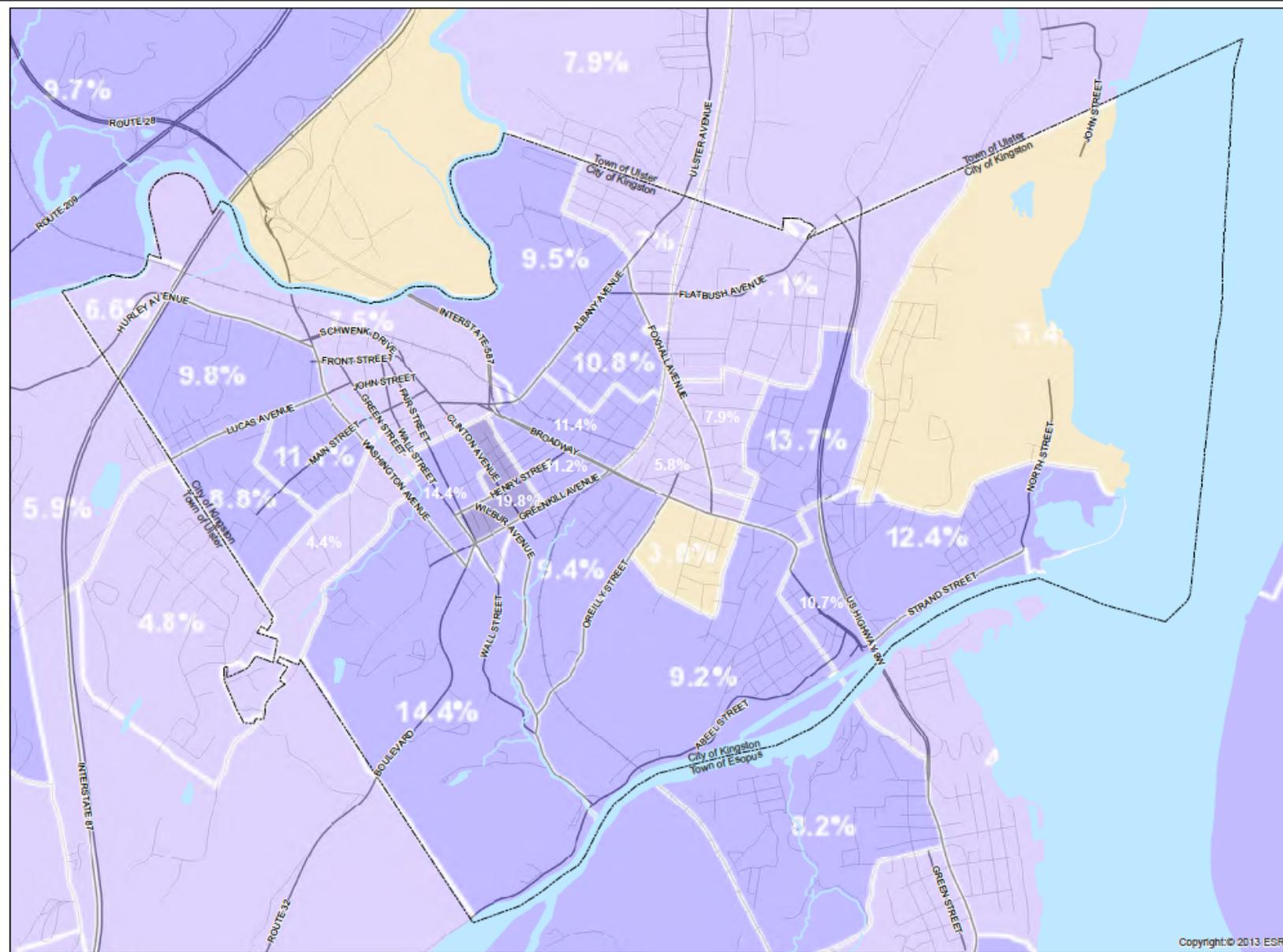
February 2013  
 Prepared by: Shuster-Turner







# Unemployment 2010 map



## Unemployment 2010

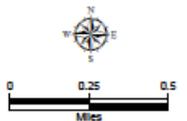
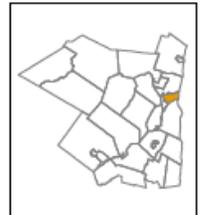


