

## Tinti, Elisa

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**From:** Tinti, Egidio  
**Sent:** Monday, February 13, 2023 11:38 AM  
**To:** Tinti, Elisa  
**Subject:** FW: [EXTERNAL EMAIL] Public Comment on proposed form-based zoning code

-----Original Message-----

From: KAREN MILLER <kamiller49@gmail.com>  
Sent: Monday, February 13, 2023 11:34 AM  
To: Tinti, Egidio <etinti@kingston-ny.gov>  
Subject: [EXTERNAL EMAIL] Public Comment on proposed form-based zoning code

Karen Miller 53 Crown Street, Kingston

I am writing in support of this new zoning plan.

The parts of the plan most positive to me:

\*The zones that would encourage mixed-use walkable spaces, that allows the city to steer new development that reinforce the historic urban fabric \*Removes minimum parking mandates \*Legalizes accessory dwelling units \*Reduces the administrative burden of building new housing \*adding new incentives for affordable housing \*Legalizes neighborhood-serving corner stores \*Reflects the goals of the 2025 Kingston Comprehensive Plan, the 2020 Open Space Plan and Local Waterfront Revitalization Program Submitted by Karen Miller

Sent from my iPad

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Testimony from Bartek Starodaj, Director of Housing Initiatives, City of Kingston  
Resident, City of Kingston 354 S Wall St  
Given to the Laws and Rules Committee February 13, 2023

Council President, Distinguished Members of the Common Council,  
I am the Director of Housing Initiatives for the City of Kingston. I came into this role one year ago knowing full well the enormity of the housing crises that we face and the need for swift action. Yet, I believed in the capacity of this government and the resolve of our residents to come together to support the reforms needed.

This is why I want to speak tonight as a father of two children, a 3-year old daughter and a 5-year son, who I want to have the same opportunity to be able to live in this great City.

The reforms proposed in this zoning code are proven, reasonable, and based on extensive public input.

Our current zoning laws prohibit the construction of relatively affordable homes—duplexes, triplexes, quads, and larger multifamily units—on 78% of residential land. Let me repeat that: in the year 2023, in the City of Kingston, 78% of our residential land is reserved for single-family homes. Even in the remaining 22%, onerous regulations often make any kind of multifamily housing legal only on paper. It is widely recognized that zoning laws that ban anything but single-family homes artificially drive up prices by sharply limiting the supply of housing.

The new zoning code would change that - but it would also ensure that any new housing would not be out of scale with what you'd already find in every single one of our neighborhoods.

Accessory dwelling units, also known as ADUs, are small residential housing units which will be legalized citywide under this zoning code. ADUs can serve as a new source of affordable housing. Please put yourself in the shoes of a homeowner that needs a nearby place for their aging parent. This is exactly the kind of role that ADUs can play in our City.

I believe we should prioritize homes for people rather than homes for cars. I also believe we should seek to make it easier for small businesses - the beating heart of Kingston's economy - to launch without being hobbled from the start by absurd minimum parking rules. By finally ending our parking mandates, we would join dozens of other cities that have realized that such mandates are in conflict with housing, economic development and environmental goals.

Finally, banning all short-term rentals would only divide our community. Discussion of a complete ban on short term rentals is distracting us from considering the aspects of the proposal that actually address the root causes of our housing crisis.

But I recognize and completely agree with the concerns about short-term rentals. That's why this zoning code proposes some of the strictest short-term rental guidelines in the Hudson

Valley. It would limit whole-unit rentals to no more than 1% of the City's housing stock and limit a single property to no more than one short-term rental.

If we truly believe there is a housing crisis, and if we believe that housing is a human right, let's tear down the walls that we don't see and legalize affordable housing.

Let's move forward as a City together, and adopt this zoning code.

-Bartek Starodaj

## Tinti, Elisa

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**From:** Jonathan Bix <jonathanmbix@gmail.com>  
**Sent:** Monday, February 13, 2023 4:57 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] comment on zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City of Kingston Common Council,

My name is Jonathan Bix and I'm a homeowner at 16 Josephine Ave. I'd like to provide a comment about the proposed rezoning code.

