



Project Regeneration

5 Library Lane and 100/106
Tinker Street

Lizzie Vann - Ethical Builder and Entrepreneur

- 1. Focused on community needs**
- 2. Not financial 'extraction'**
- 3. Strong environmental focus**

My Vision

1. Three acres of beautiful parkland + buildings
2. Low-rent housing for locals to live/work
3. Commercial buildings that create local jobs
4. A business incubator that provides mentoring, loans and grants
5. All within an environmental framework

e.g. Sustainable Housing Targets

- 1. Retrofitting 4 existing apartments to high performance green standards.**
- 2. Adding 9/11 new apartments**

Sustainable Housing Goals

1. High perf windows, walls, doors
2. Super-insulation+ solar+ geothermal
3. Plan for avg electricity cost <\$100/m

'Sustainable Housing'

NOT Expensive Luxury

INSTEAD

High Quality, Lower Costs

FOR

The elderly, young families, our young people, artists, volunteer emergency workers and other service workers

This vision supports our Comprehensive Plan, which calls for:

1. Addressing affordable housing needs
2. Reinvigorating the economy
3. Creating a business incubator for local jobs
4. Recreational space, nature based activities



Project Regeneration

We are at the starting blocks....

Site Plan Review/SEQR

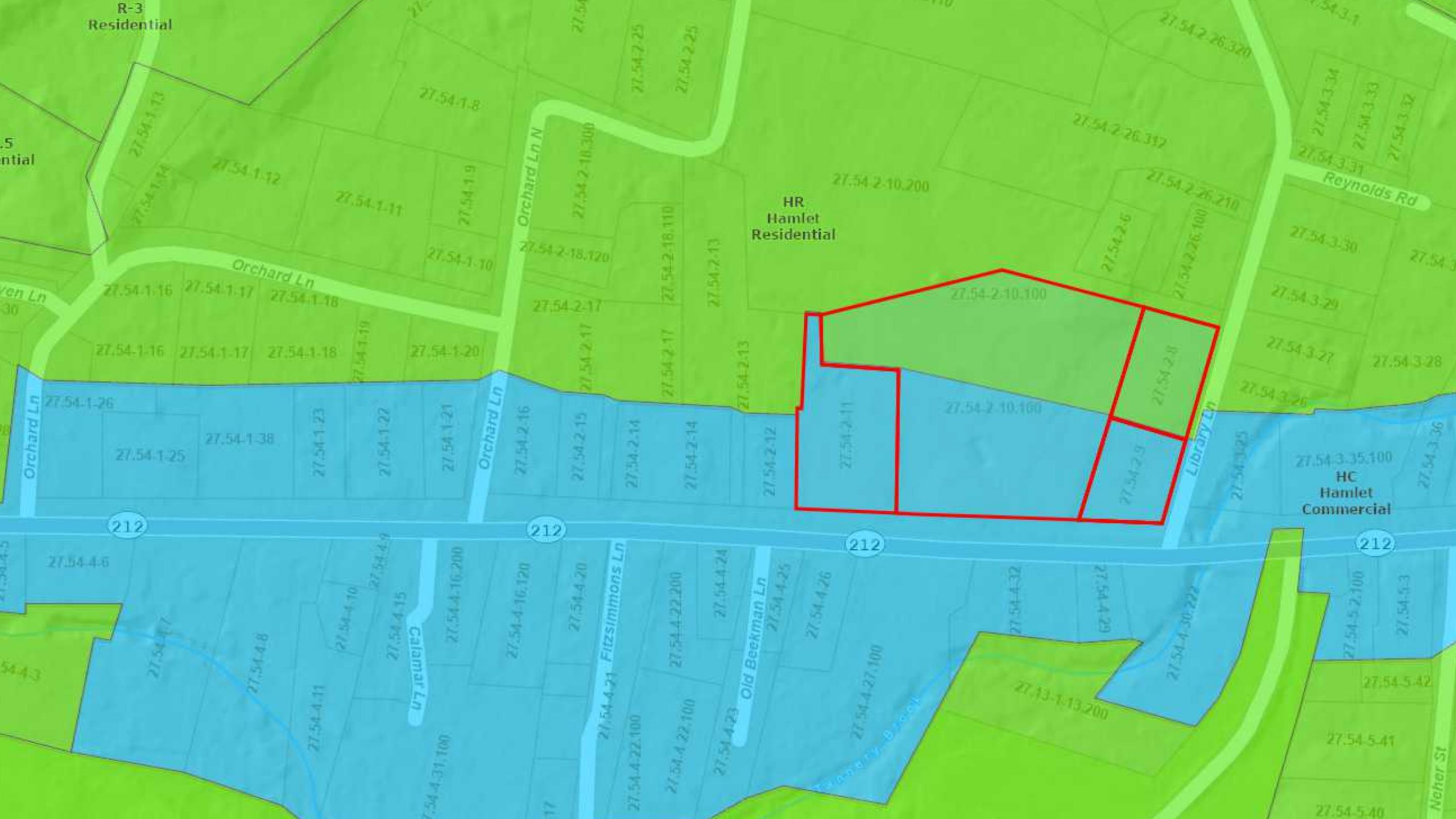
>>Building Permits

>>Construction

>>Certificate of Occupancy!

