

RESOLUTION 95 OF 2025

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, REFERRING A REQUEST TO REZONE PROPERTIES ALONG SCHWENK DRIVE TO T5 MAIN STREET TO THE CITY OF KINGSTON PLANNING BOARD, ULSTER COUNTY PLANNING BOARD, THE HISTORIC LANDMARKS PRESERVATION COMMISSION, AND THE ZONING WORKING GROUP AND SETTING A PUBLIC HEARING SCHEDULE

Sponsored By: Laws & Rules Committee: Alderman Hirsch, Scott-Childress, Pasti, Mickins, Dennison

WHEREAS, under Resolution 138 of 2023, the City of Kingston Common Council adopted a form-based zoning code and regulating map, to describe the desired form and character for future improvements and preservation throughout the City called Kingston Forward; and

WHEREAS, under the aforementioned regulating map, properties along Schwenk Drive were zoned as T5 Neighborhood, a transect with the intent of providing “a variety of housing choices, in small-to-large footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternative”; and

WHEREAS, in the form-based code, the intent of the T5 Main Street transect is to provide “A walkable, vibrant urban main street serving multiple neighborhoods and the City with commercial, retail, entertainment and civic uses, public transportation, and small-to-large footprint, medium-to-high density building type”; and

WHEREAS, T5 Main Street designation allows for larger building footprints and encourages more commercial frontages; and

WHEREAS, § 405.8 M of the Kingston City Code requires zoning amendments to be referred to the Planning Board, the Historic Landmarks Preservation Commission (“HLPC”), the Zoning Working Group, and the Ulster County Planning Board and requires the Laws & Rules Committee to set a public hearing prior to the final action of adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, AS FOLLOWS:

SECTION 1. That the Kingston Common Council refers the affixed proposal to rezone Rear Frog Alley, 85 Schwenk, 95 Schwenk, 129 Schwenk, 111 Schwenk, 130 Schwenk, and 142 Schwenk from T5 Neighborhood to T5 Main Street to the Planning Board and asks the Planning Board to provide a final report within 45 days in accordance with § 405.8 M.

SECTION 2: That the Kingston Common Council refers the affixed proposal to rezone Rear Frog Alley, 85 Schwenk, 95 Schwenk, 129 Schwenk, 111 Schwenk, 130 Schwenk, and 142 Schwenk from T5 Neighborhood to T5 Main Street to the HLPC and asks the HLPC to provide a final report within 30 days in accordance with § 405.8 M.

SECTION 3: That the Kingston Common Council refers the affixed proposal to rezone Rear Frog Alley, 85 Schwenk, 95 Schwenk, 129 Schwenk, 111 Schwenk, 130 Schwenk, and 142 Schwenk from T5 Neighborhood to T5 Main Street to the County Planning Board and asks the Planning Board to provide a final report within 30 days in accordance with § 405.8 M.

SECTION 4: That the Kingston Common Council sets a public hearing date for the affixed proposal.

SECTION 5: That the City Clerk shall cause notice of such hearing to be mailed to the property owners of each property located within the area proposed to be rezoned and to the property owners of each parcel contiguous to the area proposed to be rezoned.


SECTION 6. That this resolution shall take effect immediately.

Submitted to the Mayor this 4th day of
June, 2025



Elisa Tinti, City Clerk

Approved by the Mayor this 4th day of
JUNE, 2025



Steven T. Noble, Mayor

Adopted by Council on June 3, 2025

THE CITY OF KINGSTON COMMON COUNCIL

LAWS & RULES
COMMITTEE REPORT

DEPARTMENT: HOUSING INITIATIVES

DATE: 5/21

Description:

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF KINGSTON, NEW YORK, REFERRING A REQUEST TO REZONE PROPERTIES ALONG SCHWENK DRIVE TO T5 MAIN STREET TO THE CITY OF KINGSTON PLANNING BOARD, ULSTER COUNTY PLANNING BOARD, AND THE HISTORIC LANDMARKS PRESERVATION COMMISSION AND SETTING A PUBLIC HEARING SCHEDULE