A big cause of our housing crisis is vacation rentals—Airbnbs where the host doesn't live there—that are turning our neighborhoods into unregulated hotels. This is taking up our already limited housing stock, driving up prices for renters and first time homebuyers, and harms the character of our residential housing stock.

The Common Council should edit the zoning code to ban vacation rentals, and require Airbnb hosts to prove they live on-site.

Thank you,  
Jonathan Bix

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## Tinti, Elisa

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**From:** Patrick Pellicano <patrick.pellicano@gmail.com>  
**Sent:** Tuesday, February 14, 2023 12:29 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Public comment on Zoning Code v 3

Hello!

I appreciate all the work you and the council have done to update these outdated zoning mechanisms. I'd like to share some written words related to the new zoning code after attending last night's Public Comment session and to clarify my position on certain topics related to housing. They are as follows:

- I support the allowance and expansion of ADUs across Kingston.
- I support only owner-occupied STRs as identified in Version 2.0 of the updated zoning code. I oppose the tiered system for STRs that is in Version 3.0 as it is confusing and would no doubt be taken advantage of.
- I support the registration process for STRs so that hosts can attest that they live at the residence and will be able to pay taxes on their single STR.
- I support restricting the percentage of housing allowed for STR to .5% from 1% of all housing stock in Kingston, since even that once percent does affect the affordability of housing when some AirBNBs are charging \$400/night.
- I support the removal of the Payment In Lieu of Affordable Housing provision as described by others last night, which would prevent developers from avoiding the requirement of building affordable housing.

Thank you!

Pat Pellicano

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## Tinti, Elisa

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**From:** Deborah Brown <djbrown72@hotmail.com>  
**Sent:** Wednesday, February 15, 2023 5:41 PM  
**To:** Tinti, Elisa  
**Cc:** Hirsch, Michele; Michele Hirsch  
**Subject:** [EXTERNAL EMAIL] rezoning public content

I am making a public comment on the rezoning issue which is in committee. I have listened to all the different pros and cons and at this point I have some serious concerns and doubts about this issue in Kingston.

After reading about Gov. Hochul pushing this agenda on the Long Island citizens I surmised this is not going over well based on comments I have read from those residents via newspapers and the social networks.

Kingston is an old city with many historical attributes along with its unique culture and architectural designs. It was the first capital of New York.

Kingston's growth, later on, was due to immigrants and the blue collar workers who worked in the many industries. They worked hard, saved, bought or built their homes. In quite a few cases a lot of them did not own cars in those times and when they built their homes there were not a lot of driveways. They built their homes to possibly house 2 generations to live together looking ahead to a retirement. In their future there came a time when some did purchase automobiles and parking was on the streets.

Flash forward to the current issue...One of my concerns is the building of additions in just about every zone (neighborhoods) on the homes. People bought single family homes including myself after living in an apartment until we could afford to buy. I now love the privacy, the yardage, lawns, gardens and peace and quiet of my house. We paid for that opportunity and it was a big investment. I have to ask the question... what homeowner would like their neighbor to put another floor or two on top the home which now will overlook your yard and you lose a sense of privacy just what you had when you lived in an apartment building. It happened to us about 20 yrs ago... the zoning inspector and planning board failed to follow up on a permit they issued. We now have a building which overlooks our yard. I haven't even touched on the assessment issues that can arise.

The other is an issue with an addition added to the side of a home which also could be problematic if it is close to a property line. Remember, this is a single housing zone redo I am questioning. What is to say that in the future that homeowner sells and the new owner makes it an apartment/studio apartment? What kind of enforcement would be enacted? We recently had an enforcement issue on a home on E.Chester st.. Seems a tenant was renting a house and the landlord did not know that the tenant was building an addition on the back of the house and he got a permit to do the addition.

