

# Town of Woodstock

## Affordable Housing Potential Site Selection

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Report on Engineering Studies of Town-Owned Parcels

March 18, 2025

# Project Background

- Town hired Fisher Associates – December 2024
- Funding Source: ARPA Funds
- Goals from 2024 Community Engagement:
  - Preserve the Town's character
  - Develop housing that is environmentally sustainable
  - Develop housing that is financially responsible

## Stage 1

- Site characteristics including topography, vegetation and access to essential services
- Zoning designations
- Water and sewer access information
- Environmental screening review of items that may affect the viability of housing on these sites
- Observations from Fisher's site visits
- Conclusions regarding the merits and limitations of each site

## Stage 2

- Environmental site visits and studies
- Hazardous materials study
- Wetlands delineation survey reports
- Buildable area diagrams
- Site drainage capacity
- Sewer/septic capacity
- Threatened and endangered species
- Community connections diagrams
- Traffic studies

## Stage 3

- Site Plan Development for 1-2 Sites

# Stage 1

**Jan – Mar 2025**

Preliminary Review of 5 Sites

# Stage 2

**Apr – Jul 2025**

Detailed Study of 2-3 Sites

# Stage 3

**Aug – Nov 2025**

Site Plan Development for Final 1-2 Sites

# Site Evaluation Criteria

- ❑ Topography & Vegetation
- ❑ Zoning & Permitted Uses
- ❑ Water & Sewer Access
- ❑ Environmental Sensitivity
- ❑ Proximity to Services

# Site Candidates

- Site 1 - Mountain View Municipal Parking Lot
- Site 2 - Rock City Road Municipal Parking Lot
- Site 3 - 2441 Route 212
- Site 4 - Three Mile Class LT 21
- Site 5 - Zena-Highwoods Road

