

WOODSTOCK INVENTORY

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WOODSTOCK INVENTORY

July 13, 2016

NOTE: Much of the information and some of the language is directly lifted from existing documents, for instance the 1962 Brown and Anthony Report and the 2003 Saratoga Report. There is no pride in authorship; anyone who feels that important facts concerning the town are missing and/or inaccurate, please submit your thoughts to supervisor@woodstockny.org.

All documents are available on the Town website (www.woodstockny.org then click on Comprehensive Planning Doc. Inventory 2016 to access the appendices and maps.)

GEOGRAPHIC LOCATION

The Town of Woodstock is located in Ulster County on the eastern edge of the Catskill Mountains within the so-called Mid-Hudson area of New York State.

New York City, which is within 100 miles, can be reached in a little over 2 hours driving time; Albany, with its international airport, is within 50 miles and requires only one hour on the road. Newburgh, which has also turned into an important air transportation hub with the establishment of Stewart Airport, is approximately 40 miles to the south. Across the Hudson River, the Amtrak train depot at Rhinebeck provides regularly scheduled trains south to New York and north to other destinations. There is regular bus service between Woodstock and New York as well as from Woodstock to points north.

The Town covers an area of 67.5 square miles. The main part of Woodstock forms an approximate trapezoid with dimensions of 10 miles in the east-west direction and 6.5 miles, north-south. Six hamlets: Woodstock, Bearsville, Shady, Wittenberg, Lake Hill, and Willow comprise the Town. The Zena area, a later, square sized addition, was added in the early 20th century to give Woodstock access to a once thriving railroad.

Woodstock is bounded on the north by the Town of Hunter in Greene County; on the east by the Town of Saugerties; southeast by Ulster, and Kingston; on the south by the Towns of Hurley and Olive; and on the west by the Town of Shandaken (all in Ulster County).

VICINITY STUDIES

While the Town of Woodstock has a most unique character and has distinguished itself among other municipalities of New York State by its creative and cultural activities, it is still an integral part of the region in which it is located. The various commercial, light industrial and employment centers, transportation and recreation facilities, and similar improvements in the surrounding areas act upon and shape the life of the town, and Woodstock, in turn, exerts its influence on its neighbors.

This interaction has a dual orientation for Woodstock. The town is very definitely within the Kingston/Town of Ulster market and economic region, with the center to the southeast, and it is also a part of a potentially burgeoning Catskill resort area extending westward.

The City of Kingston has had a long history as a principal retail, service, and employment center for a large area of New York State west of the Hudson River. Kingston is also the seat of county government. The area's economic engine was severely diminished in the early 1990s by the relocation of the large IBM research and manufacturing facility located in the neighboring Town of Ulster to other areas, an action that removed several thousand well paying jobs from the region. IBM's removal from the area also deeply affected Woodstock, particularly its Zena neighborhood that had been developed in the 1950s largely to accommodate IBM employees. Woodstock is not located directly in the path of Kingston's main westerly access from its hinterland--the broad valley of the Esopus Creek. However, the town lies immediately north of this route and is easily reached via secondary traffic channels. Until the early 1970s, uptown Kingston functioned as the primary urban and economic center providing services not available locally. This function has been largely relegated to the nearby Town of Ulster, which has seen tremendous development of shopping malls, supermarkets and other retail services frequented by Woodstock residents. Of late, however, the viability of the Hudson Valley Shopping Mall has been called into question. That said, hotel construction in the town of Ulster has accelerated while additional retail outlets have also moved in.

The region's Retail Trade Area extends from the Town of Marlborough in the south to the Village of Ellenville in the southwest, to the Town of Shandaken in the northwest, to the Ulster County line in the north, and to the Hudson River in the east. The total population within the area is approximately 180,000 according to the 2010 census. The relative geographic distribution of growth over the last several decades has seen minimal increase in the saturated City of Kingston and great expansion in the surrounding areas. The present distribution of new retail and wholesale establishments has largely occurred in the Town of Ulster, with the Town of Saugerties (Ulster County's most populous township) also seeing markedly increased retail activity. In addition, to the northwest, towns such as Phoenicia have also seen an increase in retail and restaurant establishments, primarily catering to tourists. The southern part of Ulster County sees much of its retail activity occurring in Poughkeepsie, across the Hudson River from the Town of New Paltz, and in the

City of Newburgh, located in the eastern part of Orange County. In general, over the last few decades new retail activity has not blanketed Ulster County in a uniform spread; it is rather concentrated near the old centers with the decline in the City of Kingston being made up for by the communities mentioned above.

In addition, higher education opportunities can be found both within Ulster County and in neighboring counties. The State University of New York at New Paltz and Ulster County Community College (SUNY/Ulster) offer students a wide range of academic choices within the county – from associate degrees to graduate degrees. Across the river, in Dutchess County, local students find Bard College, Vassar College and Marist College accessible by automobile. Orange County also offers Mount Saint Mary's College in Newburgh.

Medical services are available both in Kingston and, across the river, in Rhinebeck. A few years ago, Kingston's two hospitals merged under the auspices of the HealthAlliance of the Hudson Valley and most recently will complete an affiliation agreement with Westchester Medical Center by Summer 2016. Many Woodstock residents also rely on Northern Dutchess Hospital, operated by HealthQuest, in the village of Rhinebeck.

Although the Kingston region has shown a most definite tendency of diffusion out of the central city into its former suburbs, it is also equally true that the area as a whole shows potential growth, irrespective to what may happen to its core.

The other basic influence on Woodstock is the Catskill Mountain resort area. The entire town is within the "blue line" of the State Catskill Park, which encompasses almost 580,000 acres with slightly more than 230,000 acres owned by the State. The natural scenery – mountains, woods, creeks, and trails – is certainly the greatest attraction, but man-made improvements--numerous entertainment and recreation facilities--amplify the area's magnetism for tourists. [Go to [MAP 1](#) on the Town website for a map of the Catskill Park]

The State properties, which include the Kenneth Wilson State Park (this park is administered by the New York State Department of Environmental Conservation rather than the New York State Department of Parks, Recreation and Historic Preservation, which administers most state parks) are open for camping, hiking, fishing and hunting. The Woodland Valley campsite in the town of Phoenicia is also operated by the State. (Numerous private campsites are also available throughout the county.) There are mountain streams, including the Esopus, Beaverkill and Sawkill creeks. Most local streams are stocked annually with trout. Wildlife includes deer, and increasing numbers of wild turkey, bears, coyotes, not only in the hills, but also frequently in developed neighborhoods. The Ashokan Reservoir, with other parts of the New York City water supply system, is a scenic point of interest as well as an important site for fishing. Several golf courses, both public and private, one of them within Woodstock (private), provide opportunities for more organized recreation. Many other commercial entertainment, recreation, and service facilities have been established in the area. Besides the usual hotels, motels, and restaurants, some of them with a national reputation, one also finds rather unique facilities such

as The Mohonk Mountain House and, more recently in Saugerties, the establishment of HITS, which focuses on producing hunter/jumper horse shows of national import. Sites of major historic interest within the county include the Kingston stockade area and New Paltz's Huguenot Street. Across the river, in Dutchess County, historical sites attracting a large number of visitors include the Vanderbilt Mansion and The Franklin Roosevelt home and presidential library. The recently constructed Walkway Over the Hudson (between the city of Poughkeepsie and the Town of Lloyd) has also become a major attraction.

Several nearby ski and snowboarding facilities serve winter sports in the area: Belleayre, Windham and Hunter, all less than a forty-minute drive from Woodstock. These slopes, most of them equipped with snowmaking devices should snowfall prove inadequate, are important, easily accessible centers.

Woodstock has over the years limited its accommodations for tourists to very small motels, guesthouses and several bed-and-breakfast establishments, most of which are of good quality and are accessible on the Internet. More recently, Airbnb and other online services have dramatically increased the number of short-term rentals in the area. At the same time, the increase in short-term rentals for visitors has also diminished the number of apartments and cottages once available for rental on a yearlong basis by young people, single members of the community and young families just starting out. The neighboring Town of Shandaken has seen almost all of its large resort hotels closed over the years and not replaced. At the time of this writing, however, a substantial, high-end tourist facility, to include hotels and a golf course, may be constructed to the immediate west of Shandaken. Its final realization, however, is not yet a certainty as its construction continues to be challenged. There is also, in the planning stage, a major trail over former railroad rights-of-way leading from the Town of Lloyd, through the city of Kingston, to the Ashokan Reservoir and beyond. Along that route, Catskill Mountain Railroad also provides scenic rides for visitors out of Kingston towards Hurley and between Mt. Tremper and Boiceville.

Woodstock is reached by the New York State Thruway from the south by exiting at Exit 19 and connecting with Route 28. The State Route 28 corridor starting from the Kingston exit of the New York State Thruway on a northwesterly path that passes just barely south of Woodstock (catching a nick of the town at its south-east corner) has seen intense development near its Kingston/Ulster end, that gradually attenuates as it reaches toward Delaware County just past Shandaken. The roadway is also a gateway to the deeper Catskill Mountains, which are relatively less developed and more like a forest preserve--attractive to a different kind of tourist. While Woodstock is not in its direct path, many motorists make a detour along State Routes 375 and 212 to take advantage of the facilities and attractions within the town. For visitors coming from the north on the NYS Thruway, Woodstock is accessed by exiting at Exit 20 and connecting with Route 212.

As predicted by the Brown and Anthony master plan submitted to the Woodstock Town Board in 1962 (and subsequently adopted), the Catskill region has become even more popular, with increasing mobility, more leisure time and disposable income of the residents

of larger metropolitan centers, notably New York City. This attraction grew significantly as a result of two separate events: First, the intense creativity of popular music in the mid to late 1960s in Woodstock that culminated in the 1969 Woodstock Festival (which had actually occurred fifty miles away in Sullivan County), and, second, thirty-two years after, the tragic 9/11 terrorist attack on New York City. Such growth in the number of visitors and second-home owners brings additional activity and wealth to the area, but it also exacerbates the inherent danger of congestion, saturation, gentrification and eventual destruction of the very elements that make the region so attractive today. Brown and Anthony predicted that the continuation of the trend without control could result in over-development, friction over land use, and loss of natural amenities.

In the words of Brown and Anthony, “Serious consideration and intelligent conservation and planning of the irreplaceable natural resources are clearly indicated on the very broad regional as well as local levels.”

In the early 1960s, the danger signs were already present in and around Woodstock. Farms of hundreds of acres were replaced by residential lots of hundreds of square feet; large trucks attempted to negotiate scenic two-lane mountain roads; spacious residences and boarding houses built of stone and timber were overshadowed by neon-lit motels; billboards quite often competed with hills and streams for attention.

Another observation from Brown and Anthony elucidates a point that still may be well taken; “On the other hand, the normal economic growth of the region requires more permanent employment, housing, schools, and many other facilities. Since this sector [area] is not an exclusive summer resort area with only one basic orientation, both of these aims must be integrated with a minimum of friction.” [Go to Appendices 2 (a) 2 (b) 2 (c) and 2 (d) on the Town website for the 1962 Brown and Anthony Report]

HISTORICAL BACKGROUND

Since the physical pattern, social life and economic base of any municipality are always the result of a historical growth and development going back many years, it becomes necessary to analyze the past in order to understand the present. The plans and proposals to be developed must take cognizance of the earlier sequence of events as a foundation and guide for the future. These considerations are especially valid for Woodstock, because of the local residents' deep awareness of their heritage and the unbroken chain of development, which has resulted in the town's present character and shows every sign of evolving further.

The Hudson Valley and the cities directly on the river have played a role in the development of this country which goes back almost to the discovery of the New World. Henry Hudson first sailed the waterway that bears his name in 1609.

A settlement was in existence at the mouth of Rondout Creek in 1610, and the small center eventually grew into the City of Kingston, which was designated in 1777 as the first capital of New York State. For many years it served as an important economic and transportation center for the Mid-Hudson region, although this role has diminished.

While the river valley became increasingly settled, the penetration into the Catskill Mountains proceeded at a much slower pace. The obstacles were difficult - topography, poor soil, wild animals and Indians - their hostility enhanced by legend.

Woodstock's early history, in many respects, was not unlike most small towns across New York. Prior to the arrival of the first white settlers in the mid-1700s, Native American hunters once traversed the trails along the Sawkill Creek to reach the Overlook hunting grounds. Officially designated by New York State as a town in 1787 along what was then the western frontier of the state, Woodstock's first settlers cleared the land, fashioned homes out of the timber they cut and began farming the rocky soil. During this period, the basic road patterns of Woodstock were also established. Farming on leased homesteads controlled by wealthy landlords, however, eventually led to the Down Rent War in the 1840s as tenants began to rebel against the concept of "three life leases." This pattern was broken in 1845 as progressive legislation began to limit the stronghold of the wealthy landowners.

As the 19th century unfolded, the economy of Woodstock began to shift away from agriculture and towards more industrial ends. In 1809, in addition to the sawmills and gristmills already operating along Woodstock's many streams, the first glass factory was built in the hamlet of Shady. By the 1830s, tanning, which required a plentiful water supply and tannic acid obtained from hemlock trees, found both resources in abundant quantities in Woodstock. With urban expansion in the mid-nineteenth century, Woodstockers also turned to quarrying bluestone along the base of Overlook and Ohayo Mountain for shipment to cities such as New York and Philadelphia. By the latter part of the 19th century, Woodstock's economic attention ultimately turned towards what others saw in the natural beauty of the land rather than what could be taken from it. With the construction of hotels such as the Overlook Mountain House and Mead's Mountain House – along with the establishment of a number of smaller boarding houses, those seeking to escape the heat and unhealthy air of New York City during the summer began to find their way to Woodstock.