First we must resolve the Anomaly

- the three lots are bisected by a line dividing *Hamlet Residential* from *Hamlet Commercial*



R-3 Residential

HR Hamlet Residential

HC Hamlet Commercial

212

212

212

212

Residential

ven Ln

Orchard Ln

Orchard Ln

Orchard Ln N

Library Ln

Reynolds Rd

Fitzsimmons Ln

Old Beekman Ln

Ncher St

Calamar Ln

Calamar Ln

Commercial use subsidizes Residential

Existing residences use up Commercial sp

Commercial use must therefore be in the
area designated Residential.

The HC/HR line

comes from the time when the zoning map was originally drawn up

It bisects four buildings:

**The former Funeral Parlor – built
1930's**

The 2 Barns – built in 1885

**The former Library – began life in the
1700's**

In order to align with the Comprehensive Plan,
we need both Residential AND Commercial
uses ...

**But Woodstock Zoning Law states
this cannot be achieved unless
the WHOLE campus is designated
Hamlet Commercial**

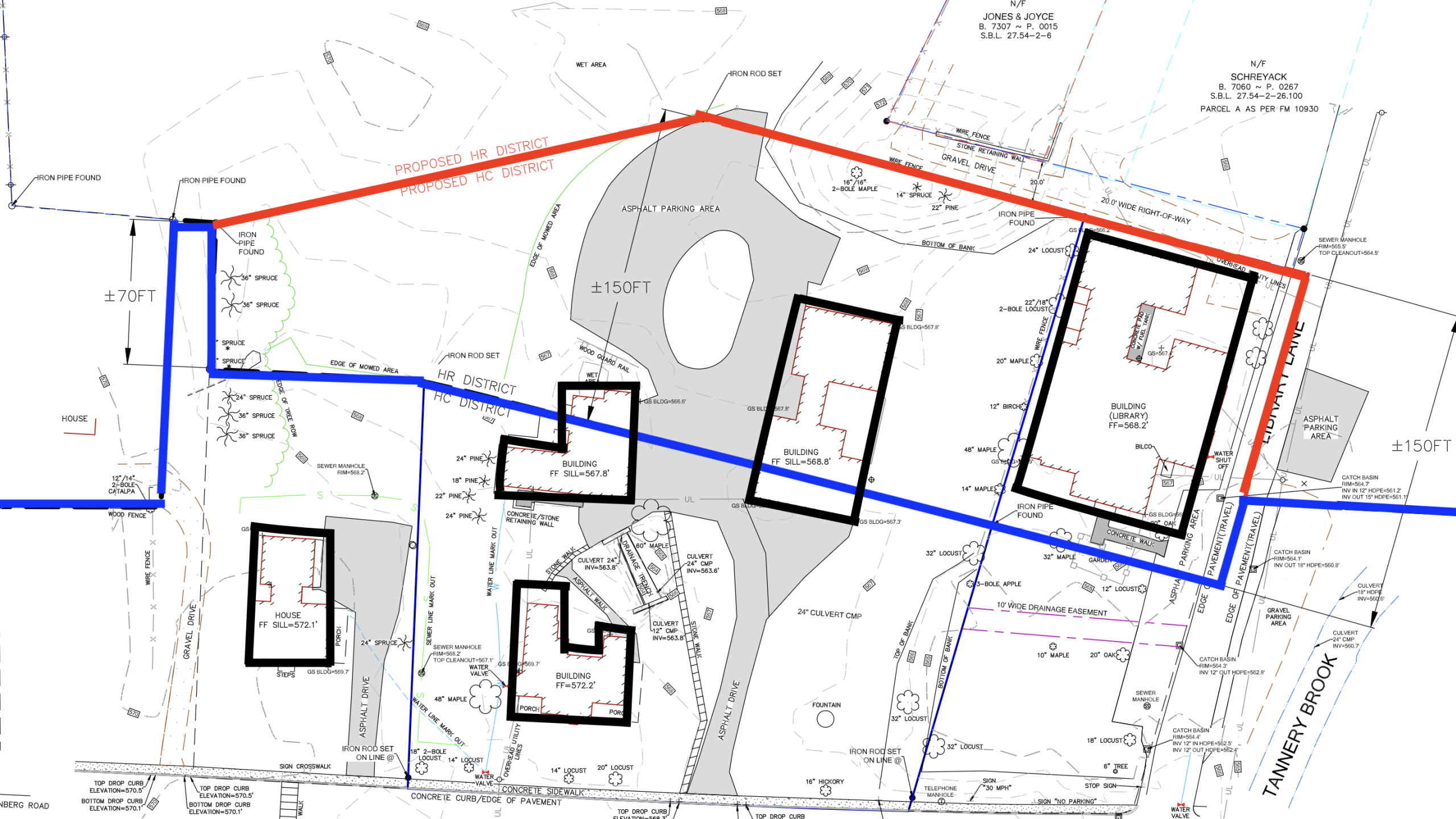
We would also like the freedom to put a **bookstore/café, OR community pharmacy, OR an art store (etc.)** in these four buildings – these are community creating businesses

**But ‘retail’ is not allowed in a
‘Hamlet Residential’ zone**

**So our simple request is to
formalize Hamlet Commercial
for the three buildings
by moving the HR/HC line
north by 150ft to the property line.**

N/F
JONES & JOYCE
B. 7307 ~ P. 0015
S.B.L. 27.54-2-6

N/F
SCHREYACK
B. 7060 ~ P. 0267
S.B.L. 27.54-2-26.100
PARCEL A AS PER FM 10930



Ron Pordy will now clarify some misunderstandings that have been communicated before this meeting.

Thank you!