A Vision for Our Community  
[www.kingston-ny.gov/2025](http://www.kingston-ny.gov/2025)

### Legend

- Streams
  - Waterbodies
  - Block Groups
  - 2010 Unemployment Rate
    - 22.8% to 100%
    - 15.4% to 22.7%
    - 8.0% to 15.3% (Mean: 11.6%)
    - 4.1% to 7.9%
    - 0% to 4.0%
    - Zero Population
- Sources: ESRI - 2013  
 Ulster Co. GIS

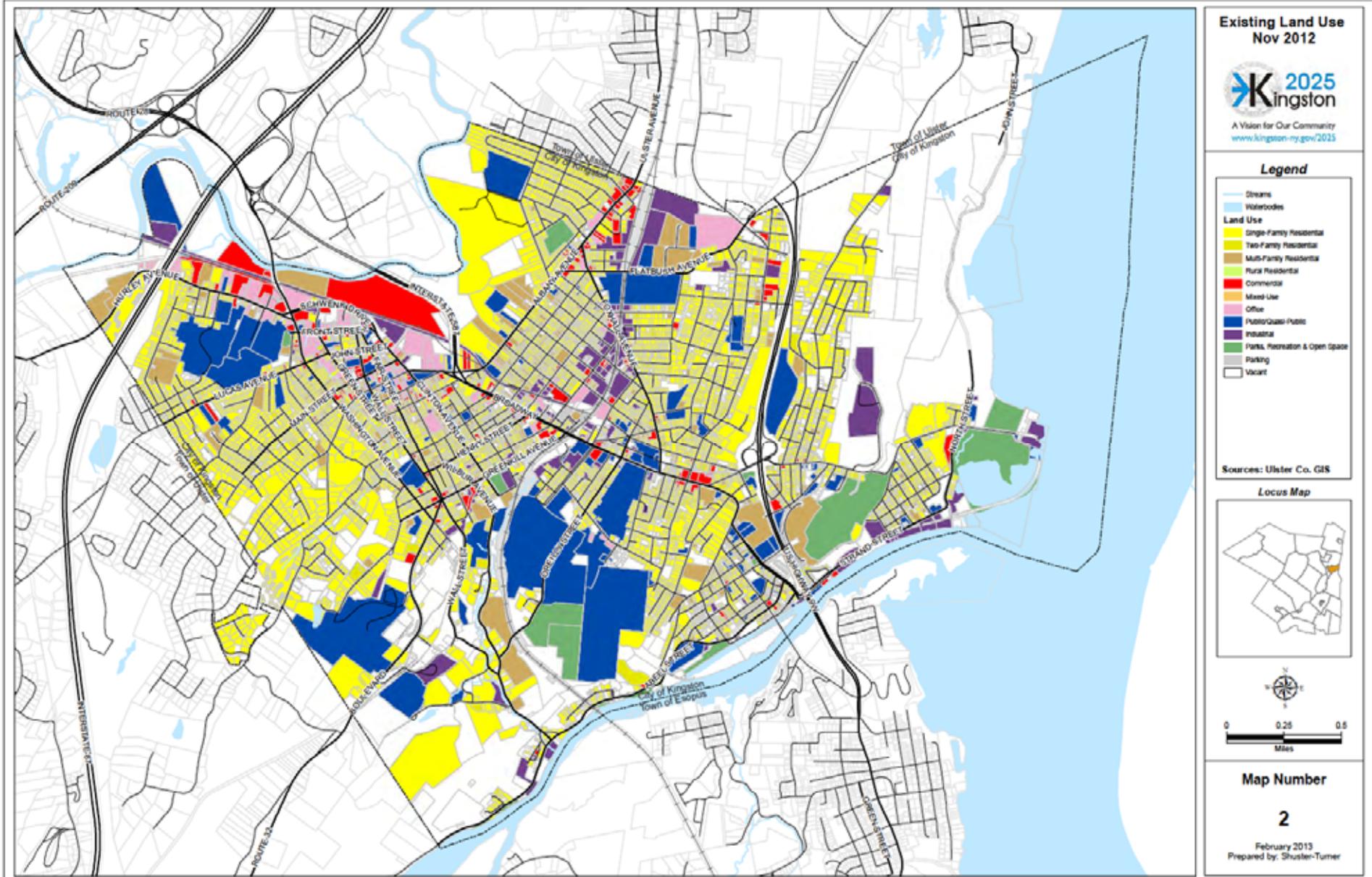
### Locus Map



### Map Number

5d

February 2013  
 Prepared by: Shuster-Turner



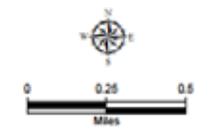
Existing Land Use  
Nov 2012

**Legend**

-  Streams
-  Waterbodies
- Land Use**
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Rural Residential
-  Commercial
-  Mixed Use
-  Office
-  Public/Quasi-Public
-  Industrial
-  Parks, Recreation & Open space
-  Parking
-  Vacant