A transforming chapter in Woodstock's history began in 1902 when, on a spring day, a man by the name of Bolton Brown emerged from the thicket near the summit of Overlook Mountain and first viewed Woodstock and the expanse below him. Employed, along with Hervey White, by Ralph Whitehead to seek a physical location that would match Whitehead's vision for a utopian art colony, Brown, upon beholding the vista before him wrote of that moment, "Exactly here the story of modern Woodstock really begins." With the founding of Whitehead's Byrdcliffe colony in 1903, the arts had arrived in Woodstock. In addition to Byrdcliffe, Hervey White would go on to establish the Maverick art colony in 1905, while the Art Students League, led by Birge Harrison, would begin operation in Woodstock a year later. As a result, Woodstock's story began to diverge from the small town norm, eventually becoming

a community shaped by the connections forged between newly arrived artists and those who drew life and livelihood from the very landscape that would find its way onto a multitude of canvases over the years.

While Woodstock would prosper in the years following World War II, as cultural institutions expanded and industries such as Rotron and IBM began operations nearby (their impact noted earlier), the extension of the creative spirit forged in the earlier part of the century would, in the 1960s, transform Woodstock once again. While music had always been an essential part of Woodstock's cultural landscape, something quite unique began to emerge in the sixties that would lend the name of Woodstock to an entire generation. With the building of his Bearsville complex, including Bearsville Records, Albert Grossman's music-related operations – much in the same way Ralph Whitehead's Byrdcliffe colony focused attention on the arts in Woodstock – redirected Woodstock's creative spirit and began an influx of numerous musicians. The names, of course, are now legendary - Dylan, The Band, Janis Joplin - to note a few. And, as their music reached out beyond Woodstock, it also summoned young people and members of the counterculture to undertake their own journey to Woodstock. At the same time, the arrival of a large number of young people created internal battles within the community as the ways of older residents clashed with the unconventional life-styles and attitudes of a younger generation. Though the Woodstock Festival was never held here, the spirit and the energy that gave it birth – from Hervey White's Maverick Festivals to the Sound-Outs of the late 1960s – was certainly conceived here.

Over the years Woodstock's history has been writ large with the contributions of those who would see life through a slightly different lens. As a result, it is a history that has seen great change and requires attention be paid to preserving that history in the years ahead. As Woodstock continues to attract newcomers – both second homeowners and visitors - effort must be made to preserve the architectural, individual and cultural legacies that have shaped the community over the years. Failure to do so will result in a history based on nostalgia or one directed by commercial interests.

Note: For more information on Woodstock history, please consult the writings of Alf Evers, Anita Smith and Richard Heppner. Additionally, much writing has been done regarding the history of the Catskill Mountains, including works by: Bob Steuding and Alf Evers. Local newspapers are also a great source of the area's history. The Woodstock Library maintains copies of early Woodstock newspapers including The Woodstock Record, The Ulster County Townsman and the Woodstock Times. The Kingston Library also maintains copies of newspapers going back to the Civil War, including the Kingston Freeman on microfilm. The Historical Society of Woodstock also maintains extensive archives that include early maps, documents from early civic groups, early town photographs, etc. The Woodstock Artist Association and Museum also includes archives on many of Woodstock's artists.

TOPOGRAPHY

The natural terrain of the land has restricted and shaped the settlement and development of Woodstock since its earliest days. Even today, with powerful and efficient transportation and construction equipment, building activity must respect the hills and valleys if it is to be economical and in harmony with nature.

The town is located directly on the abrupt eastern escarpment of the Catskill Mountains. To the east extends the broad Hudson Valley starting with rolling foothills and gradually flattening out near the river itself.

The Zena section of Woodstock is within the foothill band and is characterized by relatively mild topography of low hills with only scattered areas of steep slopes. The general elevation here ranges from 400 to 500 feet above mean sea level. The lowest point of the town is also found here -250 feet above sea level- in the Sawkill bed.

In the western portion of the town there are valleys narrower than those found in Zena, and bordered by steep escarps. These principal or collector valleys join the broader Sawkill Valley at Bearsville. The first crosses the Sawkill/Beaverkill watershed divide with the Beaverkill flowing generally west to the Esopus Creek water gap at Mount Tremper. This is generally the path of Route 212 connecting Bearsville with the upper valley hamlets of Shady, Lake Hill, and Willow. Principal peaks to the north include Olderbark Mountain (3,350 feet), and Carl Mountain (2,840 feet). To the north are Mount Tobias (2,550 feet), Beetree Hill (1,820 feet), and Roundtop Mountain (1,980 feet).

To the other side of these elevations is the Wittenberg Valley comprising the southwest area of the town. This valley extends along the Wittenberg-Mount Tremper Road west of Bearsville across the Sawkill/Little Beaverkill watershed divide, following the Little Beaverkill on to its confluence with Esopus Creek. The hamlet of Wittenberg is the only settlement in this valley, with Yankeetown Pond, the Riverby development and Wilson State Park being other significant features. To the south, Ticetonyk Mountain (2,502 feet) and Tonshi Mountain (2,020 feet) define the Wittenberg valley.

Farther east extends the broad and flat Sawkill valley (about 3 miles long and 1 mile wide) at a general elevation of 500 to 700 feet. The main development of the town — the hamlets of Woodstock and Bearsville — is located within this area. The valley is open to the east, but is bounded on the other three sides by high hills: Ohayo Mountain (1,380 feet), Beetree Hill (1,820 feet), Mount Guardian (2,100 feet), and Overlook Mountain (3,140 feet) with a truly magnificent view.

Smaller valleys abound throughout the northern and western sections of Woodstock. Each is typically narrow, steep sided and drained by a mountain brook. Several of these are found in the northern section of the town: Hoyt Hollow, Lewis Hollow, Silver Hollow, Mink Hollow, the upper reaches of Sawkill, et al.

In general, the steepest slopes are found in the mountainous areas of Mount Tobias, Overlook Mountain, Tremper Mountain and the north face of Ticetonyk Mountain. Many of the slopes in these areas are in excess of 15%, making development very costly and difficult to contemplate. Some areas of steep slopes have been a constraint to development and have remained classified as vacant. In fact, when a steep slopes map is overlaid upon a land use map, approximately 3,000 acres of undeveloped land has slopes in excess of 15%. In addition, when these maps are compared it becomes apparent that slope has helped divert human settlement into the flatter areas of the community. As can be expected from the above description, large areas of the town consist of steep mountainsides ill suited for farming or building. Brown and Anthony, for the purposes of their Growth Plan in 1962, classified the land within Woodstock according to the steepness of slopes.

The areas from 0% to 10%* are usable for most any purpose without difficulties as far as the topography is concerned. Slopes of 10% to 15% require considerable site improvements (grading of lots, road approaches, etc.) that make large-scale developments of limited lot size in many cases uneconomical. Areas of slopes above 15% can, of course, also be built upon, but at greater expense, greater risk of storm water runoff problems, and compromise to the aesthetics of the area since such development may be prominently exposed. Large lots and expensive houses are prerequisites in order to make building feasible in these areas, and the Town’s decision in the early 2000s to regulate development on steep slopes recognizes the potential environmental problems, including proper septic installations, aesthetic considerations and erosion, inherent in such development.

The following table indicates clearly that only a relatively limited portion of the 67.5 square miles can be considered for further intensive development in Woodstock:

PERCENT OF SLOPE		
SLOPE	TOTAL LAND	AREA
0% to 10%	30.1%	20.3 sq.mi.
10% to 15%	16.3%	11.0 sq.mi.
15% and over	53.0%	35.8 sq.mi.
Water	0.6%	.4 sq.mi.

100.0%

67.5 sq.mi.

* Percent of slope is defined as the vertical difference in elevation in feet of two points 100 feet apart horizontally. This classification, with its geographic distribution, thus became one of the major restrictions in the allocation of land for future growth, a fact recognized in the 1965 and 1989 Zoning Laws.

SOILS

The geology of the area and the quality of its soils has had a long and continuous influence on development and economic activity in Woodstock. The relatively unfertile soils, the steep topography, rock outcrops, and limited accessibility in the past have discouraged farming. Today, with denser residential development, the quality of soils for building purposes and sewage absorption assumes primary importance.

There are only two types of soil in the town -Barbour silt loam and Barbour loam- that are classified as good cropland. However, these lands are limited in extent. Even the once rather extensive pasturelands have been abandoned, and agricultural activities, with some scant exceptions, are now almost invisible in the town.

If the fertility of the soils within Woodstock is not of the greatest significance any more, its bearing capacities and filtration rates of effluent become the critical considerations for the guidance of future growth. This information, together with the grade characteristics, were the primary physical determinants in the allocation of development and expansion areas of the Growth Plan proposed by Brown and Anthony in 1962, and refined in 1989.

Since there are no areas that could not support with ease any type of building that could be reasonably expected in Woodstock, the detailed analyses can be limited to percolation rates and absorption capacities. The following is a list of the official soil types found in the town, identified in the list solely by a number and a classification as to their absorption capacity:

- | | | |
|----|----------------------|------|
| 1. | Basher silt loam | Poor |
| 2. | Lackawanna silt loam | Fair |

3.	Middlebury silt loam	Fair
4.	Barbour loam	Fair
	Barbour silt loam	Fair
5.	Mansfield silt loam	Fair
6.	Barbour loamy sand	Good
7.	Chenango gravelly loam	Good
8.	Culverts gravelly loam	Poor
9.	Catskill gravelly loam	Poor
10.	Otisville gravelly loam	Good
11.	Catskill stony loam	Poor
12.	Culverts stony loam	Fair
13.	Livingston silty clay loam	Fair
	Polygon silty clay loam	Fair
14.	<i>Schoharie</i> silty clay loam	Fair
15.	Rough mountainous land (Culverts soil material)	Poor
16.	Muck	Poor
17.	Riverwash	Good

It becomes very apparent from the list that only a small portion of the town consists of soils, which accept readily sewage effluent and are capable of filtrating and stabilizing offensive material. Also it can be observed that most of these "good" areas are already built upon.

ENVIRONMENTAL FEATURES

A map of the environmental features of the town should include, at a minimum, New York State Department of Environmental Conservation (DEC) delineated wetlands, Department of Environmental Protection Land Acquisition Areas, the Catskill Watershed boundary, three sub-watersheds for the Sawkill, Little Beaverkill, and the Beaverkill basins.

Watersheds and Floodplains

The surface streams within the town demand close scrutiny because of their number, size, and importance in water supply and recreation.

It is also of the utmost significance in the preparation of a comprehensive inventory to consider the scenic aspects of the stream system. The small springs and brooks of Woodstock flow out of the wooded mountains cutting deep gorges. They join in larger creeks, which alternate between calm stretches and turbulent rapids and waterfalls. Occasional portions are accessible for visual enjoyment or swimming. Much of this asset was being neglected and even destroyed by pollution, mostly sewage. Fortunately, since the time of Brown and Anthony, the Tannery Brook and Sawkill streams are far less polluted as a result of municipal and on-site sewage collection systems installed in the 1980s. The Little Beaverkill and Beaverkill streams are cleaner due to more rigorous enforcement by the New York City Department of Environmental Protection (DEP) of proper liquid waste disposal practices.

The large Sawkill drainage area covers the main eastern half of the town, and the Esopus basin constitutes the western part of Woodstock. In addition, secondary areas with drainage outlets are, in most cases, major culverts. It is interesting to note that the growth of the town has historically followed upstream within the Sawkill Valley, and that the other portion of Woodstock, draining to the west, has experienced a different and less intensive development.

The Sawkill is listed as a class B(TS) stream with the best usage of water considered theoretically to be "bathing and any other usage, except as a source of water supply for drinking, culinary, or food processing purposes". Tannery Brook, a major tributary of Sawkill, transverses the built-up portion of the town and since the time of Brown and Anthony has been significantly cleaned up by a sewer project performed in the 1980s.

Both the Beaverkill and the Little Beaverkill, and their tributaries that flow through less developed lands on the westerly side of Woodstock, are free of pollution and are a part of the New York City and City of Kingston watershed. More is to be said about these watersheds below.

Three major watersheds drain the town of Woodstock: the Sawkill, the Beaverkill, and the Little Beaverkill. The lowland areas within these drainage basins are especially susceptible to flash flooding because of a combination of factors, such as the steep gradient of the mountain sections of these streams, steep slopes throughout the upland areas, and the relatively impervious condition of the soil.

The largest of these watersheds is the Sawkill, with its headwaters in Echo Lake on the north side of Overlook Mountain. The Sawkill is of special significance because by far the largest share of the town's population lives in its watershed, almost 50% of the town's land area drains to it, and it influences the municipal drinking water supply.

The Sawkill flows southwesterly at a moderate to steep slope through its upper reaches. Approaching Shady, the slope increases substantially. Fallen trees have jammed areas of the stream, eroding the clay-rich streambed and banks above Shady near Old and New Keefe Hollow Roads, exacerbating erosion and tree-fall into the stream. This upper section of the Sawkill is classified by NYSDEC as A(TS), a trout stream, and is an important recharge for the Woodstock municipal water supply, an emergency supply for the City of Kingston, and provides for numerous swimming holes.

From Shady, the Sawkill turns south and flows past Mount Guardian towards Bearsville. This section is moderately sloped and has been bermed along its course to allow construction of homes along its banks and floodplain. The Sawkill undergoes only a modest amount of streambank erosion between Shady and Bearsville. In Bearsville it takes a sharp turn to the east, and has been "trained" to flow against the south side of its valley beneath Broadview Avenue (historically the Sawkill meandered all across the Bearsville flats). In this area the stream is extensively bermed and over-widened, causing substantial erosion, loss of streamside trees and fish habitat degradation. This area is also gently sloped, more densely settled, and more susceptible to flood damage. From the Woodstock hamlet the Sawkill flows into the Zena hamlet, channelized along much of its course, and dammed twice for now defunct City of Kingston reservoirs. In the Town of Ulster it joins the Esopus Creek, finally draining into the Hudson River.

The southwestern portion of Woodstock lies within the drainage area of the Little Beaverkill. This stream has its headwaters along the north face of Ohayo Mountain and flows in a generally westerly direction. The Little Beaverkill flows through Yankeetown Pond, a DEC-classified wetland. The Little Beaverkill ultimately drains about 22% of the town's land area into the Ashokan Reservoir, with less than 5% of the town's population living within this watershed.