# Site 1

## Mountain View Municipal Parking Lot

Size

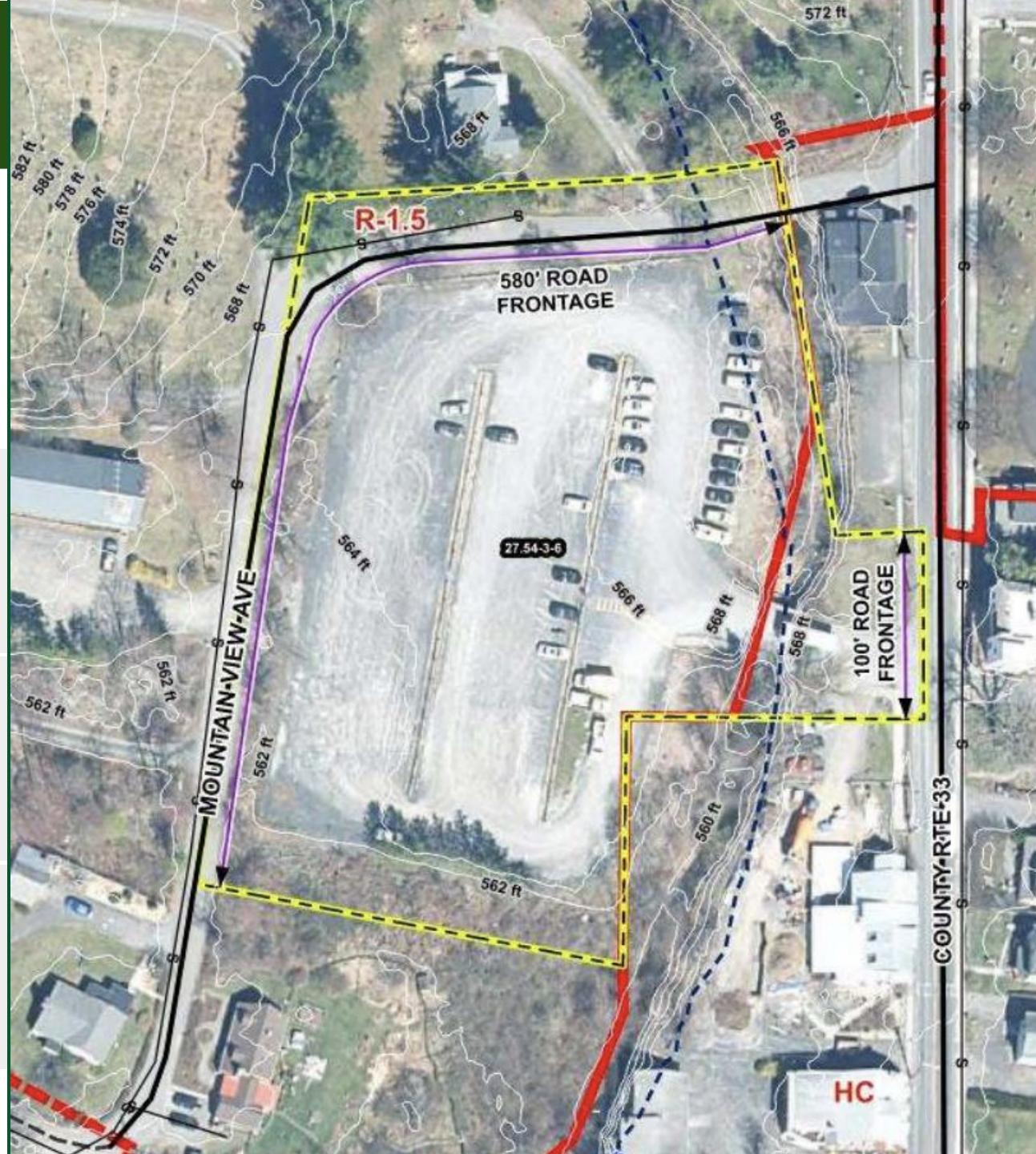
2.5 acres

Zoning Code

R1.5

Description

Cleared parcel used  
for parking



# Mountain View Municipal Parking Lot

	Optimal	Average	Suboptimal	Notes
<b>Terrain for Construction</b>				
<b>Central to Town Center</b>				
<b>Close to Public Transpo</b>				
<b>Floodplain/Wetlands</b>				
<b>Town Water Access</b>				
<b>Town Sewer Access</b>				
<b>Amenable Zoning</b>				Single-family dwelling, two-family dwelling and multifamily dwelling (by special permit)
<b>Environmental impact</b>				
<b>Other considerations:</b>				
<i>Parking impact will need to be analyzed</i>				
<i>Farmers market may need to be relocated</i>				

# Conclusions

- Excellent potential for housing and deserves further study; location, zoning, and topography make this an excellent site for housing development
- Impact on parking and traffic needs to be studied
  - Fisher Assoc. suggested the parking could be designed more efficiently with new housing here
- Impact on Farmers Market would need to be discussed