Sources: Ulster Co. GIS

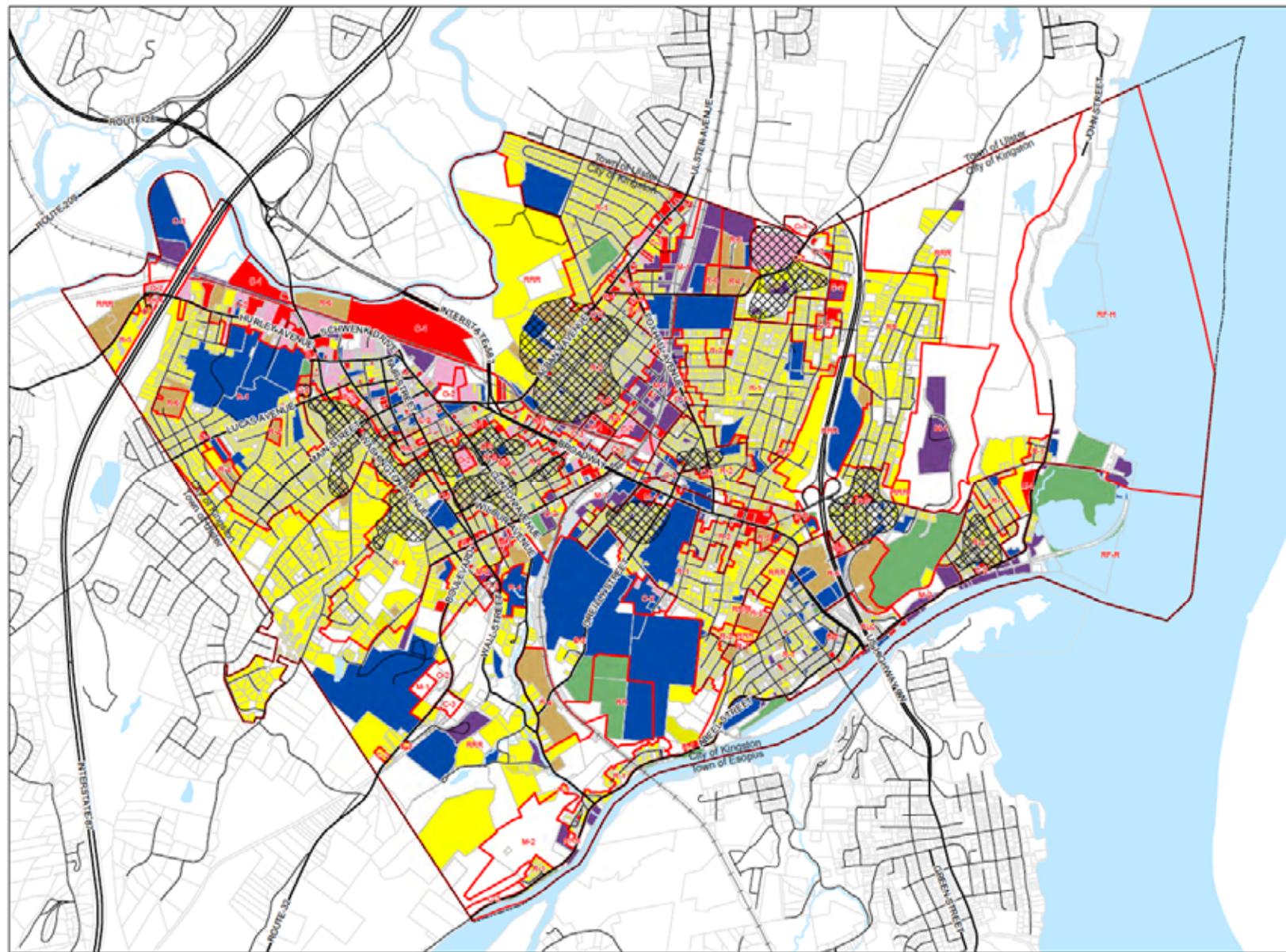
**Locus Map**



**Map Number**

2

February 2013  
Prepared by: Shuster-Turner



## Consistency of Zoning and Land Use

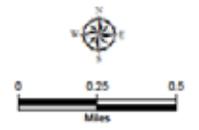


### Legend

-  Significant inconsistency
-  Zoning District Boundaries
-  Streams
-  Waterbodies
- Land Use**
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Rural Residential
-  Commercial
-  Mixed Use
-  Office
-  Public/Quasi-Public
-  Industrial
-  Parks, Recreation & Open Space
-  Parking
-  Vacant