The Beaverkill, generally located in the northwest sector, is eligible for inclusion in the Federal Wild and Scenic Rivers system. The Beaverkill's headwaters in Mink Hollow have been developed by the City of Kingston as a source of water, some of which is diverted into the Sawkill's watershed via Cooper Lake. The Beaverkill then flows westerly through a forested watershed, through areas of limited residential development and open land near the hamlets of Lake Hill and Willow, until ultimately draining into the Ashokan Reservoir. About 10% of the town's population lives within the Beaverkill drainage area.

Because the Ashokan Reservoir is part of the New York City water supply, the New York City Department of Environmental Protection (DEP) has been given some regulatory oversight over land uses within 100 feet of a perennial stream or wetland (to be discussed in more detail below). These uses include siting of septic systems, replacement or siting of new fuel and chemical storage tanks, and construction of impervious surfaces for roads and driveways. The Ulster County Department of Health regulates siting of septic systems throughout Woodstock, and the DEC regulates activities within wetlands and stream channels such as removal of gravel, stream bank stabilization projects and stream crossings. The U.S. Army Corps of Engineers regulates activities in wetlands and streams. The Town of Woodstock also regulates development in wetlands and watercourses. [Go to [MAP 2](#), the [Esopus watershed maps](#) or [MAP 3](#), the [Sawkill watershed map](#)]

Floodplains

Floodplains receive the overbank flows of watercourses during flood events. In steep headwater areas, floodplains are generally narrower than they are in valley bottoms because the steep slopes shed the water more quickly, and because they have smaller drainage areas. Floodplains help minimize the destruction of flooding by allowing the water to spread out, which reduces its velocity and dissipates its energy. Berms erected along streams sever them from floodplains, and the contained floodwaters can increase downstream flooding and stream bank erosion.

Floodplains are environmental features vital to fauna and flora, and also a benefit to habitat that would otherwise be washed away by the fury of torrential flooding. For these reasons, it is important, when developing in floodplains, to ensure they are not unnecessarily cut off from their ability to be flooded; for example by setting berms back from the stream as far as practical rather than on top of the stream bank.

Flooding is a concern during periods of heavy rainfall especially when combined with melting snow which produces major runoff from the steep slopes and impervious soils of upland areas.

Federal Insurance Administration of the U.S. Department of Housing and Urban Development (now known as the Federal Emergency Management Agency, or FEMA) designated flood hazard areas in Woodstock in 1976. The Town of Woodstock has delineated flood

hazard areas on its zoning map. They are designated as “Floodway” (FW) and “Flood Fringe Overlay” (FF-O). At the time of this inventory the DEC is in the process of updating flood plain delineations in Ulster County.

The Woodstock Zoning Law acknowledges these environmental features with the establishment of the Flood Fringe Overlay (FF-O) and the Floodway (FW) districts:

The FF-O District follows the Sawkill from the hamlet of Shady to the Town of Kingston border. It also marks some minor tributaries joining the Sawkill in the hamlet of Woodstock north of Route 212. The Beaverkill in Lake Hill, flowing toward the Town of Shandaken border, also lies within the FF-O District. Development in this district is subject to special standards.

The FW District is delineated by the Federal Emergency Management Agency. No development is permitted within the Floodway, which is defined as ‘the channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of given magnitude’.

In general, the FW-O runs as a narrow channel along the Sawkill, the Beaverkill, the Little Beaverkill, and other minor tributaries in the hamlet of Woodstock. The FF-O District follows the same streams and tributaries as the Floodway, but covers a wider area on each side of the stream.

Wetlands

Woodstock’s wetlands include marshes and meadows, riparian (streamside) zones and some floodplain areas, forested swamps (such as those with dense red maple stands), vernal pools, which pond only in the spring, and seeps.

Wetlands can be difficult to identify because they are transitional environments that occur in a continuum of conditions from moist to saturate. In general, wetlands can be areas saturated, sometimes flooded with water for a period of time during the growing season. Vegetation that has adapted to anaerobic conditions, and the presence of hydric soils (soils that are saturated much of the time) help identify wetlands.

Riverine wetlands occur within the floodplains of the Sawkill, Beaverkill and Little Beaverkill and their tributaries. In their mountainous headwaters there are numerous small wetlands that have developed where glacially deposited clays and mountainous topography create the right soil and hydrologic conditions.

Aside from the vital functions of wetlands in helping purify water and providing habitat for many species of flora and fauna, wetlands provide open space for appreciation, recreation, outdoor education, and scientific research.

Useful sources of information on the potential presence of hydric soils, and therefore wetlands, are the County Soil Survey, produced by the USDA Natural Resources Conservation Service and available through their office in Highland, NY, and the National Wetlands Inventory produced by the United States Fish and Wildlife Service.

State Wetlands

The New York State Department of Environmental Conservation (DEC) regulates activities in wetlands 12.4 acres or larger, plus a 100 foot “buffer” area around their edges. All wetlands regulated by New York State under Article 24 of the State Environmental Conservation Law appear on official DEC Freshwater Wetlands maps. DEC Region 3 biologists conduct site visits to review proposed activities before issuing permits in or near DEC-regulated wetlands. Any community desiring to have the State protect wetlands of less than 12.4 acres must petition the DEC Commissioner to designate them as wetlands of “Unusual Local Importance”.

There are four DEC mapped wetlands in Woodstock:

- Yankeetown Pond
- Little Beaverkill
- Bradley Meadows
- Wittenberg Sportsmen’s Club Pond

Wetlands are classified from Class I to Class IV according to their ability to perform wetland functions and provide wetland benefits, with Class I Wetlands having the highest rank.

Class I wetlands provide the most critical of the state’s wetland benefits, and as such their reduction is acceptable only in the most unusual circumstances. A permit may be issued only if it is determined that the proposed activity satisfies a compelling economic or social need that clearly and substantially outweighs the loss of or detriment to the benefit(s) of the Class I wetland. (Part 663.5 (e) “Standards for Permit Issuance”)

Federal Wetlands

The U.S. Army Corps of Engineers (the Corps) regulates the discharge of dredge or fill and other activities into “Waters of the United States” (33 CFR Parts 320 through 330), including wetlands. The Corps regulates wetlands of any size that meet the Corps definition for a wetland. In New York the Corps uses the wetland definition provided in its 1987 Delineation Manual: “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” At least one positive indicator from each category (soils, hydrology, and vegetation) is usually required to make a positive wetland determination.

The Corps does not address activity in the buffer area surrounding wetlands.

Since federal wetlands do not appear on any regulatory maps, it is incumbent on the landowner and the Building Inspector’s office to identify the potential presence of a wetland during the review process for a development proposal. The County Soil Survey and NWI maps can be used to provide an initial indication of wetlands on a site. Where a federal wetland is indicated, notification to the Corps is required and delineation and a permit may be necessary.

In 2009 the Town enacted an amendment to the Zoning Law to regulate activity in wetlands greater than one tenth of an acre not regulated by the DEC or the Corps. The law, with some exemptions, established buffer areas separating development from wetlands and watercourses, with the intention of protecting these vital environmental features. [Go to the Woodstock Code on the Town website to locate [Chapter 260-34](#), in the [Zoning Law](#). Go to the Town website to locate [MAP 6](#) for [Wetland and Watercourse Buffers map](#).]

Wellhead Area

In 1995 the Town commissioned a report entitled *Wellhead Protection Area Delineation*, performed by the Horsley & Witten Environmental Services. The report delineates the aquifer that supplies the Town's municipal wells and the draw-down area that directly serves them, and studies the influence of surface water (primarily the Sawkill Stream) into the municipal wells. Maps illustrate the aquifer deposits, the watershed to the aquifer, the wellhead protection area, and the watershed to the wellhead protection area. [Go to [Appendix 6](#) at the Town website for [Horsley & Witten Report](#)]

Forests and Wildlife Habitats

Presently, some 65% of the Town of Woodstock is forested, most of it second or third growth following forest fires, extensive cutting and agricultural and commercial activities. Re-growth has generally taken place since the collapse of agriculture during the last

century. There are spruce/fir stands on higher elevations in the northern portion of Woodstock, and hemlock stands scattered throughout the northern and western areas of the town and a wide variety of deciduous trees (of local fame, the Jonathan Apple).

Whitetail deer, and (as already mentioned above) increasing numbers of wild turkey, bears, coyotes and other wildlife are present not only in the hills, but also in developed neighborhoods. The deer population in Woodstock, especially, as throughout the Catskills, is more than abundant.

The marsh areas, particularly near Yankeetown Pond and along the Beaverkill at Willow, provide freshwater aquatic habitat for beaver and waterfowl populations. Brook and rainbow trout were once abundant in tributaries and sections of the Sawkill, the Beaverkill, and the Little Beaverkill, and Warner Creek in Silver Hollow. Pollution, over-fishing, and alteration of stream breeding areas have greatly reduced the trout population.

Limited populations of timber rattlesnakes can also be found on rocky and exposed mountain slopes such as those on Tremper Mountain and Overlook Mountain.

The town's excellent tree cover, which contributes toward its scenic beauty, protects the watershed areas, and provides a natural resource. Since the time of Brown and Anthony many meadows and formerly tilled lands have become dense growth, and this has diminished opportunity for the enjoyment of bucolic vistas.

LAND USE

The town of Woodstock adopted zoning in 1965, using topography analyses performed by Brown and Anthony and applying them to a zoning map that decreased permitted densities in the more fragile environments.

In the 1970s there was a more critical analysis of the topography of the town, referred to in Town documents as the 'Pennsylvania Report,' and submitted to the Town in October, 1974 as *New Dimensions In Land-Use Planning*, by Roy Crystal, Frank Lanzetta, Arthur Lerman, Marie Vacca and Robert Lewis, Principal Editor. The document was submitted in partial fulfillment of the requirements for the degree of Master Regional Planning, Department of Landscape Architecture and Regional Planning, Graduate School of Fine Arts, University of Pennsylvania.

Later in the 1970s the Woodstock Environmental Commission (WEC) used the Report as a basis for its "*Woodstock Open Spaces, a plan for the preservation of open spaces in the Town of Woodstock, N.Y., for the citizens of Woodstock prepared by the Woodstock Environmental Commission*". Many of the suggestions were eventually incorporated in the 1989 Zoning Law.

The Woodstock Town Board, again using the Report for its basis, rewrote and enacted the new Zoning Law (after repealing the 1965 law) in May of 1989.

The 1989 Zoning Law established minimum lot sizes of three, (R-3), five (R-5) and eight (R-8) acres for most areas of the town, among some of its more significant changes to the 1965 law.

The Town first adopted subdivision regulations in 1960. The most recent amendments occurred in 2013.

It should be noted that between the State of New York, the Cities of Kingston and New York, land conservancies, and the Town of Woodstock, a large portion of the Town is made up of lands where development of any significance is prohibited. [Go to the Town website for [MAP 7 Protected Lands in Woodstock](#). Go to [Appendices 7 \(a\), 7 \(b\), 7 \(c\), 7 \(d\) and 7 \(e\)](#) at the Town website for the [Pennsylvania Report](#). Go to the Woodstock Code on the Town website to locate [Chapter 202, Subdivision of Land](#). Go to the Woodstock Code on the Town website to locate [Chapter 260, Zoning Law](#).]

Existing Land Use Patterns

The existing land use pattern of Woodstock can be considered the most important man-made factor.

The general land use distribution is characterized by intensive development only in the flat valley bottoms along the creek beds. At several locations the houses cluster together to form hamlets. All of these nuclei are found at the intersections of important roads and some provide at least nominal commercial facilities, certainly the hamlet of Woodstock, to a certain extent the hamlet of Bearsville and to a lesser extent the intersection of Zena-Highwoods and Zena Roads. Subsequent to the time of Brown and Anthony, in contrast to its predictions, there have been only two subdivisions of great significance (each consisting of approximately 72 lots), each of which were followed up with construction of a significant number of single-family homes. One is the Abbey Road subdivision of Riverby in the Mount Tremper (southwestern) part of town, and the other Grog Kill in the Willow (central western) part of town. The lot sizes generally exceed the legal minimum permitted at the time, and deed restrictions guaranteed to the extent practicable the privacy of each structure and the preservation of the natural growth in the area. Each of these subdivisions today contains highly valued properties.

The suburban residences located in the Zena area were constructed initially to serve the workforce for the (no longer existing) IBM plant in the neighboring town of Ulster. Some of these properties have clearly suffered from the loss of this major employer.

The historical pattern which has prevailed in Woodstock even since its first settlement and which is most compatible to the local way of life today can be summarized as follows: scattered small centers of a concentrated semi-urban character serving rural areas of light density extending up the mountain slopes.

Commercial establishments that often had been strung out along major routes, destroying the cohesiveness of the service centers and intensifying traffic hazards are very much in the past with the exception of just a few pre-existing non-conforming uses. Billboards are also a thing of the past.

The existing manufacturing uses have been located by accident. With the exception of the Ametek (formerly Rotron) manufacturing facility located off State Route 375 (where improper disposal of chemicals leached into neighboring residential wells caused the Town in the late 1990s, at Ametek's expense, to extend the municipal water supply to those residences), they have exerted little or no deleterious influences on their residential neighbors because of their light manufacturing character. The 1965 Zoning Law and its successor 1989 Zoning Law have installed safeguards against new establishments causing similar harm. An example of this was the creation of a light industrial use for a small manufacturing company, Elna Ferrite (now IPA), that had re-located to the former bowling alley on the Bearsville corridor. Simulaid (now IPA), a small manufacturer inhabiting structures originally built by Rotron in the 1950s, abandoned its facility in Bearsville in its move to Saugerties. Mixtures of some land uses can be observed, although they are, not yet seriously detrimental to each other.