# Site 2

## Rock City Road Municipal Parking Lot

Size

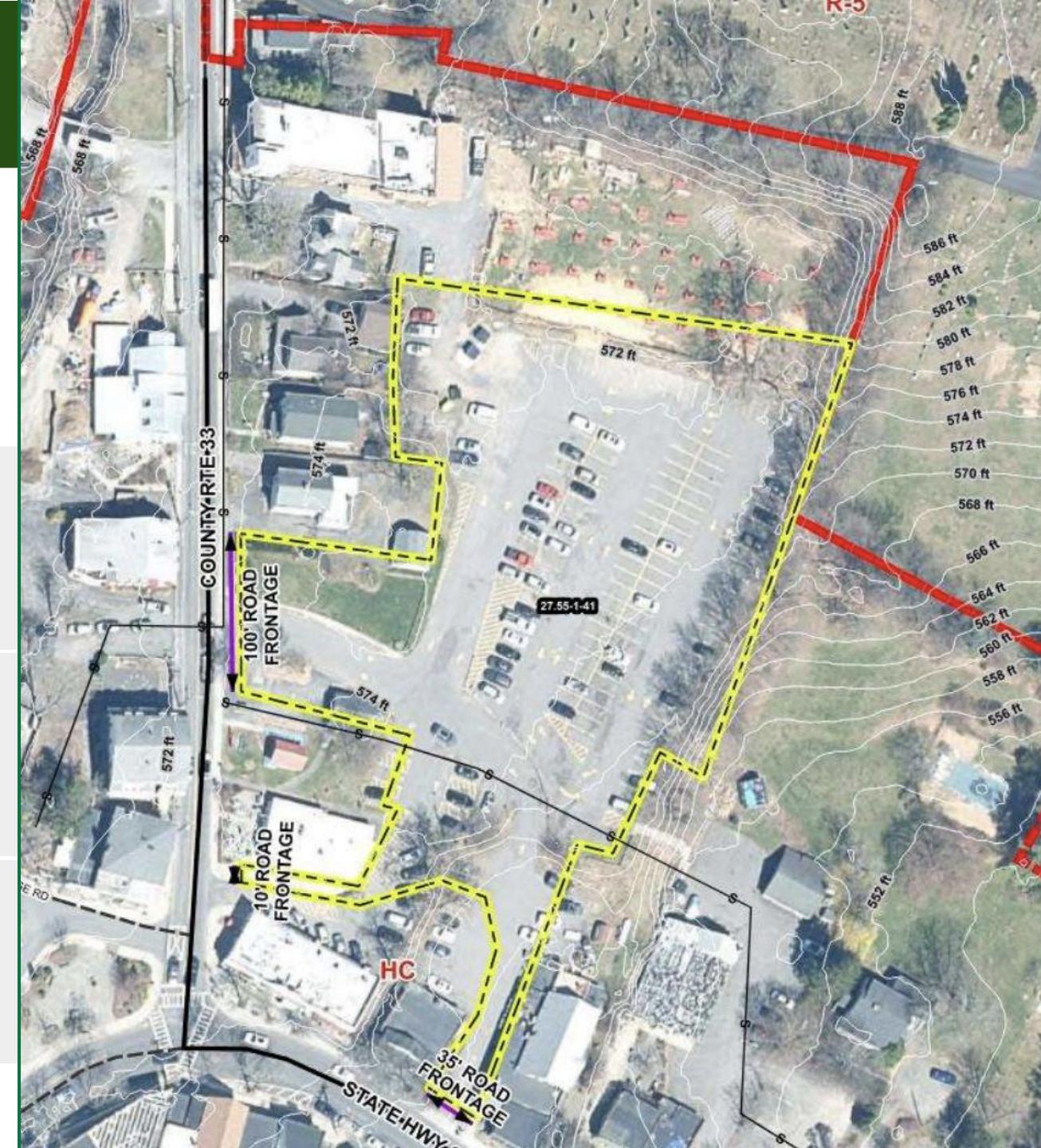
2.04 acres

Zoning Code

Hamlet  
Commercial

Description

Cleared parcel used  
for parking



# Rock City Road Municipal Parking Lot

	Optimal	Average	Suboptimal	Notes
<b>Terrain for Construction</b>				
<b>Central to Town Center</b>				
<b>Close to Public Transpo</b>				
<b>Floodplain/Wetlands</b>				
<b>Town Water Access</b>				
<b>Town Sewer Access</b>				
<b>Amenable Zoning</b>				Single-family dwelling, two-family dwelling and multifamily dwelling (by special permit)
<b>Environmental impact</b>				
<b>Other considerations:</b>	<i>Parking impact will need to be analyzed</i> <i>Provision for disabled persons parking needed</i>			

# Conclusions

- Excellent potential for housing and deserves further study
- Impact on parking and traffic needs to be studied
  - Fisher Assoc. suggested the parking could be designed more efficiently with new housing here
  - Potential impact to town parking fees may need study and/or discussion
- Noise considerations need to evaluated for both residents and businesses