Sources: Ulster Co. GIS

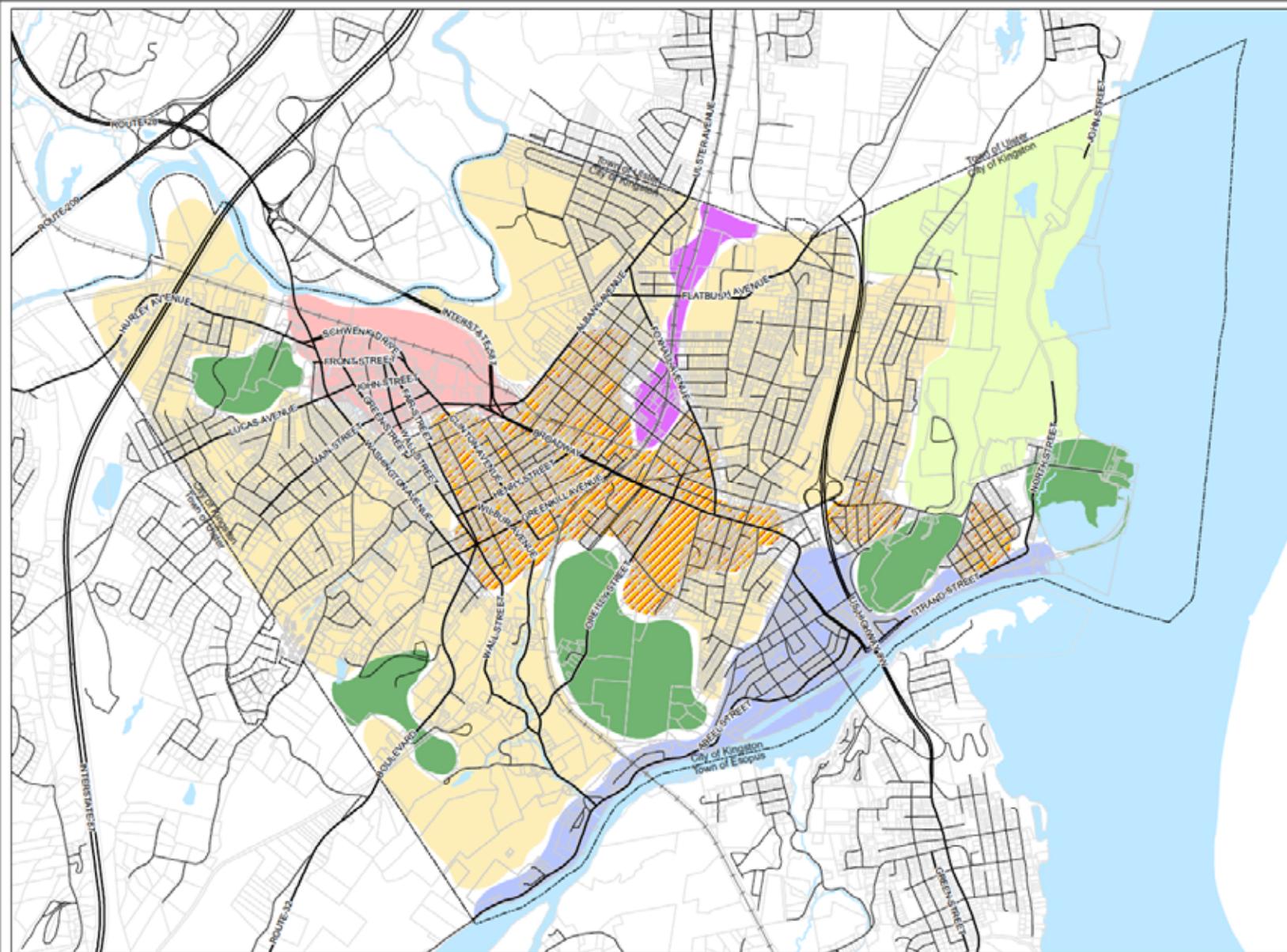
### Locus Map



### Map Number

3

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Prepared by: Shuster-Turner



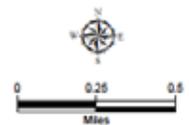
## Planning Priorities



### Legend

- Legend**
- Streams
  - Interstates
  - Planning Area**
  - Area**
    - Public Facility/Open Space (Environmental)
    - Conservation Area
    - Historic (Historic/Local/Kingston Business Park)
    - Revised Planned Area
    - Lower/Stockton District Planned Area
    - Traditional Industrial
    - Residential Area - Needs Attention
- Sources: Ulster Co. GIS

### Locus Map



### Map Number

6

February 2013  
Prepared by: Shuster-Turner

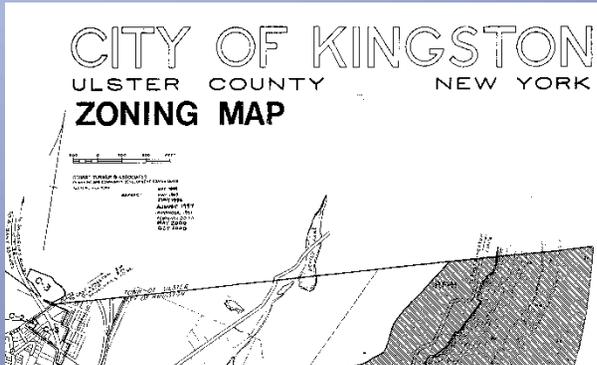


# Zoning Analysis

- Zoning Analysis
  - Zoning Deficiencies: Legal, Procedural And Functional
  - Suggested Approach For Revised Zoning Law



## Existing Zoning Code



- Format is repetitive and navigation is complicated requiring cross-referencing between separate sections.
- Distinction between districts is minimal in many cases and creates more districts than necessary.
- Overlay districts are written in different formats and require different procedures.
- Some overlay districts are governed by provisions set forth elsewhere in the City Code, e.g. Chapter 264, Historic and Architectural Design Districts.
- Very little discretion or flexibility is provided.
- Has not been kept current with NYS enabling law regarding various procedural standards and time frames. Example - variances do not distinguish between use and area variances