The following list shows quantitative distribution of structures in various uses up to the time of this inventory (2015):

Single Family Residences

- 2828 (One family on less than ten acres.)
- 243 (Houses on over ten acres.)
- 208 (Multiple houses on one lot)

Total: 3279

- House trailers 5
- Camp and cottage developments 1
- Hotel/motels 2
- Guest Houses (2)
- B & Bs (registered with the Town) (8)
- Retail (not including food) 60
- Gasoline stations 2
- Funeral home 1

- Theaters (Cinema) 1
- Theaters (performing arts) 2
- Two family houses 62
- Apartments houses 23
- Seasonal residences 58
- Golf course 1
- Eating and/or drinking establishments 21
- Lumberyard 1
- Auto repair facilities 4
- Post offices 4
- Clubs, lodges, and meeting halls 3
- Public facilities (library, town hall, museum) 5
- Fire stations (including Company 5 Rescue) 5
- Religious Organizations 19 *
- Monasteries 2
- Schools (including private schools) 4

* Although serving many Woodstock residents, several religious institutions lie outside the boundaries of the Town. See Religious Organizations in the Community Activities and Facilities section for a complete list.

For a detailed list of property classifications see the Property Classification Summary as of 2015: [Go to Town Website to [Appendix 8 for Property Classification Summary](#)]

TRANSPORTATION AND CIRCULATION

The physical development of Woodstock has proceeded along the main roads and highways within the town, and they in turn have been built almost exclusively along the valleys seeking the easiest routes through the mountains. Thus, the road pattern reflects the physical conditions of the area and has guided the direction of development. These are logical and natural interactions that are still valid for planning today.

The first traffic ways were Native American paths, which were replaced by farmers' roads connecting the early settlements. Many of the present roads run along these same routes.

In the 19th and early 20th centuries, Woodstock was characterized by its isolation and relative inaccessibility. The railroad along the Esopus valley (New York Central, Catskill Mountain Division) provided the principal means of entry from the outside. A several hours' drive with horse and buggy from the station was required in order to reach the center of Woodstock itself. The railroad gradually lost its importance, and today passenger service on the line has been completely discontinued, and freight traffic is restricted to the Hudson River corridor. An initiative to transform the old rail line into a walking trail running from Kingston westerly toward Shandaken may turn this no longer utilized infrastructure into a valuable asset.

The Hudson River was also once an important transportation channel for the movement of local produce with terminals at Kingston and Glasco, which were reached by horse drawn wagons following still existing routes.

The automobile and the regional traffic arteries (New York State Thruway and Route 28) have destroyed the seclusion of the Town. The major through-roads in Woodstock experience high volumes of traffic, especially in the summer season and on many weekends during the year.

Three state highways provide adequate access from the east, west, and south (the north being restricted by mountains). Route 28, which is not fully outside the town, connects to Route 375, which serves as the principal entrance to the town from Kingston (and its New York State Thruway interchange) and joins Route 212 east of the Hamlet.

The principal highways, which serve as arterials for the Town of Woodstock are as follows:

State Route 212, which links Saugerties and its New York State Thruway interchange with Woodstock and Mount Tremper, passing through the hamlets of Bearsville, Shady, Lake Hill, and Willow. In general, Route 212 is a two-lane east/west roadway burdened by the congestion that occurs through the hamlet of Woodstock, and by an increasingly troublesome intersection at Route 212 and the County Road 45, also known as the Bearsville-Wittenberg Road.

State Route 375, the principal entrance to Woodstock from Route 28, is the two-lane link from Kingston-to-West Hurley, and is located south of the town, where traffic congestion can be acute.

Principal Ulster County roads, which generally serve as collectors for the State arteries are as follows:

- Zena Road (County Road 30 & 39) from Route 28 through the hamlet of Zena northward to Route 212.

- Sawkill Road (County Road 30) connects the hamlet of Zena to the industrial and commercial areas in the Town of Ulster and City of Kingston.
- Bearsville-Wittenberg Road (County Road 45) and the Wittenberg-Mount Tremper Road and the Wittenberg-Glenford Road (County Road 40) combine in Wittenberg to connect Route 212 at Bearsville to Route 28 at Mount Tremper (in Shandaken) and at Glenford (in Hurley).
- Glasco Turnpike (County Road 33), an east/west road between Shultis Corners in Saugerties and Route 212 in Shady.
- Wittenberg-Glenford Road (County Road 40) connects Route 28 at Glenford to the Wittenberg-Mount Tremper Road (County Road 40).
- Ohayo Mountain Road, which connects the Woodstock hamlet to the neighboring township of Hurley.

Local Roads

The local roads, both the Town highways and private roadways, provide access to individual properties and settlements. Many are located in sparsely populated areas, on difficult topography, and terminate in dead ends and cul-de-sacs.

Bicycle Traffic

The Town currently has no provisions for non-motorized (e.g. bicycle) traffic. Interest in bicycle and pedestrian access has been expressed, and there have been discussions on its feasibility, considering the geography and present conditions along roadways.

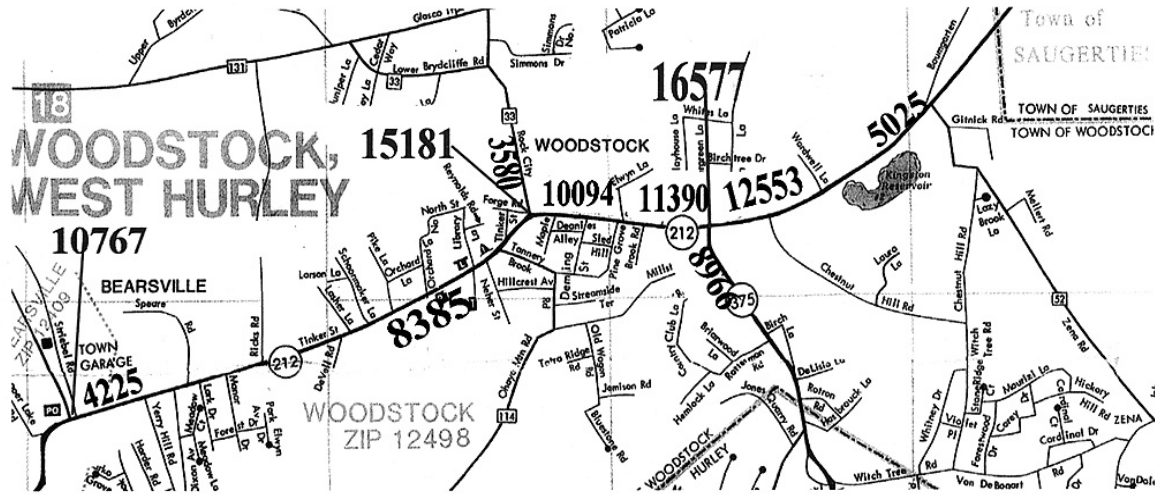
Traffic Counts

Traffic counts are helpful in determining potential traffic areas within the community. The graphic below illustrates traffic counts obtained from the Department of Transportation Region 8 office. The numbers are Average Daily Traffic Counts giving traffic volumes moving in both directions in a 24-hour period.

WOODSTOCK VILLAGE MAP

Route 212 Annotated with Average Traffic Volumes

Volumes are not Factored for Season or Year of Recording



SOURCE: NYSDOT 1995 Annual Average Daily Traffic

The traffic counts reveal that the heaviest traffic occurs on Route 212 between County Route 33 (Rock City Road) and Route 375. Heavy traffic can be expected here since this section of road lies in the commercial, civic, and social center of town.

The amount of traffic on the roads within the town are illustrated very graphically by the above Route 212 Annotated with Average Traffic Volumes chart from data collected in 1995. It shows clearly the importance of Route 375 as the main entrance from Route 28 with an average annual daily traffic of 8966 vehicles at the Town line. Route 212 also carries considerable traffic with 12,553 vehicles from the direction of Saugerties. The busiest intersection is the joining of these two arteries. The high volume of traffic 10,094

continues along the straight Route 212 almost undiminished to Bearsville. From there on going west, the amount of traffic lessens with distance and drops to 3380 at the town line. The County roads serve as distributors and carry considerably lower volumes.

The roads within Woodstock come under four jurisdictions: New York State, Ulster County, Town of Woodstock, and private. Each is responsible for the maintenance and improvement of their own roads. Generally speaking, the state of the road repair is good to excellent in the town.

The total mileage of the public roads is the following:

- State 13.5 miles
- County 25 miles
- Town 77.42 miles

The State routes serve very clearly as the major arteries in Woodstock and form the basic circulation framework. County roads act as primary collectors bringing traffic to the arteries or, in a few instances, also accommodate long-distance travelers. There are, of course, residences and other establishments directly on the State and County routes, although the Town roads have the principal function of providing access to individual properties.

Thus, the physical pattern of roads very definitely depends on the major State and County distributors, which connect all areas of the Town. Numerous Town and private roads, lanes, and streets extend away from the arteries, often for long distances and with dead-ends. Only in a few locations (hamlets of Woodstock and Bearsville) can one find a system of blocks and streets, although developed in a more or less accidental manner. Especially in the Woodstock hamlet this haphazard development has made it extremely difficult to establish a safe system of sidewalks on some of the side streets, for example, Tannery Brook Road.

At the time of Brown and Anthony one of the greatest circulation deficiencies was the serious shortage of sidewalks for pedestrian use in the commercial area, and adequate parking facilities convenient for shoppers. Sidewalks have since been installed aside Route 212 in most of the hamlet commercial district, from funding provided by state and federal sources. Sidewalks have also been constructed or improved leading from the village center up Rock City Road to as far as Andy Lee Field. The Town has also improved parking through the acquisition of four properties, the so-called Bank parking lot, the Mountain View parking lot (both located on Rock City Road), the Tannery Brook parking lot and the municipal parking lot at the foot of Comeau Drive. The latter lot and the Mountain View lot are not paved. The Town entered into a lease agreement with a private property owner to expand the Tannery Brook parking area to include the so-called Houst parking lot. In addition to improving the Mountain View parking lot with landscaping, drainage

and surfacing, this lot would be far more useful and accessible for pedestrians if the Town could obtain easements for pedestrian access leading directly south from the parking lot, and parallel to Rock City Road behind the existing buildings, to the Village Green.

Mass transportation is provided by commercial bus service to Kingston and New York City, and by the Ulster County Area Transit Service, which regularly transports passengers to and from area retail outlets, including service to a sizable food market two miles south of the town in West Hurley. Ulster County Area Transit Service is slated to begin transporting passengers from Woodstock to the Metro North train station in Poughkeepsie.

The nearest general use airport for small aircraft is located in Kingston. Major airports are located in Albany and Newburgh, each about one hour from Woodstock. Regular train service to New York City, and other destinations, is available in Rhinebeck, approximately thirty minutes away from Woodstock.

UTILITIES

The extent and efficiency of public utility service in any built-up or developing area are critical items in the operation or growth of that particular municipality. The services are present and operating well, in which case they are often taken for granted and the only consideration becomes expansion for future; or they are absent or malfunctioning, in which case everybody is well aware of it, but perhaps reluctant to invest funds for corrective measures.

The town contains watershed areas serving several large municipal water systems. The entire western half of the town drains directly into Ashokan Reservoir, and the water from there is conducted via the Catskill Aqueduct to New York City. This area of the town is therefore subject to sanitary regulations protecting the New York City water supply. In 1997 the Town of Woodstock along with several municipalities in this watershed signed onto a memorandum of understanding (MOU) with the New York City Department of Environmental Protection (DEP) regulating land use for the purpose of maintaining the water quality of the streams and tributaries that feed into the Ashokan Reservoir. The purpose of this MOU was to help exempt New York City from the United States Environmental Protection Agency's mandate for the extremely costly filtration of surface water for municipal water supplies. The MOU not only subjects proposed land uses in the watershed to DEP regulation, but the City has also been purchasing, for the most part, undeveloped lands from willing sellers in their watershed to prevent their development (however, in most cases allowing public access to the lands for recreational purposes including hunting, fishing and hiking).

The watershed areas of the City of Kingston are also largely within the limits of Woodstock, with only a portion extending into Greene County. Mink Hollow Creek is the principal source. A good part of the surface flow from the 2,300 acre area in Woodstock is brought in by an intake and an underground pipeline to Cooper Lake (1,165 million gallon capacity), which serves as a storage and

impounding reservoir. From there a pipeline transverses the Town, following Route 212 closely for most of the way, until turning down Zena Road to where it reaches a filter plant located just within Woodstock's border with the Town of Kingston. The treatment process is coagulation with pressure filtration and chlorination. [Go to [Appendix 9](#) for the schematic of the [Kingston water supply](#). Go to [Appendix 9 \(a\)](#) for the 2014 [Cooper Lake Dam Report](#).]

In addition, there are three other reservoirs, which served as the principal sources before the extension of the system to its present size. Reservoir #4 (70 million gallon capacity) is used for emergency storage (and has an emergency connection to the New York City Ashokan Reservoir), while Reservoirs #1 and #2 are not only abandoned but are gradually becoming marshes and at present are not even utilized for recreational purposes.

The average consumption for the Kingston system is 4.4 to 4.5 million gallons per day, all collected within Woodstock. There is also an emergency water source — the upper Sawkill — which may be opened in drought periods and is fed by a watershed that covers an area of 4,500 acres within Woodstock. Also, located in the Woodstock hamlet is a valve that would introduce Kingston City's water into the Woodstock municipal system should it suffer from severe drought or catastrophic failure. Since this surface water is untreated it would be considered un-potable. This valve was turned on once very briefly during the severe drought of 1963-1964. In the 1920s and early 1950s the New York State Water and Power Board (precursor to the now existing New York State Department of Environmental Conservation) issued determinations with respect to Woodstock's rights concerning the water emanating from its watershed. [Go to Town website for [Appendices 10 \(a\), #403 Memorandum; Appendices 10 \(b\), Water Supply Second Application; Appendices 10 \(c\), Water Supply Third Application](#)]

While the Kingston Aqueduct bisects the Hamlets of Bearsville and Woodstock, these areas are served by an independent system built in 1950, and extended several times. The present extent of the local water district encompasses the built-up areas in the center of the Town. [Go to the Town website [MAP 8](#), the [Woodstock Water District Map](#). Go to the Town website [Appendix 11](#), for the most recent [Water Quality Report](#).]