# Site 3

2441 Route 212

Size

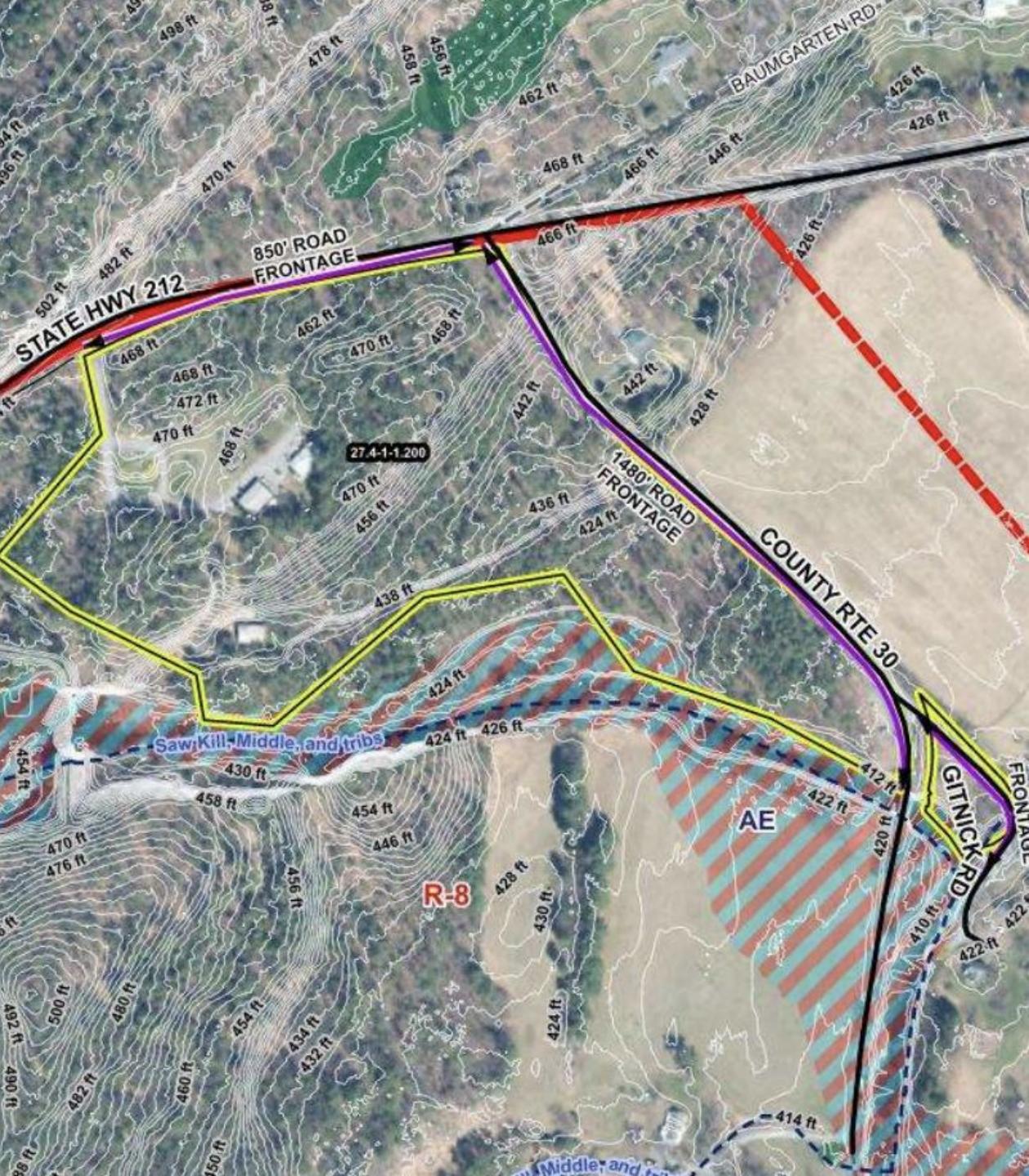
27.67 acres

Zoning Code

R8

Description

Largely undeveloped,  
wooded site with walking  
trails and public access to a  
swimming hole