Signature _____

Motion by RSC

Seconded by SP

Action Required:

SEQRA Decision:

Type I Action

Type II Action

Unlisted Action

Negative Declaration of Environmental Significance:

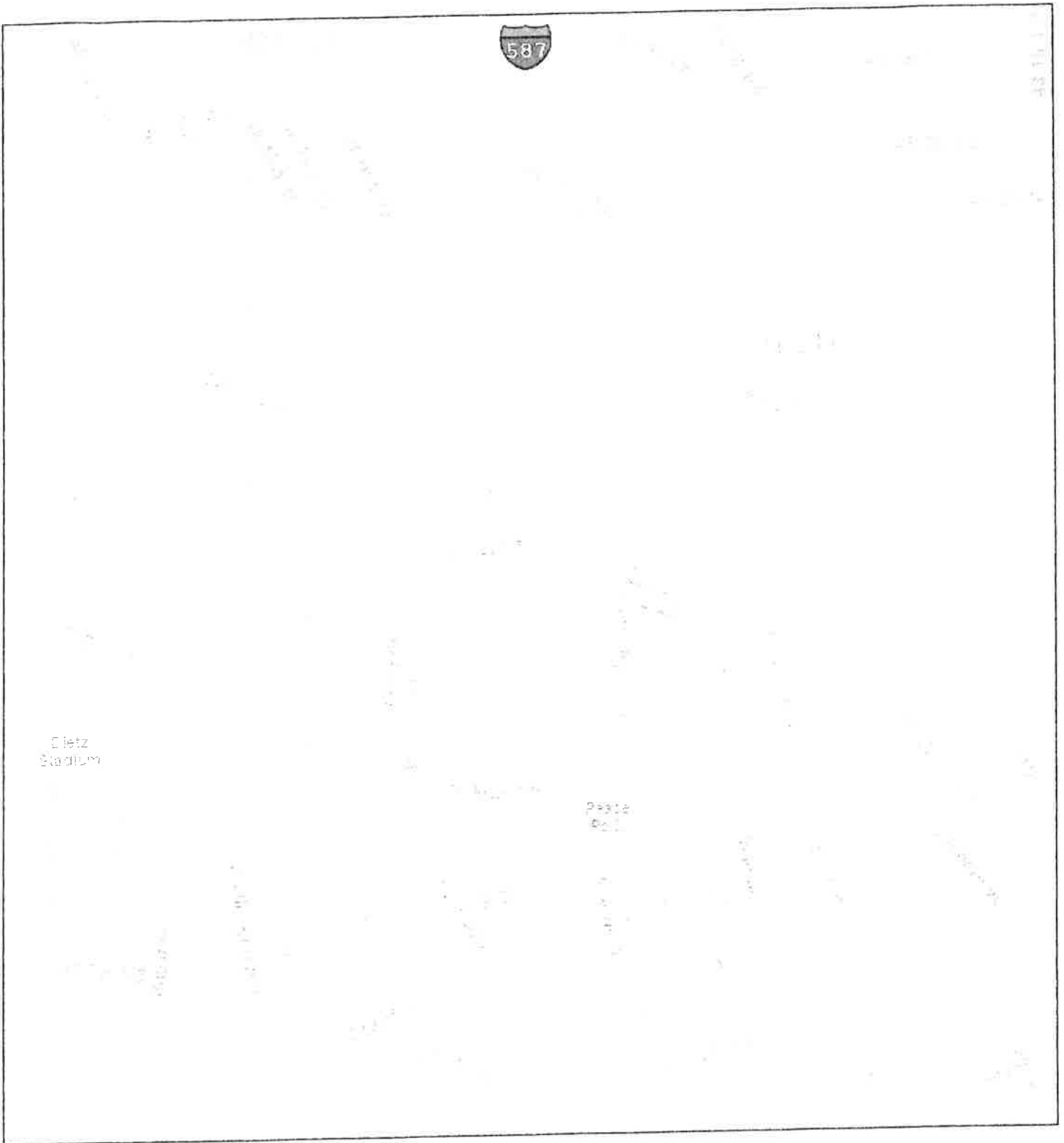
Conditioned Negative Declaration:

Seek Lead Agency Status:


Positive Declaration of Environmental Significance:

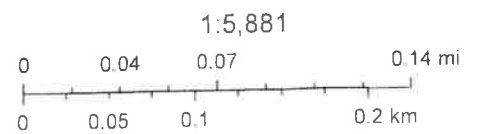
<u>Committee Vote</u>	<u>YES</u>	<u>NO</u>
Michele Hirsch, Chairman, Ward 9 <i>Michele Hirsch</i>	✓	
Reynolds Scott Childress, Ward 3		
Sara Pasti, Ward 1 <i>Sara J. Pasti</i>	✓	
Teryl Mickens, Ward 2 <i>Teryl Mickens</i>	✓	
Robert Dennison, Ward 6 <i>Robert Dennison</i>		

Ulster County Parcel Viewer



May 7, 2025

 Override 1
Override 1



CITY OF KINGSTON

Office of the Mayor

mayor@kingston-ny.gov

LR

Steven T. Noble
Mayor



May 1st, 2025

Honorable Andrea Shaut
President/Alderman-at-Large
Kingston Common Council
420 Broadway Kingston, NY 12401

Re: Schwenk Drive Designation

Dear President Shaut,

I am reaching out with a request to review a recommendation to change the transect designation for parcels along Schwenk Drive.

As you are aware, Schwenk Drive is a four-lane suburban-style roadway with buildings on either side that are inconsistent with many of the guidelines that are now prescribed under the form-based zoning. At the same time, due to the street's location within the Stockade Business District, the area has elements that clearly accommodate new residential and commercial growth.

All parcels with frontages along Schwenk Drive currently have the T5 Neighborhood designation. However, I believe this area can and should be an extension of the Uptown Business District, becoming a walkable and vibrant urban main street that provides commercial uses and medium-to-high density building types. Therefore, I would like to propose that the transect of this area be changed to T5 Main Street.

Now is the time to make this change for two reasons:

- 1) Reconfiguration of Schwenk Drive into a walkable and safe complete street was one of the projects proposed under the Stockade Business District's DRI funding. While this project was ultimately not selected for funding, I believe changing the transect of this area would help the City to raise the necessary funds and make the business case to complete this important project.
- 2) There are currently at least three properties for sale on Schwenk Drive: 111, 130, and 142. Collectively, this represents a tremendous opportunity to reshape the built environment on this corridor.

Changing the designation would allow for buildings with larger footprints and smaller setbacks from the street, and encourage commercial frontages.

The list of properties that could be included in this change are Rear Frog Alley (owned by Central Hudson as a substation), 85 Schwenk, 95 Schwenk, 129 Schwenk, 111 Schwenk, 130 Schwenk, and 142 Schwenk.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven T. Noble".

Steven T. Noble
Mayor

CITY OF KINGSTON

Office of the Mayor

mayor@kingston-ny.gov

Steven T. Noble
Mayor



May 1st, 2025

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President/Alderman-at-Large
Kingston Common Council
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Steven T. Noble
Mayor

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Submitted to the Mayor this _____ day

of _____ 2025

Elisa Tinti, City Clerk

Approved by the Mayor this _____ day

of _____ 2025

Steven T. Noble, Mayor

Adopted by Council on _____, 2025

Properties to change the zoning designation to T5 Main Street:

<u>Parcel</u>	<u>Owner</u>	<u>Parcel Address</u>
48.314-2-24.112	NYSUT Building Corporation	85 Schwenk Dr
48.314-2-2.100	CMRC LLC	95 Schwenk Dr
48.314-2-23.1	714 Hooper Properties LLC	111 Schwenk Dr
48.314-2-1	Ulster Federal Credit Union	129 Schwenk Dr
48.71-1-4	Rondout Savings Bank	130 Schwenk Dr
48.71-1-5	Rondout Savings Bank	142 Schwenk Dr
48.314-1-2	Central Hudson Corp	REAR Frog Aly