The sources are two wells located near Sawkill in Bearsville. The total length of the 6" and 8" pipelines is approximately 8.25 miles. There are three standpipes for flow and pressure equalization, two containing approximately 300,000 gallons in aggregate, and one containing 1,000,000 gallons. The standpipes were repainted, inside and out, in 2004.

No treatment, except chlorination, has been required because the water is drawn from the porous sub-surface alluvial deposits along the valley. Soda ash is added to address the water's hardness. Reports dated as recently as 2014 indicate that the municipal water supply is of good quality. The Horsley & Witten Environmental Services report (mentioned above) discusses the influence of surface water on the municipal wells, and made recommendations with respect to protection of the wellhead area. Also, in 2003, a report submitted by the New

York State Rural Water Association, titled the Woodstock Aquifer and Wellhead Protection Program, provides guidelines and advice with respect to locating additional wells in the aquifer that would be less under the influence of surface water. [Go to the Town website [Appendix 12](#), for the [2003 Woodstock Aquifer and Wellhead Protection Program](#)]

2015 Data: The Woodstock Water District provides water to 750 hook-ups serving a population of approximately 2,500 people. The Water District's average daily demand is 120,000 gallons. The single highest day was 350,000 gallons. The total water pumped was 44,541,000 gallons. A total of 36,371,588 gallons was billed to customers. As a result, a total of 5,363,490 gallons of water (or 12.0%) was lost through leaks, flushing tanks and hydrants, fighting fires and draining tanks. The charge for water in 2015 was \$4.10 per 1000 gallons.

In 2004 the Town installed new radio emitting meters, which reduced the quarterly readings to a process requiring hours rather than weeks. While the system has never experienced a complete water shortage (even during the severe 1963-1964 drought the wells did not go entirely dry, but for an alleged lack of diligence the pumps were permitted to continue running before the wells could recharge, causing them to all burn out), some local residents consider the finding of adequate new water sources one of the prime requirements for future growth. [Go to the Town website [Map 8](#), for the [Water District schematic](#).]

At the time of Brown and Anthony, the most serious physical deficiency in Woodstock (especially in the central hamlet of Woodstock) was the lack of a municipal sewage collection system and treatment facility. During the 1980s a sewer district was established in the Woodstock hamlet, and a sewage system was constructed to serve approximately 412 users. There were also two wastewater disposal districts created, Central and Eastern, comprising approximately 2000 parcels, where 176 onsite systems, some communal, were constructed. Consequently, aggravation caused by sewage has subsided to the extent it is rarely discussed (the western, less developed side of Woodstock has so far not seen a sewage problem). The densely developed part of the Bearsville area is not served by a municipal collection system, but the capacity to handle its sewage effluent, should the need arise, is available at the sewage treatment plant. The sewage treatment plant (which, incidentally, is located precisely where Brown and Anthony had recommended its placement, near the intersection of Route 212 and Zena Road) was designed to treat the effluent from the district's septic tanks, and also to process the septage periodically pumped from these tanks and from the on-site districts' tanks, and to dry the sludge. The septage and sludge processing part of the operation has never been satisfactory, and the Town transports most septage and sludge to other treatment facilities. The system at the time of this inventory is approaching 30 years old, and capital repairs can be expected. [Go to the Town website to [MAP 9](#) of the [Hamlet Sewer District](#), [MAP 10](#) of all parcels in the [wastewater collection districts](#), and [MAP 11](#) of the constructed [176 onsite systems in the wastewater collection districts](#).]

In the early 2000s much of the town's cable television's system was updated with fiber optic lines, which made high speed internet available to areas of the town served with cable television. Although there are still gaps in the cable service, the overwhelming

majority of the area of the town has access to high speed internet. Less desirable satellite internet service is available in most areas not served by fiber optic lines. A succession of companies has owned the cable system, beginning in the early 1960s with Kingston Cablevision, then TCI, Time Warner and now Spectrum. A recent updated franchise agreement (2011) between the Town and Time Warner will or has extended cable service to almost the entire area of the township. [Go to the Town website [Appendix 16](#), the [2011-2022 Franchise Agreement](#)]

In 2006 the Town, by means of a master management agreement with J&S Enterprises (who later turned over its interests to Crown Tower Inc.), constructed a municipal communications tower on the Town owned lands commonly known as the California Quarry. This facility began to address the growing need for wireless communications, and also enhanced the Town's emergency communications (police communications were installed in 2014, highway department communications are slated for the future). Although providing wireless service for much of the town's population, it does not provide service to the westerly portions of the town. However, for residents with cable service a device costing approximately \$225.00 (in 2015 dollars) will activate their cell phone within a 100 foot radius of their cable box. [Go to the Town website [Appendix 17](#), the Master Management Agreement between the Town and J&S Enterprises]

The Town for decades has hosted two lighting districts, the Woodstock Lighting (81 sodium vapor lights) and the Garden Lighting (10 sodium vapor lights). There are also 36 sodium vapor lights in areas of the town outside these districts that are supported by the Town. [Go to [MAP 12](#) for the [Woodstock Lighting District](#) and [MAP 13](#) on the Town website for the [Garden Lighting District](#).]

PUBLIC AND MUNICIPAL STRUCTURES

The 1970s saw construction of a medical emergency service facility just west of the hamlet on Route 212, also known as Company Five. A substantial financial contribution from the Dr. and Mrs. Ludwig Neugarten family made this asset possible. Until recently this facility was staffed entirely by volunteers of the community. However, with the gradual depletion of the volunteer pool (to be discussed in more detail later in this inventory) the Fire District Commissioners found it necessary to hire professional staff. It should be mentioned that the Fire District is a separate taxing authority and not under the direction of the Woodstock Town Board.

In the 1990s the Town constructed a public bathroom adjacent to the "Bank" parking lot, creating facilities for visitors to the Woodstock hamlet commercial district during the clement seasons.

In 1979 the Town purchased the 76 acre Comeau property. The original structures on the property now serve as the Town Offices and includes maintenance sheds. The property contains a number a walking trails maintained by volunteers. There is also an outdoor

theater and a soccer field. Recently, an attractive information kiosk was paid for and constructed by volunteers, and the parking lot was significantly expanded and improved. The Town for a number of years maintained a public dump, where open dumping, burning and burial methods had been employed. In the mid 1990s this facility was closed and subsequently capped under the auspices of the DEC. Extremely dangerous chemicals had by then leached into the groundwater, creating a toxic plume that is being monitored to this day. So far the plume has not migrated to the monitoring wells installed around the former dump's perimeter. Migrating gasses have decreased. The annual monitoring fees now amount to approximately \$8500. [Go to the Town website [Appendix 18](#), the [2014 Clough-Harbour Landfill Closure Report](#)]

In the late 1990s the Woodstock post office moved to a new, larger facility just to the west end of the commercial district. In the early 2000s sidewalks were installed leading to this facility from where they had ended at Orchard Lane. There are three satellite post offices, one in Bearsville, one in Lake Hill and one in Willow.

In the early 2000s the Fire District built a new facility on the Bearsville Flats to house the firefighting equipment of Fire Company 1, which had expanded beyond the space limitation of its former home adjacent the Woodstock Town Hall in the Woodstock hamlet center.

In 2004 the Town located a highway sand and salt storage facility adjacent to the capped landfill, and also uses this facility to store off-season highway equipment and other highway department apparatus and materials. No ground water is used or consumed at the site with the exception of use for a toilet. Grant money from the Catskill Watershed Corporation (\$258,000) and cash on hand made it possible to build this facility without borrowing.

In 2005-6 the Town constructed a new highway facility to replace the aged facility located on Route 212 just north of its intersection with the Bearsville-Wittenberg Road. Fuel supplies are off site, and the decades long practice of storing winter deicing materials on site has been discontinued. The 15,000 square foot facility is heated and cooled by geothermal technology, not only removing dependency on fossil fuels for these purposes, but also obviating the need to store them. (A gasoline dispenser is located at the wastewater treatment plant site, and a diesel dispenser is located at the highway sand and salt storage facility.) The Town bonded for \$3,180,000 toward costs of design and construction, to be paid on a note that expires in 2025. In 2009, with help from NYSERDA, the Town installed photo-voltaic cells, which generate approximately up to 16.5 kilowatts a day.

In 2013 the Town completely renovated the Town Hall, which serves as a combined police/emergency dispatch/town justice court facility, and also is used as a public space for various community functions such as instructions and meetings. This pleasing Greek Revival edifice constructed in the 1930s saw, attached in the 1960s, a flat roofed addition to accommodate the expansion of the fire department, which had shared the facility. In 2002 the fire department moved to its new, larger facility constructed on Route 212 one

mile west of the hamlet (mentioned above). The 2013 renovation expanded the existing uses into areas formerly occupied by the fire department, and also brought the building up to modern energy code standards, including installation of geothermal technology. In 2003, with help from NYSERDA, the Town installed photo-voltaic cells on the flat part of the old firehouse, which generate approximately up to 16.5 kilowatts a day.

In 2015 the Town completely renovated and updated the Community Center located on Rock City Road.

The Town leased one of its accessory buildings on the Comeau property to the Historical Society of Woodstock, to enable the Society to continue its mission to preserve the historic artifacts, art, crafts and documents of the town.

The Town also leased a portion of the Comeau property for the construction of an outdoor stage, which for more than a decade has provided Shakespeare plays during the summer. [Go to the Town website [Appendix 20](#), for [Bird On A Cliff](#) lease]

The Town owns and maintains 5 municipal parking lots:

Parking Lot	Number of Regular Spaces	Number of Handicap Spaces
Bank (paid parking)	126	9
Lower Comeau	44	N/A
Mountain View*	152	6
Tannery Brook	42	2
Upper Comeau	74**	2

*There are three additional spaces for RVs

**This number includes 11 employee spaces

The Town also leases for \$1.00 a year a portion of the Houst parking lot for public use.

The Town updated a conservation easement on lands owned by the Woodstock Reformed Church, commonly known as the Village Green. In return for the public’s enjoyment of the Village Green the Town performs maintenance and upkeep. [Go to the Town website [Appendix 21](#), for [Village Green Easement](#).]

DEMOGRAPHIC & ECONOMIC TRENDS

Demographic studies of population characteristics, composition, and growth represent the basic considerations for any planning effort. The expected increase, the needs of the people, and their desires become the ultimate criteria against which all proposals have to be checked.

Brown and Anthony reported population growth of Woodstock to have been relatively low from 1900 to 1950 (1,675 to 2,271). As a matter of fact, the total number even declined between the years 1900 to 1930 (1,675 to 1,652). Based on the 2010 census Woodstock's population is 5986 (updated in 2015 to 5884, a decline of 102 in five years).

The economic pattern of the Town is extremely complex. Woodstock is the home for many permanent residents who have their places of business or employment locally. It is also an integral part of the Kingston region and as such participates with its resources and labor force in the larger regional economy. The town has traditionally been an incubator of creative talent, and these exurbanites contribute to the New York City or the national market. Money flows into Woodstock also via trust, pension and social security checks of the many retired persons living here.

A significant part of the economic base is made up of the various service facilities oriented toward summer residents or tourists who are attracted by the landscape, local amenities, and cultural activities.

The Town provides an outstanding selection of high quality retail stores, eating and drinking establishments, art galleries, lodgings, etc. Most of these are clustered in or near the hamlet of Woodstock.

Local employment, outside of the professions, construction industry, and the substantial home occupations and businesses, is well represented in the retail and service establishments with a higher number of workers in the summer months. All these economic activities contribute a varying share to the vitality of the town.

The Town of Woodstock has both shaped and has been shaped by the changes in Ulster County's economy. Ulster County experienced relatively rapid population growth throughout the post-World War II era. Population growth was fueled by the general economic expansion of the 1950s and 1960s, and more particularly by the opening of the New York State Thruway in the mid-1950s. During this time the County also attracted a number of nationally known manufacturing firms, including IBM, Phillips, and EG&G Rotron (the latter now called Ametek, actually developed in Woodstock). From 1990 to 2000 the County experienced a greater increase in population than from 1980 to 1990. Much of the County's population gains occurred in the southern communities, particularly Gardiner. The expansion of Shawangunk and the (Napanoch) Ulster Correctional facilities in this area is responsible for some of this gain.

Despite being particularly hard-hit by the energy crisis of the mid-1970s and the monetary contraction of the early 1980s, the County experienced almost a decade and a half of job growth before the downturn in the 1990s.

The closing of the IBM-Ulster plant in the early 1990s was the most visible sign of economic dislocation. However, many other manufacturers in the County also contracted or relocated, with employment reductions at Phillips, Ametek, and others. This corporate downsizing was particularly devastating for the northern portions of Ulster County. From Rosendale and Marbletown south, the effect of these dislocations was muted by increased public-sector employment in such institutions as the state prisons and SUNY New Paltz. Further to the south, commuters are able to participate in the somewhat larger and more diversified economies of Rockland and Orange Counties.

Population & Demographics

Comprehensive Plan Data Committee

At the February 9, 2016 meeting of the Woodstock Town Board, the Supervisor appointed members to the Comprehensive Plan Data Committee that “shall assemble data and identify outstanding questions, issues and/or the necessity to update identified master plan areas.” This report is a contribution to the data collection effort.

Summary Conclusion

This report focuses on population and demographics which shows Woodstock’s population is in decline and on the average getting much older. In the decade since the 2000 census, Woodstock population has declined 5.7% and lost a substantial part of its population aged 54 and under while increasing the population aged 55 and over.

This conclusion is based on a review of population and demographic data obtained from the 1962 Brown & Anthony Growth Plan, the 2003 Saratoga Associates Comprehensive Plan, 2000 and 2010 US Census reports, data published by the Ulster County Planning Departments, and comprehensive plans from the Towns of Saugerties and Wawarsing.