# 2441 Route 212

	Optimal	Average	Suboptimal	Notes
<b>Terrain for Construction</b>				Steep grade changes and rock outcroppings
<b>Central to Town Center</b>				
<b>Close to Public Transpo</b>				
<b>Floodplain/Wetlands</b>				
<b>Town Water Access</b>				
<b>Town Sewer Access</b>				Potential sewer access via a nearby water treatment plant
<b>Amenable Zoning</b>				One and two-family homes are permitted. Multifamily dwellings are not.
<b>Environmental impact</b>				
<b>Other considerations:</b>	<i>Adjacent to a wastewater treatment facility, which may not be desirable for residents.</i>			

# Conclusions

- Agree with Fisher Assoc. that this is not a good candidate for further study
- Undesirable choice for housing due to challenging topography, environmental sensitivity and restrictive zoning
- Site seems currently best used by community for recreation

# Site 4

# Three Mile Class

## LT 21

## Size

31 acres

# Zoning Code

R5

## Description

Heavily wooded with relatively flat topography, separated by significant elevation change and wetlands



# Three Mile Class LT 21

	Optimal	Average	Suboptimal	Notes
<b>Terrain for Construction</b>				Access to public recreation and trails
<b>Central to Town Center</b>				
<b>Close to Public Transpo</b>				UCAT Z (Kingston>>Woodstock) is within a five-minute walk from site entrance.
<b>Floodplain/Wetlands</b>				
<b>Town Water Access</b>				
<b>Town Sewer Access</b>				
<b>Amenable Zoning</b>				Low-density residential district and indicates areas that are "ecologically most sensitive"
<b>Environmental impact</b>				
<b>Other considerations:</b>	<p>Active brownfield property .35 miles from the site with concerning contaminants of cadmium and lead.</p> <p>Nearby petroleum bulk storage facilities (formal study required)</p>			

# Conclusions

- Not ideal for further study
- Counter-productive to conservation goals; irregular topography; limited site access
- Too remote from Town and unwelcoming to residents