Currently we have had a major uptick in people moving here and parking is severely getting to a saturation point and we are not a big biking town. City buses cannot always accommodate getting from point A to Point B hence the need for a car. The streets cannot hold anymore cars. Witness the snow emergency where our street is now a priority street( without any timely notification from the previous alternate side parking) which means NO cars can be parked on the street which is a hardship when the city tells them to park in a municipal lot which is several blocks away and more than likely full. What do you think having more buildings will create?

Yes, we have a housing problem but cramming everybody into nooks and crannies is not the answer especially with a possibility of a lack of enforcement.

Thank you for your attention.

Deb Brown

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## Tinti, Elisa

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**From:** Starodaj, Bartek  
**Sent:** Wednesday, February 15, 2023 3:11 PM  
**To:** Tinti, Elisa  
**Subject:** FW: Citywide From-based code

Please add to rezoning public comments.

-----Original Message-----

**From:** Jenny Bates <jennybates1459@gmail.com>  
**Sent:** Wednesday, February 15, 2023 3:00 PM  
**To:** Starodaj, Bartek <bstarodaj@kingston-ny.gov>  
**Cc:** Barbara Hill <bhillcoach@gmail.com>; carl frankel <carlfrankel@gmail.com>  
**Subject:** Re: [EXTERNAL EMAIL] Tonight's meeting

I wish to add my voice to those of us in Kingston who wish to see the new re-zoning and form-based codes passed by the Common Council.

A huge amount of time and effort has gone into the designing of these new codes along with expertise, experience and real concern for the way to improve Kingston. Much has been taken into consideration and while not everyone will be pleased, I believe that more people will be pleased than not by the new codes.

I particularly want to address the issue of short-term rentals and Airbnbs. I do not subscribe to the idea that Airbnbs contribute to the community of this city. They may bring in tourists of course but their money basically goes into the pockets of the landlords and the community benefits not a bit. Furthermore in my experience, airbnbs create a separation between residents and visitors which is detrimental to the cohesion of our city especially when the numbers of airbnbs far out do the numbers of rentals available for Kingston residents and their families. Putting a cap on them and establishing a reasonable ratio between rentals for citizens and short-term rentals makes the most sense to me and I believe the new coding will do this. Congratulations. It's been years in the making, it is timely and needed for our city to retain its healthy functioning for all.

Please pass the new and completed zoning codes.

Thank you,

with respect, Jenny Bates



## Tinti, Elisa

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**From:** patricia cohen <crazyquilterme@yahoo.com>  
**Sent:** Thursday, February 16, 2023 12:24 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] My short term rental

Want the city to know that tge income from my bnb allows me to stay in my home. I will be 81 in May and love living in kingston and do not want to have to sell my home. Thank you. Pat COHEN. 21 hillsworth ave. I am licensed by tge city of kingston for this unit

Sent from my iPhone

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**Tinti, Elisa**

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**From:** Eileen Katatsky <ekatatsky@gmail.com>  
**Sent:** Thursday, February 16, 2023 12:53 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Public written comments: Form Based Code

To: All Common Council members and officials responsible for the review of the proposed Form Based Code:

Thank you for this opportunity to submit the following questions and concerns:

1. **Lack of a requirement for off-street parking:** Please consider requirements for some off-street parking with an incentive for permeable materials to minimize additional storm water runoff created by hardscape surfaces.
2. **ADUs:** I like many others have dealt with caring for elderly parents. Young folks are having a difficult time finding affordable housing. Please consider the following: when creating an ADU: the home must be owner occupied. This is required in other nearby Townships.... After the creation of the ADU, the house could be sold to an absentee owner and the it would now become a multiple rental property. Please consider a requirement for owner occupied ADU properties.
3. I have been informed by **Central Hudson** that **natural gas mains** have low pressure, with questionable ability to supply adequate gas with increased demand.
4. Is it possible for sections of a transect zone be **modified or changed** after the code is adopted? Should such a request be requested, and will be the proess?
5. Regarding the **Small Multiplex** structures (up to 6 units): I would suggest that the **number of bedrooms per unit** be established. Currently there is no maximum number of bedrooms per unit. Are the minimum dimensions of a bedroom dictated by the NYS Building Code?
6. **INFRASTRUCTURE:** Our aging infrastructure must be taken into account prior to an increase in density. Some of our sewer mains need frequent maintenance. Can our current potable water supply deliver to an increase in use by residents and commercial users?
7. **Storm Water Collection:** We are experiencing street flooding, sink holes which may be due to inadequate storm water collection and maintenance system.
8. Have the **Planning Board and other Boards** and Dept completed their review of the proposed FBC?
9. **Review process** for proposed projects need not be onerous. It can protect the owner as well as insuring adherence to the new Code.