REVISED: 8/7/2008

DATE: 5/23/2008

**SIMONE DESIGN GROUP** \*ENGINEERING  
\*ARCHITECTURE  
\*LAND PLANNING  
**MINNO & WASKO**  
ARCHITECTS AND PLANNERS

## HUDSON LANDING REGULATING DESIGN MANUAL

*Hudson*  
LANDING  
AN AVR DEVELOPMENT 

## Planning Guidelines

### NOTES:

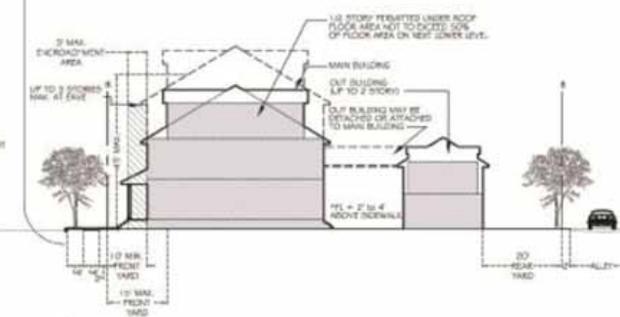
- Village Townhouse Units permitted in the HL-1, 2, 3 & 4 Districts pursuant to the "Permitted Use Regulating Plan".
- Townhouse Units permitted up to 3 stories pursuant to the "Permitted Height Regulating Plan".
- A 1/2 story is permitted below the roof structure for buildings with gabled roofs such that the floor area of said story shall not exceed 50% of the floor area on the next lower level.
- Setbacks in accordance with this building type shall provide for a 10' minimum setback to a maximum 15' setback, with a maximum 5' front yard encroachment area for porches, balconies, decks, bay windows etc.
- Parking to be provided in accordance with the following schedule:
  - 1.5 spaces per 1 Bedroom unit.
  - 2.0 spaces per 2 Bedroom unit.
  - 2.25 spaces per 3 Bedroom unit.
  - 0.25 spaces per dwelling unit to be provided for visitor parking.
- Parking may be satisfied with on-street, off-street or below-grade parking. On-street parking counted to satisfy this requirement shall be included only to satisfy the visitor parking requirement and shall include only those spaces directly along the property frontage. On-street parking provided across the street may also be included to satisfy these requirements when property across the street is designated open space. In order to preserve the pedestrian environment of the streetscape, off-street parking shall be located within the rear yard to the greatest extent. When located within the side yard area, parking shall not occupy more than 30% of the lots road frontage.
- Out-Buildings as may be provided shall have a maximum footprint of 575 square feet and are permitted up to 2 stories. Out-Buildings can be utilized as an extension of the primary residence only as a workshop, studio, home office, den or other similar use, and may be attached or detached from the main structure.



PLAN



Streetscape view



SECTION



# NYC PLANNING Zoning Handbook

## Zoning Handbook 2011 Edition

**NYC** PLANNING  
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

## R4-1

R4-1 contextual districts, like R3-1 districts, permit only one- and two-family detached and semi-detached houses. Despite a narrower minimum lot width of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher **floor area ratio (FAR)** of 0.75 plus an **attic allowance**. The **perimeter wall** may rise to 25 feet, compared to 21 feet in R3-1 districts, before sloping or being set back to a maximum building height of 35 feet. Sections of Middle Village in Queens and Bay Ridge in Brooklyn are R4-1 districts.

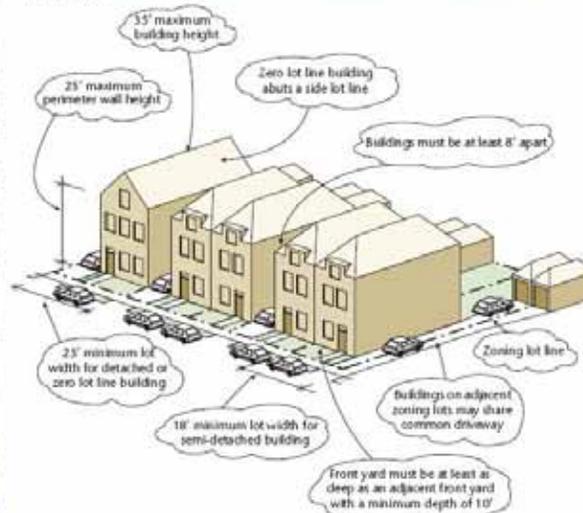
Two side yards that total eight feet must be provided for a detached residence. There is no minimum width for each side yard but there must be eight feet between buildings on adjacent zoning lots. One four-foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. **Zero lot line buildings**, permitted in R4-1 districts, require only one eight-foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. Parking must be within the side or rear yard or in a garage. An in-house garage is permitted within a semi-detached house, or in a detached house if the lot is 35 feet or wider. One off-street parking space is required for each dwelling unit.



