

CITY OF KINGSTON

Kingston Planning

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Suzanne Cahill, Planning Director
Kyla Dedea, Assistant Planner

Steven T. Noble, Mayor

April 25, 2025

Ald. At Large Andrea Shaut, President
City of Kingston Common Council
City Hall-420 Broadway
Kingston, NY 12401

Re: CC Referral on Proposed Amendments to Form Based Code (CC Res 54of 2025)
Recommendation – City of Kingston Planning Board

Dear Pres. Shaut:

This is to advise that at the regular meeting of the City of Kingston Planning Board, held on April 21, 2025, the proposed amendments to the Form Based Code, under the above referral, were reviewed and deliberated. It was recognized by Board members that several of these issues were identifiable as they have had to address the matters through Major Waiver requests presented to them for a review, and that was a clear indicator that adjustments to the FBC were necessary.

In discussion, one issue was raised with the item concerning the accessory uses. The Board agreed that incorporating the section to identify setback requirements for accessory uses into the general table (Section 405.5.B) is a good move for assisting people in navigating the Code. What the Board did identify though, is that no front setback or placement requirement on a site is provided for all accessory uses. A forward location has potential for sheds, pools and other elements considered to be accessory uses, to be disruptive to the streetscape and take away from creating walkable, pedestrian friendly neighborhoods. The Board recommends that with this matter for amendment, the Common Council should incorporate language that accessory uses not be allowed in front of primary or principal structures but located to the side or rear.

The Planning Board concurred with all the remaining modifications and amendments to the Form Based Code as presented.

If there are any questions, please do not hesitate to contact our office to discuss.

Sincerely,

Suzanne Cahill
Planning Director

CC: S. Noble, Mayor (Email)
E. Tinti, City Clerk
Ald. M. Hirsch, Chair L&R (Email)