Many thanks to all for your due diligence.

Respectfully,

Eileen Katatsky  
209 N Manor Ave  
Kingston, NY 12401  
[ekatatsky@gmail.com](mailto:ekatatsky@gmail.com)  
February 16, 2023

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**Tinti, Elisa**

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**From:** Dave Channon <esopuscreek@earthlink.net>  
**Sent:** Thursday, February 16, 2023 2:55 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] STR comment

STRs in owner-occupied homes and accessory dwellings must be allowed and encouraged. Make it easier to comply with regulations and less expensive to get permits or licenses. It is a crucial source of income for our older and low income residents and provides much needed tourism lodging.

STRs in non owner-occupied dwellings must be restricted for many reasons. Stop the loss of full-time rentals and homes for potential residents to buy. Reduce speculation by real estate investors. Avoid unrestrained absentee landlord "party house" problems.

We need more affordable housing. It must be government subsidized.

After WW2 there was a huge rush of starter homes. That is over. I grew up in NYC subsidized housing. Push harder for an increase of decent affordable housing subsidies.

No clamp down on STRs will cure the lack affordable housing.

Thanks,  
Dave Channon  
Shandaken NY

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# NHB Planning Group, LLC

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February 16, 2023

Elisa Tinti, City Clerk  
City Hall  
City of Kingston  
420 Broadway  
Kingston, NY 12401

**RE: Comments on the Proposed City of Kingston Form Based Code 3.0**

Dear Ms. Tinti:

On behalf of William Gottlieb Real Estate (WGRE), we appreciate the opportunity to participate in a shared vision for the future of Kingston. Our client supports the transition to a Form Based Code (FBC) 3.0 - a contemporary zoning code that will invite “big ideas” and encourage new investment in the City. It is our expectation that the refinements that have been made to the original draft code will make possible a new respect for the unique character of the City of Kingston and cultivate the preservation and enhancement of the many distinct neighborhoods in the City.

It is within this context that we are providing our comments on the most recent version of the proposed FBC 3.0. While we have reviewed the entire document, our comments are focused on the T5MS, T5N, and T5Flex transects that will impact the Uptown neighborhood.

- 1. Dimensional Standards and Building Form** -Dimensional standards and building form will play a key role in establishing the character of an area with the goal that new, infill and redevelopment projects will be proportionate to the existing character and scale of adjacent properties. Specific to a site owned by WGRE, 61 Crown Street is 1.25 acres and lies within the T5N. On the site is an historic building with a footprint of 9,300 sq. ft and a height in excess of 45-feet. The proposed dimensional standards in the T5N for maximum building footprint is 10,000 sq ft regardless of the size of the lot, and a maximum height of 35 ft or 3.5 stories regardless of the presence of a building in excess of the height. Limiting the building footprint to 10,000 sq ft and the height to 35 ft is contrary to the intent of the FBC that encourages ‘buildings of comparable size, shape and structures of buildings nearby’ and would require a new building to be disproportionate to the size of the lot and the existing development pattern. We request that the City consider modifying the T5N transect by either eliminating the maximum building footprint altogether and increasing the maximum height to 50 feet – consistent with the existing building form or provide a provision that lots in excess of one-acre be permitted a maximum footprint of 25,000 sq ft with a maximum height not to exceed the height of an existing building. This would allow the footprint of the existing historic structure to be expanded to facilitate its adaptive reuse.
- 2. Administration and Enforcement Process** - An important premise for the proposed FBC 3.0 is the predictability in the quality and character of future development. The FBC is also intended to provide a streamlined development review and application process that reduces uncertainty and risk for an applicant and is easy for city staff to administer. As such, the proposed