Bay Ridge



Middle Village



Single- and Two-Family Detached and Semi-Detached Residences

R4-1 <sup>1</sup>	Lot Width (min)	Lot Area (min)	FAR (max)	Front Yard (min)	Rear Yard (min)	Side Yards <sup>2</sup> (min)			Building Height/ Perimeter Wall (max)	Required Parking (min)
						#	Total	Each		
Detached	25 ft	2,375 sf	0.75 <sup>3</sup>	10 ft <sup>4</sup>	30 ft	2	8 ft	na	35 ft/25 ft	1 per dwelling unit
Semi-detached	18 ft	1,700 sf				1	4 ft	na		

<sup>1</sup> Regulations may differ in Lower Density Growth Management Areas

<sup>2</sup> FAR may be increased up to 20% for attic allowance

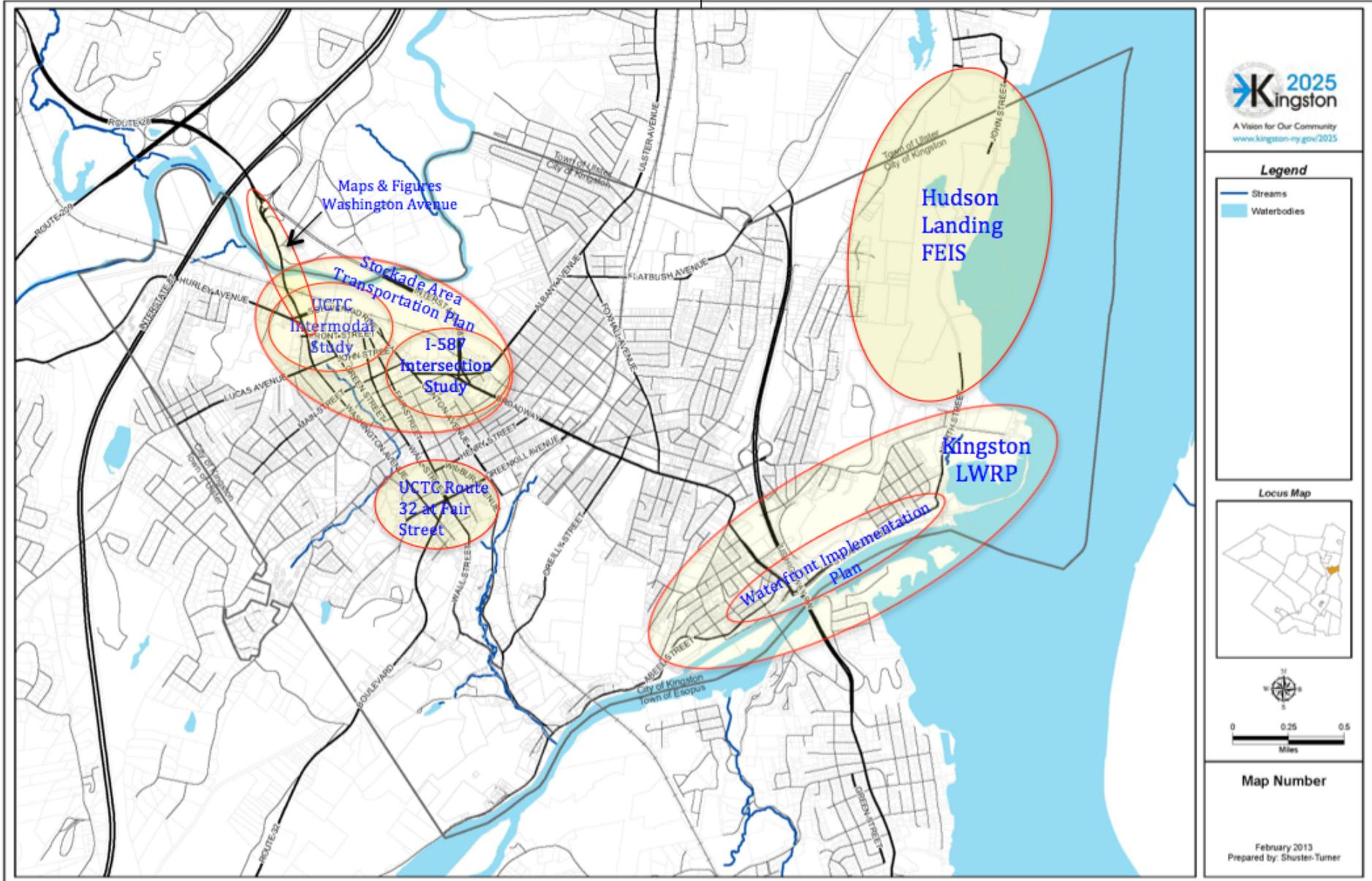
<sup>3</sup> Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet

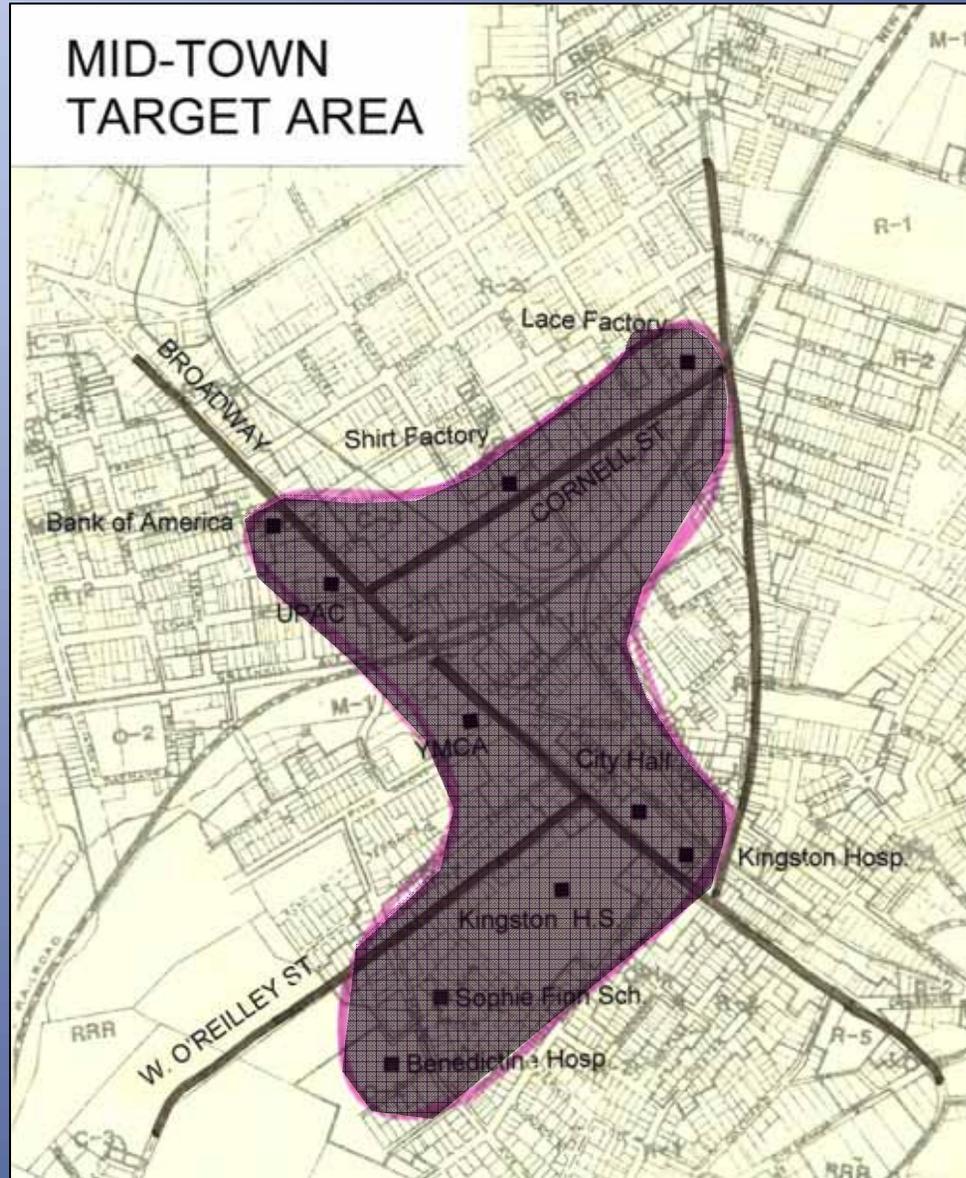
<sup>4</sup> Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots



# Summary of Needs Analysis

- Identification Of Area In Need Of Focused Planning
- Mid-Town Target Area







# NEXT STEPS