The 2003 Saratoga Comprehensive Plan missed the population drop.¹ At the time, Saratoga was working with the 2000 census data that showed a 0.8% drop in population from the 1990 census, but failed to anticipate the 5.8% drop in population from the 2000

¹ “Saratoga Associates Comprehensive Plan,” April 2003, Page 23. The 0.01% population decline in the Saratoga report is incorrectly calculated. The actual decline is 0.785%. They probably meant to publish 1%, not 0.01%, population change.

census to estimated 2014 estimated population. Additional data is needed to fill in some of the details for Woodstock and Ulster County, but the trends in Woodstock seem clear.

The Comprehensive Plan²

Zoning in towns, villages and cities in New York must be enacted in accordance with a “comprehensive plan” or “well-considered plan.” New York municipalities have used the traditional comprehensive planning process and zoning regulations as their primary vehicles for protecting the public interest and attaining local development objectives, as well as a unique description of present and future goals for growth.

Beginning in 1993, the State Legislature enacted statutes which, for the first time, defined the “comprehensive plan,” described the items for inclusion, and outlined the procedures for local adoption. The local legislative body has the authority to adopt the comprehensive plan and use it as a guide in developing zoning and other land use regulations.

In the absence of an adopted comprehensive plan document, the traditional rule is that zoning must be “consonant with a total planning strategy, reflecting consideration of the needs of the community. . .” The court will review any planning documents, minutes of legislative meetings and the text or findings section of the local Zoning Law to determine whether a community has zoned in the public interest or, conversely, in favor of special interests.

Woodstock History And Population³

Historical population		
Census	Pop.	%±
1820	1,317	—
1830	1,376	4.5%
1840	1,691	22.9%
1850	1,650	-2.4%
1860	1,858	12.6%
1870	2,022	8.8%
1880	1,968	-2.7%
1890	1,628	-17.3%
1900	1,675	2.9%
1910	1,647	-1.7%
1920	1,488	-9.7%
1930	1,652	11.0%
1940	1,983	20.0%
1950	2,271	14.5%
1960	3,836	68.9%
1970	5,714	49.0%

² “Defining the Community through a Plan,” Legal Memorandum LU09, NY Department of State, Office of General Counsel

³ “A Brief History of Woodstock,” Edgar Leacraft, former Woodstock Town Historian, <http://woodstockny.org/content/History>

Woodstock was officially created as a township in 1787. Settlers earlier in the century had moved up the streams and populated that arable land in the mountains. By the time of the American Revolution, there were farms and settlements in Woodstock, Lewis Hollow, Lake Hill, Mount Pleasant, Phoenicia, Pine Hill, to the north at Windham and to the west along both branches of the Delaware River.

By 1787, the population in the mountains and beyond had grown sufficient to warrant the creation of a new town. It was named Woodstock, and Elias Hasbrouck was the first Town Supervisor. The center of the town was at the Lake Hill cross roads and the township stretched from the Kingston, Hurley, and Saugerties lines at the foot of the mountains to the west branch of the Delaware River on the west, and to Windham in the north. In 1797, four new towns and a new county, Greene, were created from the northern part of Woodstock because of the population growth. Similarly, in 1803, the land to the west was taken from Woodstock with the creation of the town of Shandaken. With this last separation, Woodstock took on its present shape, with the exception of Zena, which was added in 1883.

Many industries existed in Woodstock, among them the glass factory in Bristol (now Shady) built in 1809. In the 1830s the demand for leather for shoes and many industrial uses (belts for increasingly large mills) reached the point where it was profitable to ship hides from California and South America and tan them in the U.S. Tanning required a plentiful water supply and tannic acid, which could be obtained from hemlock bark. The Catskill Mountains, with many streams and a vast hemlock forest were a natural place to locate the industry, and tanneries sprang up all through the Catskills.

The growth of the cities after the War of 1812 led to the paving of the streets with cobblestones and laying of stone sidewalks. Bluestone, lying at the southern base of the Catskills, made ideal sidewalks because they were not slippery when wet and could be quarried in large flat layers. The opening of the quarries coincided with the advent of heavy immigration from Ireland. The newly arrived Irish were recruited in New York and brought up the Hudson. In Woodstock, a community of Irish families became established in Lewis Hollow to work the California Quarry.

With the expanding economy and increased wealth, many more people sought convenient places to escape hot, smelly cities during the summer. The mountain house era bloomed and Woodstock, in 1875, got one of its own. The Ulster and Delaware railroad, although it bypassed Woodstock, did make it more accessible. The Overlook Mountain House was originally built in 1875 and patronized by many people including General Grant. However, by the end of the century other resort areas and the Catskill Mountain Houses declined in business, many failing. The one on Overlook, abandoned, burned about 1925. But Woodstock kept a tourist industry with several boarding houses.

At the turn of the century Woodstock was a sleepy little town in the mountains, with no industry - a farming community in poor farming country. Life was very quiet with little excitement. Children could roam freely everywhere. The mountainsides were largely cleared in an effort to increase crops; a few boarding houses and the hotel on the green attracted some summer visitors.

Water powered sawmills along the Sawkill and other streams did cut lumber, but the glass factories and tannery had left nothing but second growth timber to cut. The gristmill beside Riseley's Falls ground wheat for the local farmers.

“All of the above activities were more or less typical to this entire section of the Catskills. But 1902 saw the arrival of a development which belonged uniquely to Woodstock and gave the Town its present cultural and creative prominence.”⁴

The Arrival of Byrdcliffe



White Pines

In 1902, the Arts and Crafts movement came to Woodstock when the beauty of its setting and close proximity to New York City attracted Ralph Whitehead and his partners, Bolton Brown and Hervey White. Woodstock appeared to be an ideal site and Whitehead immediately purchased five farms on Mount Guardian. On these farms the necessary shops, residences and a library were built to Brown's designs, and in 1903 crafts people came as residents and Byrdcliffe was started.

In 1905, Birge Harrison, seeking a location for the Art Students League summer school, visited Woodstock and decided this was the place. The following year the summer school was established attracting further artists to Woodstock. The establishment of this summer school, the intellectual climate created by the Whiteheads, and the inexpensive living in Byrdcliffe, Woodstock and the Maverick firmly established Woodstock as a summer center for arts, crafts and music. This reputation attracted further artists, musicians, and intellectuals.

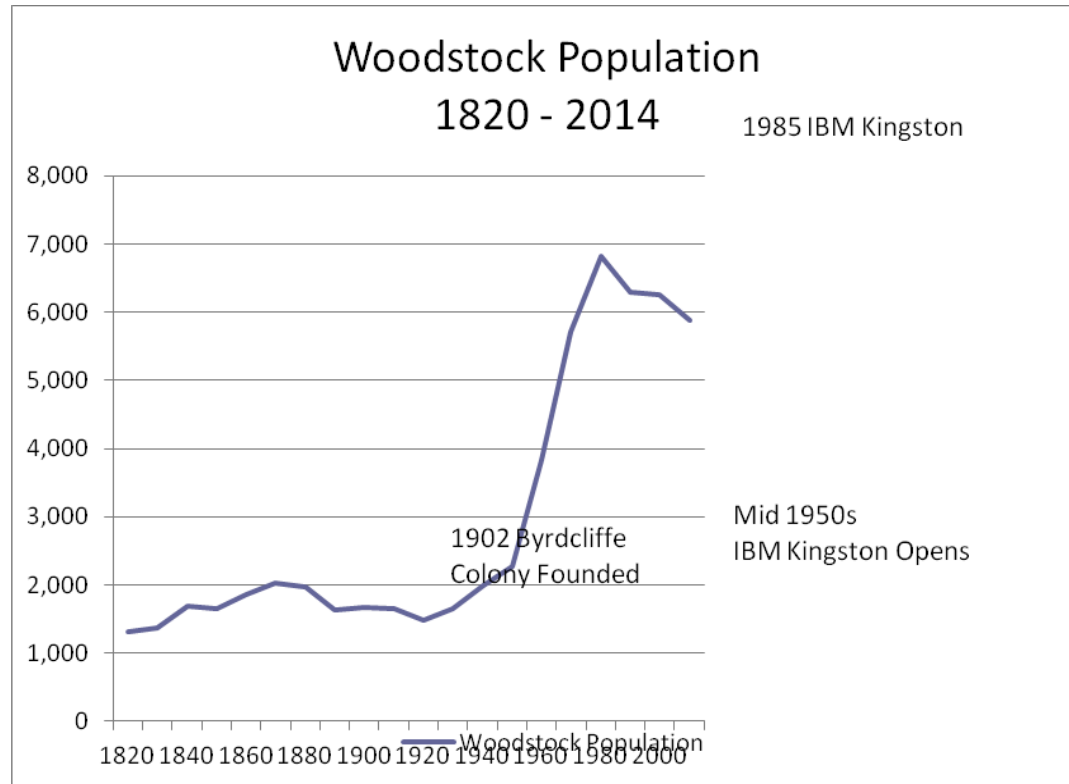
It was early in June 1902 when three men gathered on top of Overlook Mountain and gazed down the valley at the hamlet of Woodstock below. For all three it was a triumphant moment. After several months of searching, they had finally found an idyllic spot for their future arts colony. Ralph Radcliffe Whitehead, the man who would finance the project, wrote exultantly to this wife Jane a couple of days later.

We have found a county with a sky – such beauty of sky I have not seen except in France, I mean of Northern skies. Such a sky for any painter, a transparent blue with wonderful gradation towards the horizon and such beauty of cloud forms & of distant blue landscape as I never expected to see in N.Y. State...Here is an atmosphere for you, dear, which I did not hope for and the beauty of the landscape is very great.

Byrdcliffe, Whitehead's dream of an artist community had found its home.

⁴ “Brown & Anthony Growth Plan,” July 1962, Page 37

Just over a hundred years ago, Ralph Whitehead, his wife Jane, Hervey White, and Bolton Brown shared a dream forming an idyllic arts colony that would educate young students, provide a haven for writers, musicians and craftspeople, and establish a healthy life for their families in the beautiful natural surroundings of the Catskill Mountains.⁵



Up to the end of the 19th Century, Woodstock's development was similar to many of the other towns in the region. However, the founding of Byrdcliffe in 1902 dramatically redefined that evolutionary path. Having accumulated 1,500 acres of former farmland near the hamlet of Woodstock, Ralph Radcliffe Whitehead, Hervey White and Bolton Brown established a collaborative, crafts-based community patterned after the theories of John Ruskin and William Morris, and the Arts and Crafts Movement they helped

⁵ "Byrdcliffe, An American Arts and Crafts Colony," a catalog for an exhibition of Byrdcliffe works, edited by Nancy E. Green, June 2004

to inspire. While Byrdcliffe never became the self-sustaining Utopia that Whitehead envisioned, it served as a magnet that attracted artists, writers, social reformers, and others.

The population of Woodstock started to grow after WWI (1914-1918), and by the middle of the 20th Century, Woodstock was well known as a center for the creative arts; at one time boasting three theater companies, including the Woodstock Playhouse, built in 1937. Woodstock was being sought out as the location of choice for artists, artisans, and entrepreneurs.⁶

The Woodstock festival of 1969 was a commercial enterprise staged by four entrepreneurs who decided to create a rock concert whose proceeds would be used to build a recording studio. They named their partnership Woodstock Ventures, to benefit from the name recognition associated with the upstate artists' colony. Permission to hold the event in Woodstock, and subsequently in the Orange County town of Wallkill, was denied. The concert was ultimately staged in the town of Bethel, in Sullivan County. It took place from August 15th to 17th, 1969, drawing crowds of over a quarter of a million people. Subsequent Woodstock Festivals held in Saugerties and Rome, NY, kept the Woodstock name prominent even among those completely unaware of the Town's history as an arts colony, and providing yet another reason for tourists and day trippers to seek it out.⁷

Mid-1950s



IBM Kingston

Demographic studies of population characteristics, composition, and growth represent the basic considerations for any planning effort.

The population growth of Woodstock was relatively low from 1900 to 1950 (1,675 to 2,271). However, these conditions changed abruptly in the 1950's. Although the total population of the City of Kingston remained constant, all the towns around it experienced sharp population increases beginning in the mid-

1950s. Population growth was fueled by the general economic expansion of the 1950s and 1960s, and particularly the opening of the New York State Thruway in the mid-1950s. During this time, the County attracted a number of nationally known manufacturing firms including: IBM, Phillips, and EG&G Rotron.⁸

Ulster County experienced relatively rapid population growth throughout the post-World War II era, but much of the County's growth was fueled by population gains in the southern communities—particularly Gardiner, and in the expansion of Shawangunk Correctional Facility and the Ulster Correctional Facility in Napanoch.⁹

Corporate Downsizing

⁶ “Saratoga Associates Comprehensive Plan,” April 2003, Page 13

⁷ “Saratoga Associates Comprehensive Plan,” April 2003, Page 14

⁸ “Brown & Anthony Growth Plan,” July 1962, Page 37

⁹ “Saratoga Associates Comprehensive Plan,” April 2003, Page 19

On the morning of March 30, 1993, IBM announced what many in the Hudson Valley had feared: "2,700 Fired," the Poughkeepsie Journal headlined. IBM already had drained thousands of jobs from the region in the previous five years. But this was a crushing blow: For the first time in its history, Big Blue was laying people off. IBM had been the Hudson Valley's dominant employer and would ultimately [1995] reduce the payroll at its three local plants by two-thirds from its 1984 peak of 31,300 jobs.¹⁰

The trends in population in the Town of Woodstock reflect these larger economic forces. Woodstock boomed from 1950 to 1980, more than tripling its population. The town's population peaked in 1980, but has substantially declined between 1990 and 2014.