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FBC has important provisions contained within Section 405.26 (“Administration and Enforcement”) that will be essential to ensuring the quality and character of future development within the City and are particularly important to property owned by WGRE in the Uptown area. Specifically:

- 405.26 E. Auxiliary Approvals includes a “waiver process” intended to address proposed development that may be in-line with the vision but inconsistent with the dimensional standards – such as the site at 61 Crown Street with a landmarked building.
- 405.26 I. Nonconforming Buildings and Uses states that:  
*(c) Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter but which building does not conform to one or more of the requirements hereof, other than the requirements which apply to buildings located in designated Historic Districts, may be altered, enlarged or rebuilt but not in a manner that increases the degree of nonconformity. This provision shall be liberally interpreted to allow adaptive reuse of existing buildings.*

It is our recommendation that these two provisions be included as references, footnotes or clearly linked to Section 405.26 (“Administration and Enforcement”) within Article 3 “Dimensional Standards and Building Form” so they are not obscured by procedural details.

**3. Use Categories** - In response to a comment on an earlier draft, the FBC 3.0 now includes Film Production/Studios as “Permitted” (“P”) within *Artisanal Manufacturing/Industry*, a sub-use category within the “Light Industrial” use category. In addition, Performing and Visual Arts Studios are included as “P” within the “General Commercial” use category. While we appreciate that these uses are now singled out as “P” within the T5MS, T5N, and T5Flex transects, Film Production/Studios are likely to include a mix of uses including on-site retail or shopfront areas, event and performance spaces, set and film production, sound stages and other entertainment destinations and it is our opinion that due to this unique combination of uses a separate use category is warranted. Otherwise as currently drafted, this use category is being divided between General Commercial and Light Industrial uses and the administration and enforcement Process may lack the clarity and differentiation needed for proper implementation.

Again, we appreciate the opportunity to provide our comments on the proposed Form Based Code. If we can provide additional information on the comments contained herein, please do not hesitate to contact me.

Nanette H. Bourne



NHB Planning Group, LLC  
16 Hemlock Place  
New Rochelle, NY 10805  
914.393.2465  
[Nanette@NHB-planning.com](mailto:Nanette@NHB-planning.com)

**Tinti, Elisa**

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**From:** Marjorie Weiss <mbweiss50@gmail.com>  
**Sent:** Thursday, February 16, 2023 5:27 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Short term/Affordable housing

To the Common Council Members:

We believe that the city of Kingston's neighborhoods need to be saved from an influx of non-owner home (investment) Airbnbs and other short term vacation rentals. We feel that there needs to be a limit to how many are actually allowed and that the owner's must live in the dwelling. Airbnbs that are unattended with no owner present are a recipe for destroying our neighborhoods. We live in the West Chestnut area and have seen what has happened when an investor bought the home at 99 West Chestnut. Two hot tubs were installed and there were loud parties with Karaoke machines every weekend. We have lived in buildings that have had the same issues wherein the owner was just an investor and had no real concerns about the community...the owners were leaving keys in exterior lock boxes just outside the property convenient (and obvious) for any one who wanted to enter the building. Not safe for a multi unit dwelling and certainly not safe for residential neighborhoods.

Kingston is a desirable city that is finding itself again...diversity is the main reason for its appeal...at least to us it is. When we hear of the high, unaffordable rents, low amounts of long term rentals and an abundance of short term rentals and available payouts for developers so they are not obligated to build sorely needed dwellings, we wonder what the future will look like for Kingston.