# Site 5

## Zena-Highwoods Road

Size

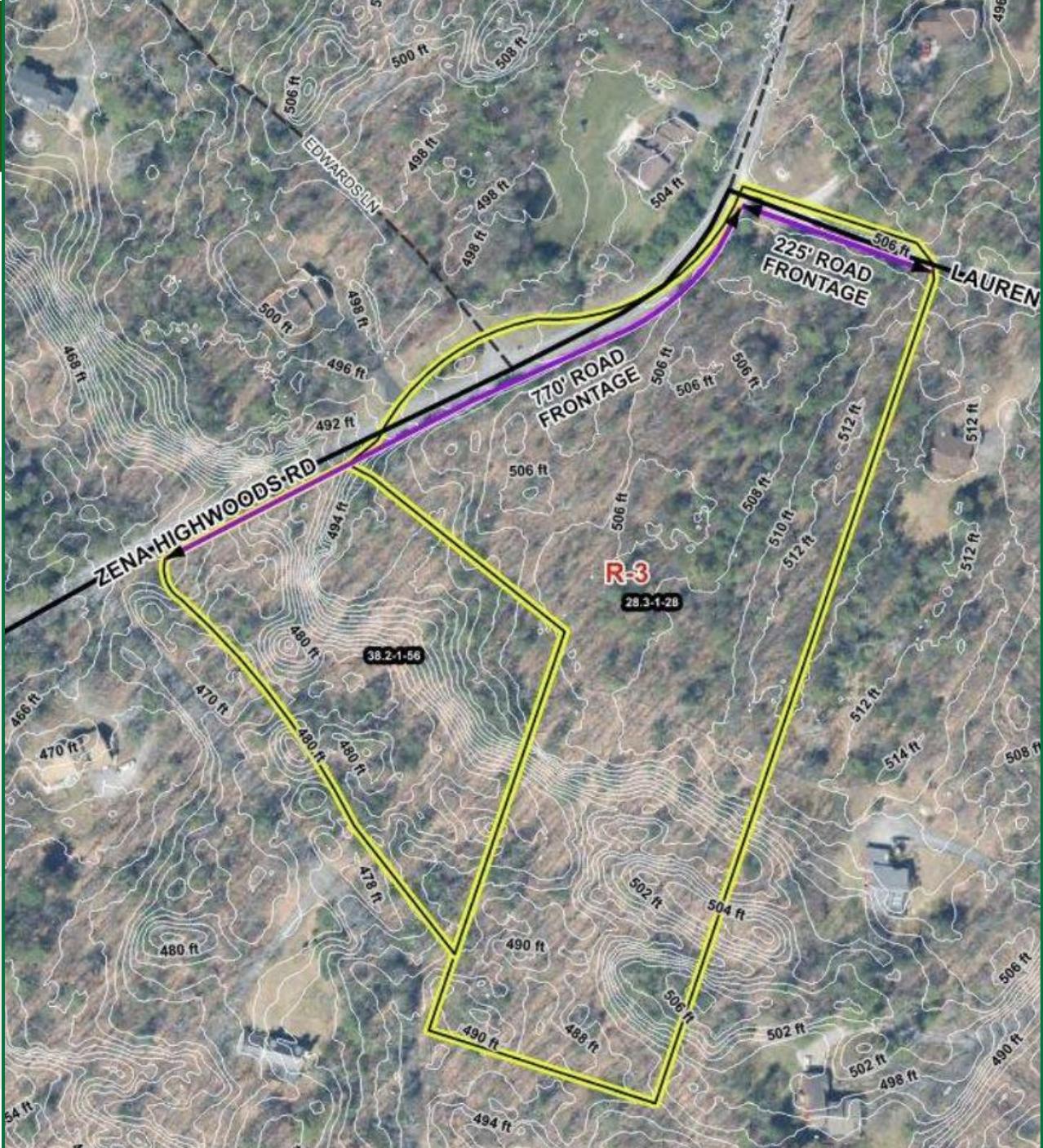
11.06 acres

Zoning Code

R3

Description

Two adjacent wooded  
parcels, half relatively flat  
and the southern half  
includes slope



# Zena-Highwoods Road

	Optimal	Average	Suboptimal	Notes
<b>Terrain for Construction</b>				Rock outcroppings and steep changes in grade could impact location of driveways
<b>Central to Town Center</b>				
<b>Close to Public Transpo</b>				
<b>Floodplain/Wetlands</b>				
<b>Town Water Access</b>				
<b>Town Sewer Access</b>				
<b>Amenable Zoning</b>				Single-family dwelling, two-family dwelling, and multifamily dwelling (by special use permit)
<b>Environmental impact</b>				Heavily wooded site
<b>Other considerations:</b>				

# Conclusions

- Most desirable of rural parcels, with fewest environmental limitations, and ample site access
- Limitations include vegetation clearing and distance to Town amenities
- Could be suitable for single- or two-family homes

# Housing Committee Recommendations



	Mt. View Parking Lot	Rock City Rd. Parking Lot	2441 Route 212	Three Mile Class LT 21	Zena- Highwoods Road
<b>Terrain for Construction</b>					
<b>Central to Town Center</b>					
<b>Close to Public Transpo</b>					
<b>Floodplain/Wetlands</b>					
<b>Town Water Access</b>					
<b>Town Sewer Access</b>					
<b>Amenable Zoning</b>					
<b>Environmental impact</b>					

# Next Steps



# Woodstock Housing Committee

2025

Katherine Tegen, Co-Chair

John Huber, Co-Chair

Sabina Barach

Rebekah Brooks

Deborah Meyer Dewan

Lisa Kirk

Gregory Stanford

Anna Womack

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