These trends appear to be directly related to the corporate restructuring of the 1980s and 1990s. Woodstock's population had a disproportionate number of residents who were either professional and technical workers, or officials and proprietors. The town's scenic beauty and reputation as a cultural center attracted newly arriving IBM executives and scientists, and this concentration of professionals and executives was even more pronounced by 1990. The restructuring of firms like IBM, Phillips, and EG&G Rotron is reflected in the population dynamics of the town. An occupational sector that fueled Woodstock's growth suddenly shrank dramatically, contributing to a decline in the town's population after 1980.¹¹

Artisans, Inventors and Entrepreneurs

If Woodstock's economy was solely dependent on the corporate sector, the upheavals of the 1980s and 1990s might have dealt a crippling blow to the local economy. However, many of the proprietors listed in the population counts were not corporate executives, but self-employed individuals. As shown by Chart 6 below, the Town of Woodstock has an extraordinarily high rate of self-employed residents, maintaining a rate of self-employment of at least double the rate for New York State since the 1960s. From 1970 to 1990, self-employment increased faster in Woodstock than in either Ulster County or New York State as a whole. The growth of the town's reputation as a center for artisans, inventors, and entrepreneurs, coupled with the arrival of the Internet, suggests that this trend has continued through the 1990s.¹²

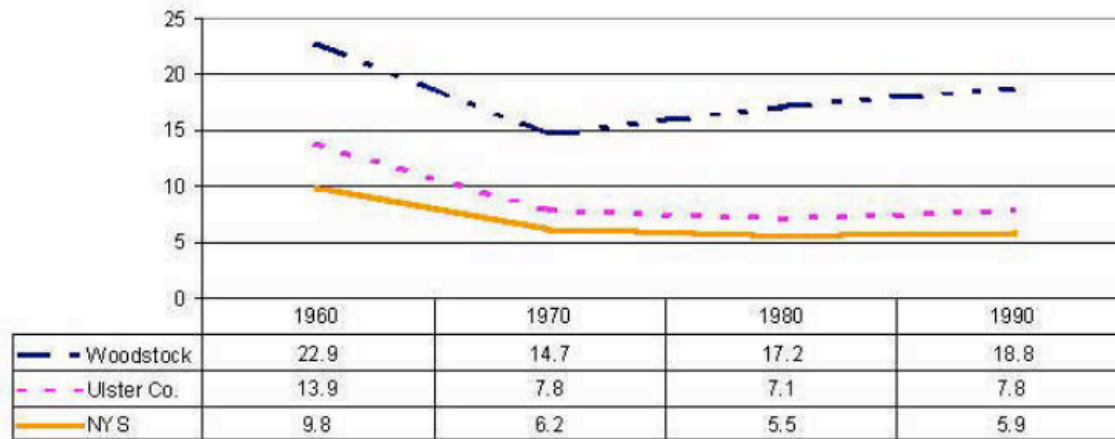
One objective of the comprehensive plan update should be to update this chart with data for 2000, 2010 and 2014.

¹⁰ "The Town IBM Left Behind," Business Week, September 10, 1995

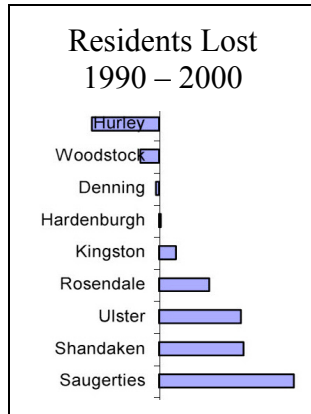
¹¹ "Saratoga Associates Comprehensive Plan," April 2003, Page 23

¹² "Saratoga Associates Comprehensive Plan," April 2003, Page 25

Chart 6. Percent Self-Employed, 1960-90



Ulster County Population Trends



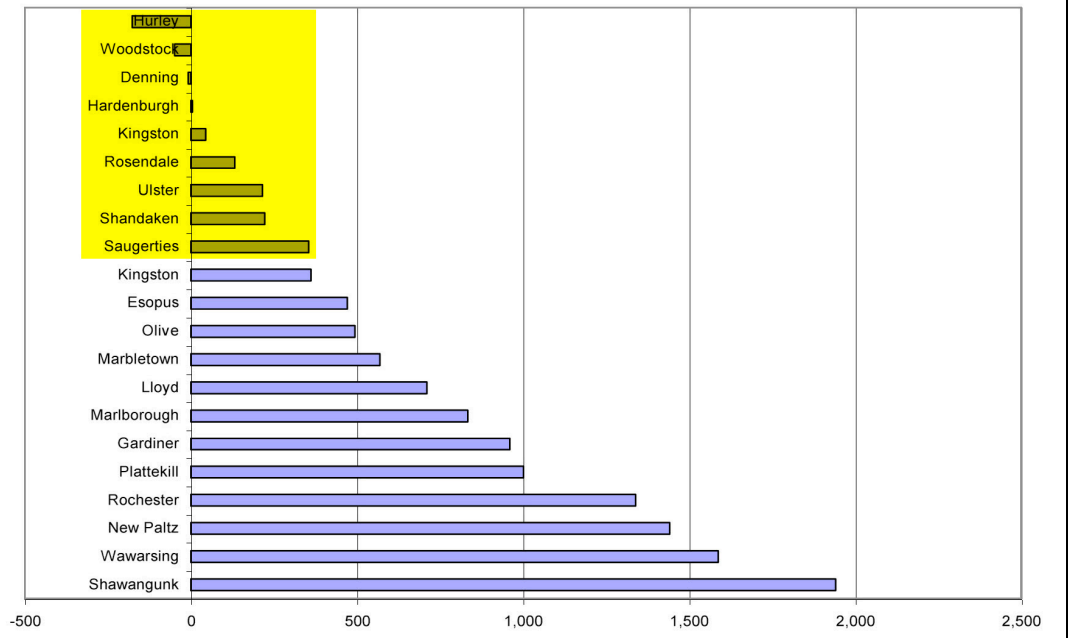
At this time, the only data the Comprehensive Plan Data Committee has available for Ulster County population trends is that which was published in the Town of Wawarsing’s July 2015 updated draft comprehensive plan. The comprehensive plan update should obtain growth forecasts for Ulster County and the data supporting the charts below.

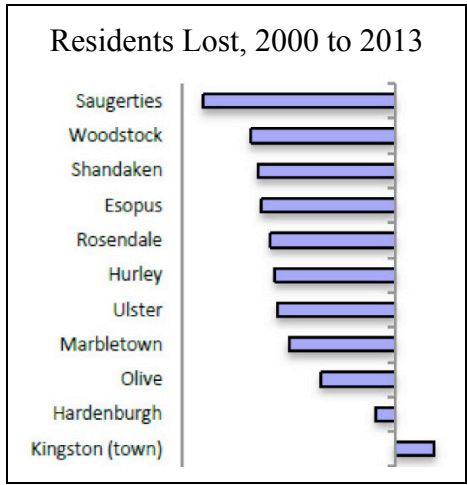
The 2003 Saratoga Associates Comprehensive Plan missed the population drops. Woodstock boomed from 1950 to 1980, more than tripling its population. However, the town's population peaked in 1980, declined slightly by 1990, then remained relatively stable through the 1990s. Based on the 2000 Census, the town's population was 6,241 as compared to 6,290 in 1990, a slight numerical loss in population, but only a 0.8% percent change.¹³ The rest of Ulster County experienced population growth of 5.4% mainly driven by increases at SUNY New Paltz and the prisons.

Residents Added, between 1990 and 2000

¹³ “Saratoga Associates Comprehensive Plan,” April 2003, Page 23. The 0.01% population decline in the Saratoga report is incorrectly calculated. The actual decline is 0.785%. They probably meant to publish 1%, not 0.01%, population change.

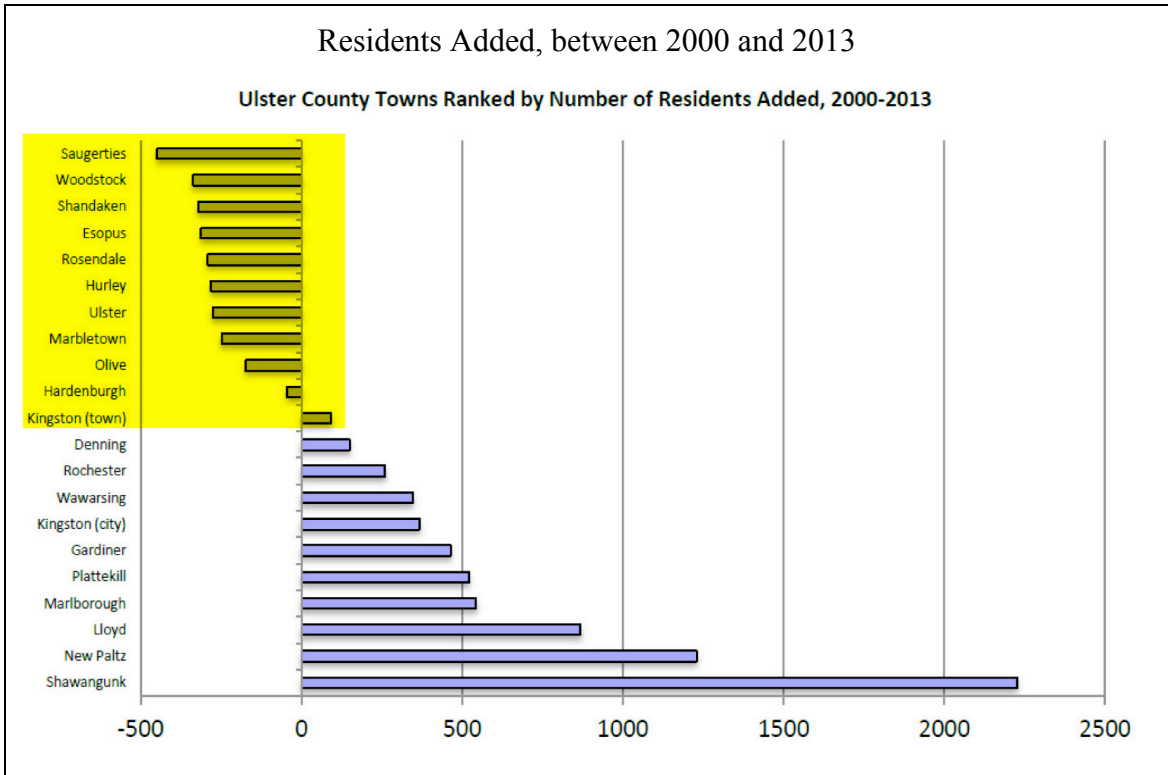
Ulster County Towns Ranked by Number of Residents Added, 1990-2000





By 2014, Woodstock’s population had dropped to 5,876, a loss of 414 residents or 7% since the 1990 Census. At this time, there is no reason to believe this trend is abating. It’s not just Woodstock. There seems to be an exodus from northern Ulster County towns.

The table below showing the ranking of towns by residents added during the period 2000 to 2013 which shows the northern Ulster County towns losing significant population during those years. There is no evidence of discussion or explanation for these population losses. This is a subject that should be explored during the comprehensive plan process.



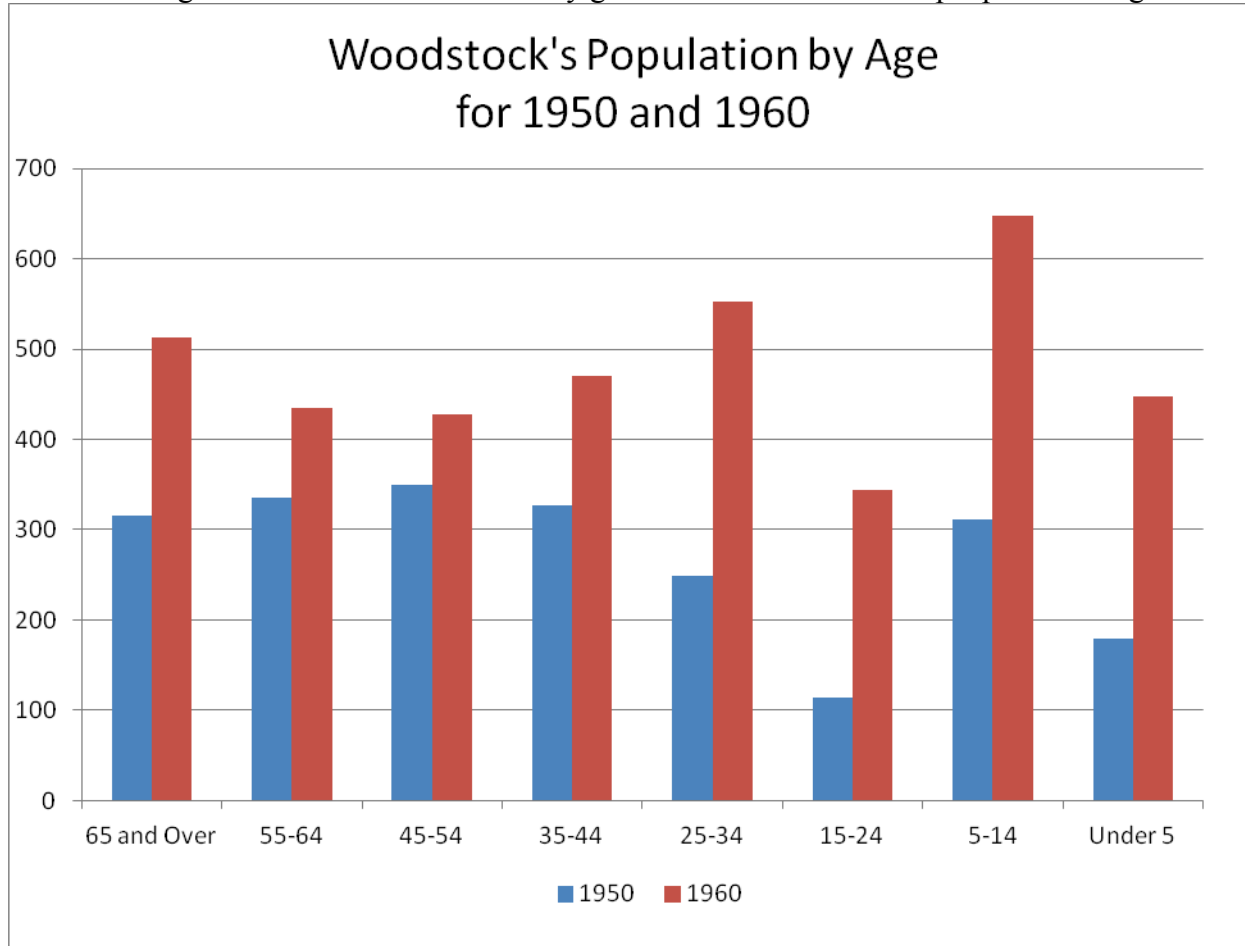
Population by Age Distribution – 1950 and 1960

	AGE-SEX DISTRIBUTION FOR WOODSTOCK, 1950 and 1960							
	NUMBER				PERCENTAGE			
	MALE 1950	FEMALE 1950	MALE 1960	FEMALE 1960	MALE 1950	FEMALE 1950	MALE 1960	FEMALE 1960
65 and over	145	220	171	293	13.2	12.0	14.5	14.6
55-64	156	198	179	237	14.2	10.8	15.2	11.8
45-54	175	192	174	235	15.9	10.5	14.8	11.7

The graph below shows Woodstock's population distribution by age from the 1950 and 1960 census. The 1962 Brown & Anthony Growth Plan provides population data grouped by age for census years 1950 and 1960. This is most useful because it allows a comparison of populations before the arrival of IBM, Rotron and the opening of the New York Thruway with the changed population in 1960.