Thank you.

Marjorie Weiss and Noel Smith

1 Dietz Court

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**Tinti, Elisa**

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**From:** joshin321 <joshin321@proton.me>  
**Sent:** Thursday, February 16, 2023 9:46 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Public comment for Kingston draft rezoning

Please confirm receipt;

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To whom it may concern,

I am writing to express my support for short-term rentals (STRs) and to share with you some of the benefits that they have brought to our local community. As a member of this community, I believe that STRs can play an important role in boosting our local economy, promoting tourism, and improving the quality of life for residents.

One of the most significant benefits of STRs is the sales tax revenue boost that they bring to the area. By attracting visitors who spend money on food, activities, and other local businesses, STRs can generate a significant amount of revenue for our community. In fact, during the Covid-19 pandemic, **the county and city had a surplus of sales tax revenue in the millions of dollars for 2022, thanks in part to the presence of STRs.**

In addition to the economic benefits, STRs have improved tourism to our area, which pre-pandemic was often lacking in activities such as hiking, fishing, and other outdoor recreational opportunities. This has helped boost our local economy and created new job opportunities for residents. The increased tourism from STRs also lead to more investment in local amenities, such as restaurants and entertainment venues, making the area more vibrant and attractive to residents and visitors alike. STRs are an important asset to our community.

Furthermore, STRs can help clean up run-down properties in our community. In the past, **many properties within the city had constant quality-of-life complaints, but STRs have coincidentally helped to maintain the properties more effectively, leading to a decrease in complaints.** STRs can also help to beautify neighborhoods and increase neighboring home values, as investors and homeowners put tens of thousands of dollars into these properties.

In terms of concerns about STRs leading to disturbances, we have found that these issues are almost non-existent in our community. **Since the conversion of some properties to STRs, we have seen significant decreases in police complaints, and not any serious disturbances.** Two properties that are great examples of this are 63 Stephan St and 45 St James St, which were plagued with constant issues of drugs and other quality of life complaints prior to becoming a STR amongst many other properties.

There are also **numerous vacant properties** within the city both private and publicly owned that should be put to good use. These properties are not only a blight on the community, but they are also a missed opportunity for economic growth and community development. By finding new uses for these properties, we can revitalize our neighborhoods, create new job opportunities, and increase tax revenue for the city. We need to develop creative solutions for using these vacant properties, such as converting them into affordable housing, community centers, small businesses, or public parks. With the right investments and partnerships, we can turn these properties into valuable assets that benefit our entire community.

Let's work together to support short-term rentals in our community while also addressing Kingston's housing needs. We can explore new ways to utilize vacant properties and build more housing to benefit all our community.

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## Tinti, Elisa

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**From:** Giordano Rodriguez <gio@hvwatersports.com>  
**Sent:** Thursday, February 16, 2023 11:57 PM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Support for Hard Steel Bulkhead and Zoning Draft #3

Dear City Clerk Elisa Tinti,

I am writing to express my support for the proposal to construct a hard steel bulkhead along the East Strand of Kingston, NY, as well as my endorsement of Zoning Draft #3. I believe that both initiatives will help to stabilize and develop the area, and bring great benefits to the community and local economy.

With regards to the hard steel bulkhead proposal, I agree that it is necessary to contain the contaminated landfill and rising water levels, and to stabilize the land. I also think that this is a step forward, as it is consistent with the well-established position of the City, Stakeholders, and Public for a hard steel bulkhead.

Moving on to Zoning Draft #3, I would like to comment on some key bullet points. I support the payment in lieu of affordable housing option for developers, as it can either provide affordable housing or capital to enhance the City, benefiting the community either way.

Regarding the onerous and restrictive process to redevelop larger sites like the Cornell Building, I agree that all permitted commerce development with uses over 10,000 SF requiring a special permit is limiting. It would be beneficial to allow at least 40,000 SF without the need for a special permit.

The confusing and limiting waterfront designation SD-W and SD-WMU are also a concern. I believe that it is essential to allow residential, retail, lodging, and other commercial use as of right on the Waterfront without a complex major site plan process.

The height limitations in the SD-WMU district and onerous setback requirements are also restrictive. I support the request for four stories as of right, as some waterfront parcels are narrow. Additionally, I believe that 10' front setbacks are more feasible, rather than the current 15'-25' requirements.

In conclusion, I fully support the hard steel bulkhead proposal and Zoning Draft #3. I believe that they will bring great benefits to the community and local economy, and I urge the Zoning Department to approve both initiatives. Thank you for your time and consideration.

Sincerely,

Giordano Rodriguez

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## Tinti, Elisa

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**From:** Phil Erner <Phil.Erner@co.ulster.ny.us>  
**Sent:** Friday, February 17, 2023 12:15 AM  
**To:** Tinti, Elisa  
**Cc:** Shaut, Andrea; Scott-Childress, Reynolds; Muhammad, Naimah; Hirsch, Michele  
**Subject:** [EXTERNAL EMAIL] form-based-code comment & county housing updates

Dear City of Kingston Common Council:

In the city's proposed form-based zoning code I urge you to ban vacation short-term rentals (STRs), where the host doesn't live on premises, in order to retain more housing for long-term residents, while holding property owners accountable to their neighbors in the city where they also live.

Given the ongoing housing crisis the county legislature has recently funded Legal Services of the Hudson Valley for eviction defenses and a Landlord Ambassador Program to incentivize housing improvements. The county executive has just announced her intention to put \$15 million into a housing trust fund for affordable housing, following the legislature having debated adding further millions to the last budget. We will hold a public hearing next month on making affordable housing a county purpose.

In our shared concern to keep our people safely and affordably housed I trust that city and county will continue to partner on policies to combat market pressures that otherwise relegate to despicable conditions, or displace outright, poor and working-class, Black and brown, multi-generational Kingstonians especially.

Thank you for your service and consideration.

Sincerely,

Phil Erner  
Legislator, District 6: City of Kingston wards 3, 5 & 9  
Health, Human Services & Housing (HSH) committee  
Public Works, Capital Projects & Transportation (PWCPT) committee  
Agricultural & Farmland Protection Board, Legislative Representative

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February 17, 2023

Via email: [emtinti@kingston-ny.gov](mailto:emtinti@kingston-ny.gov)

City Clerk Elisa Tinti  
City Hall, 420 Broadway  
Kingston NY 12401



From: Kingston Conservation Advisory Council  
Emilie Hauser, Chair and members Kevin McEvoy, Theodore Griese, Anita Collins, Helen Atkinson, and Briana Gary.

Re: Comments on **Draft 3.0 The Kingston Form Based Code** – Public Comment Period

Thank you for the opportunity to provide comments on Draft 3.0. The Kingston Conservation Advisory Committee has provided comments on all drafts.

This letter addresses beekeeping, in Section 405.12 Building Type Standards | URBAN AGRICULTURE | 3. Accessory Beekeeping on urban agriculture lots, and in any other mentions of beekeeping.

A member of the CAC, Anita Collins, Ph.D., is an expert in bees. The CAC submits this paragraph from her as CAC comments:

*As someone who has worked with honey bees for more than 50 years, 30 of them as a research scientist for the US Dept. of Agriculture, I applaud your inclusion of suggestions for backyard beekeepers in the Form Based Zoning Code. However, you have left out a significant part, bees, like all living things, need water. To drink and to help them keep the hive cool in hot weather. They prefer to collect it close to their hive if they can. Thus, one of the biggest complaints from neighbors tends to be that the bees are at the swimming pool, the bird bath, or the hot tub. Being stung by a bee is people's second biggest fear after that of public speaking. A good recommendation is for the beekeeper to have a steady supply of water, clean or dirty, not too far from the colonies. A shallow container with lots of dry pebbles for bees to stand on is one good way to do that.*

Thank you for your consideration.