The 1960 numbers show a substantial increase in the number of children and the number of working age adults. According to the Brown & Anthony Growth Plan, this represents an influx of young families employed in the newly established manufacturing industries. The 15-24 age group is under represented, either because they left to attend school or couldn't find jobs. Although considering the massive increase in manufacturing caused by IBM, Rotron, and Phillips, it seems unlikely a lack of job opportunities was a problem in 1960. Another reason could be the lack of housing for young adults. Brown & Anthony observed that the number

of residents aged 65 and over is substantially greater in 1960 because of people choosing to retire in Woodstock.

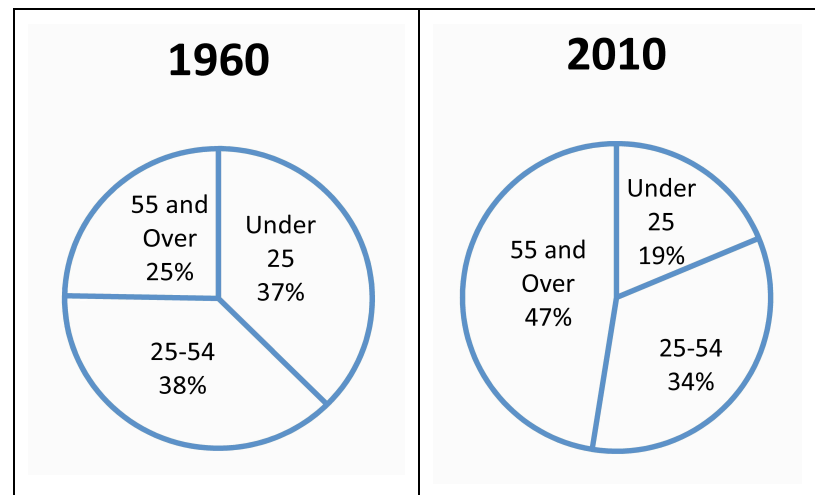
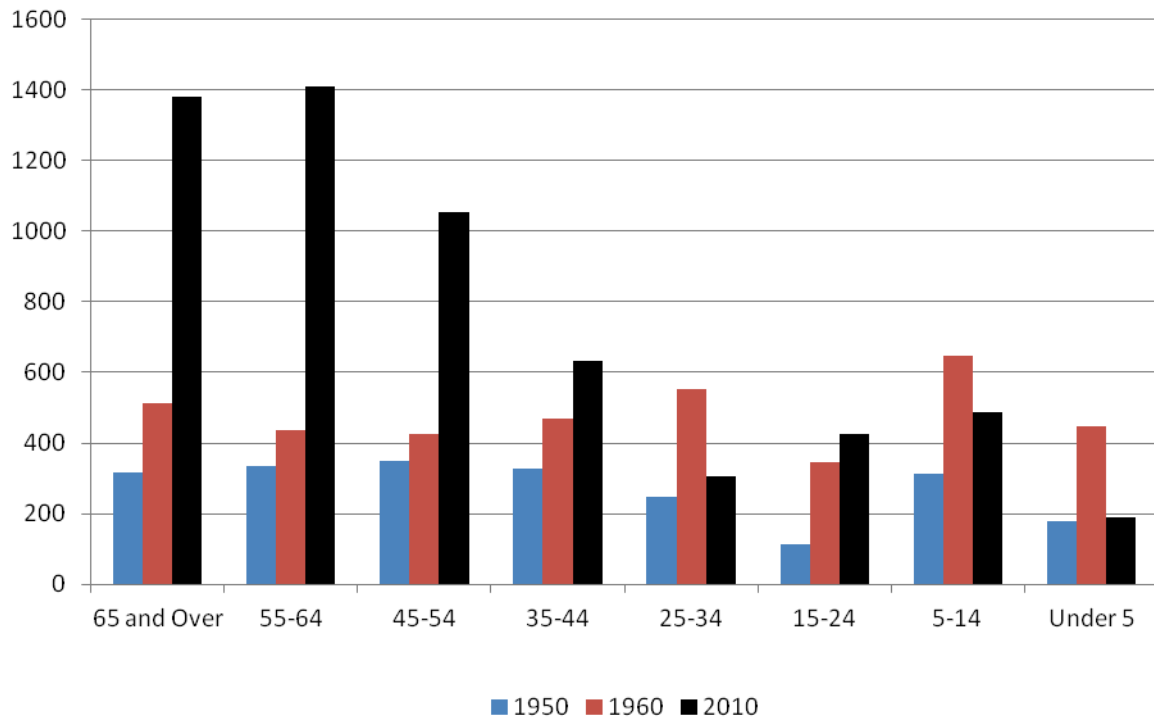


Population by Age Distribution – 2010

Below is the same chart showing Woodstock’s population by age group, but with the 2010 census results added. There are some immediately noticeable differences between 1960 and 2010 Woodstock population.

First, the number of individuals aged 55 and over has soared. Woodstock has become a much older town. Second, the number of children aged 5 and under is at a level not seen since the 1950 census.

Woodstock's Population by Age for 1950, 1960 and 2010



A comparison between the age distributions for 1960 and 2010 shows the dramatic change in Woodstock's population's age distribution.

In 1960, 25% of the population was age 55 and over; in 2010, it's almost half the population. In 1960, 37% of the population was under 25 years of age; in 2010, it's less than 20%.

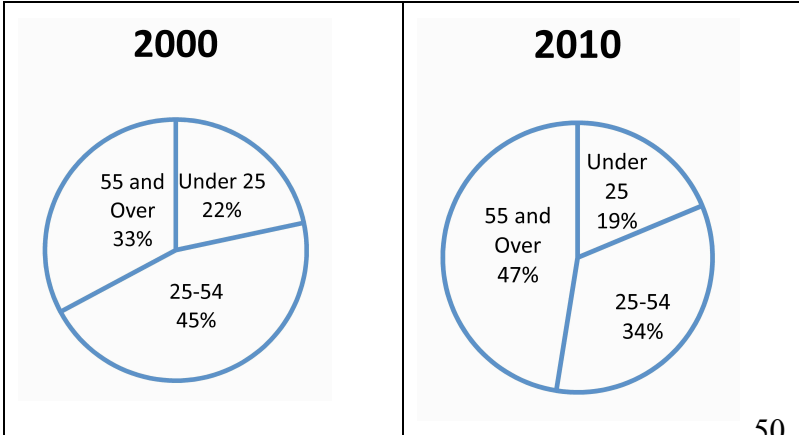
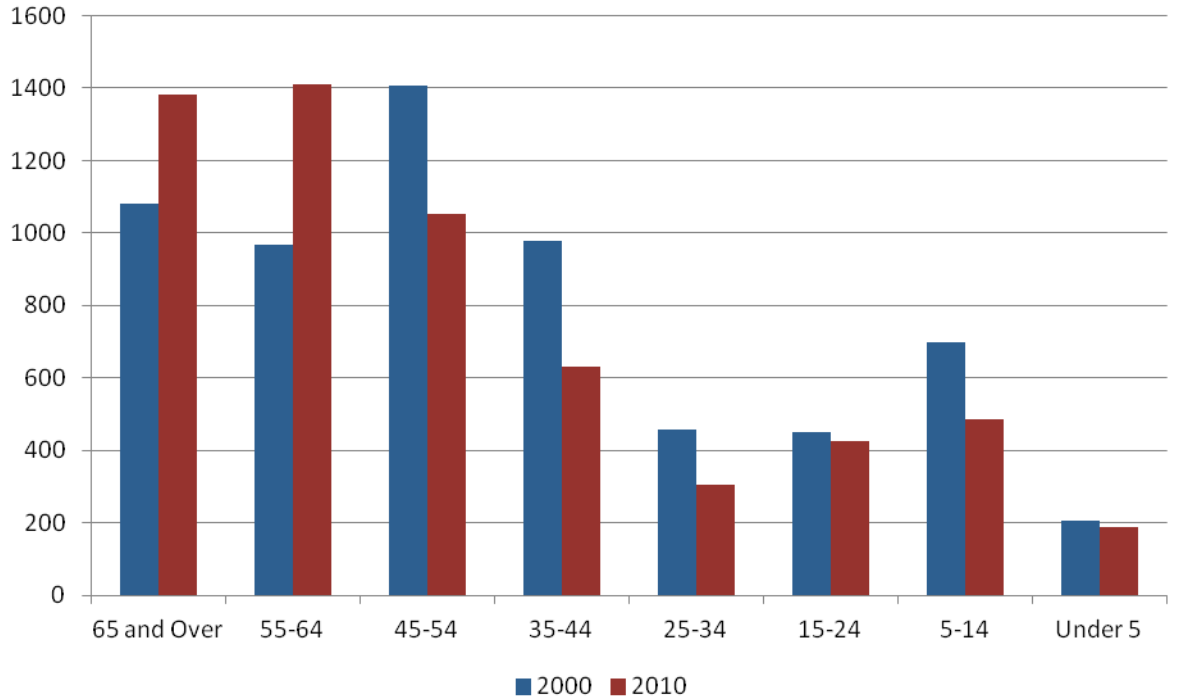
Population by Age Distribution – 2000 and 2010

The graph above [1960 and 2010] shows the change in Woodstock's population age distribution from the mid-50s when the NY Thruway opened and IBM arrived in Kingston until much after the IBM closing. Woodstock's population changed from one with a high number of young families to one that essentially looks like a retirement community.

There was a significant decline in population aged 25 to 54 between the 2000 and 2010 census. The graph below compares the 2000 and 2010 census data.¹⁴ One thing to keep in mind when looking at this chart is that, for instance, the population aged 25-44 in 2000 becomes the population aged 45-55 in 2010, etc.

¹⁴ DP-1 General Demographic, Census 2000 Summary File, Town of Woodstock, NY

Woodstock's Population by Age for 2000 and 2010

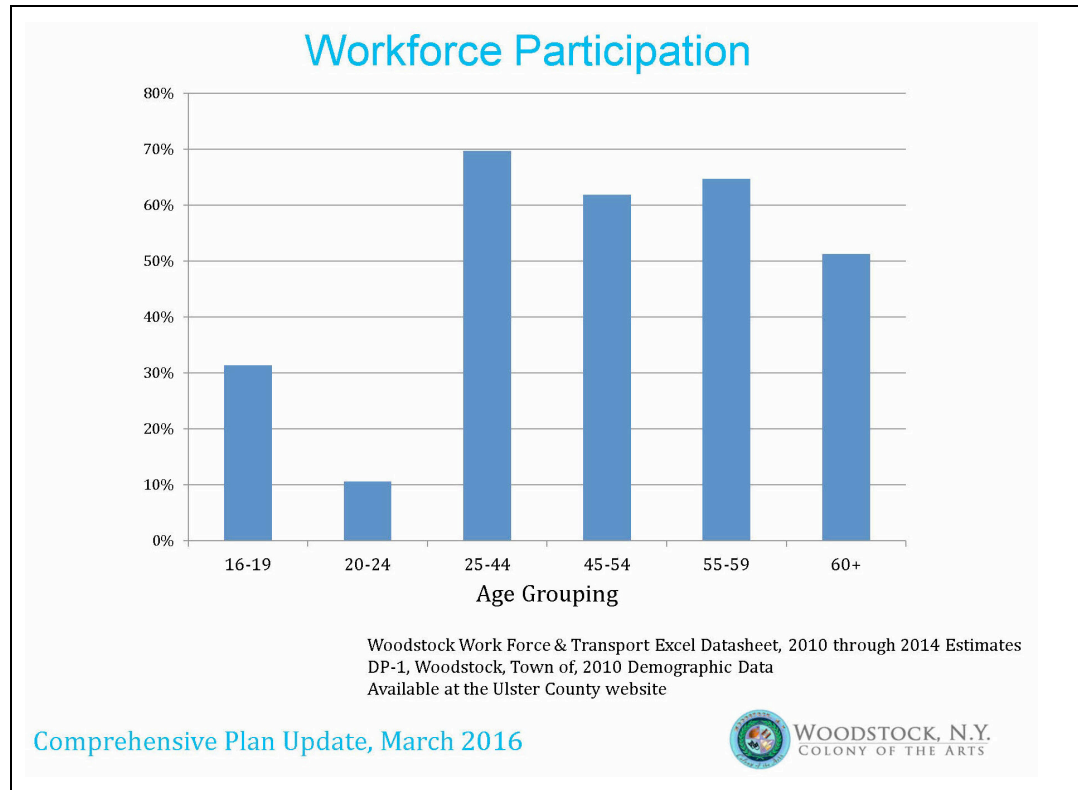


In the decade before the 2010 census, Woodstock population declined 5.7% and lost a substantial part of its population aged 54 and under while increasing the population aged 55 and over.

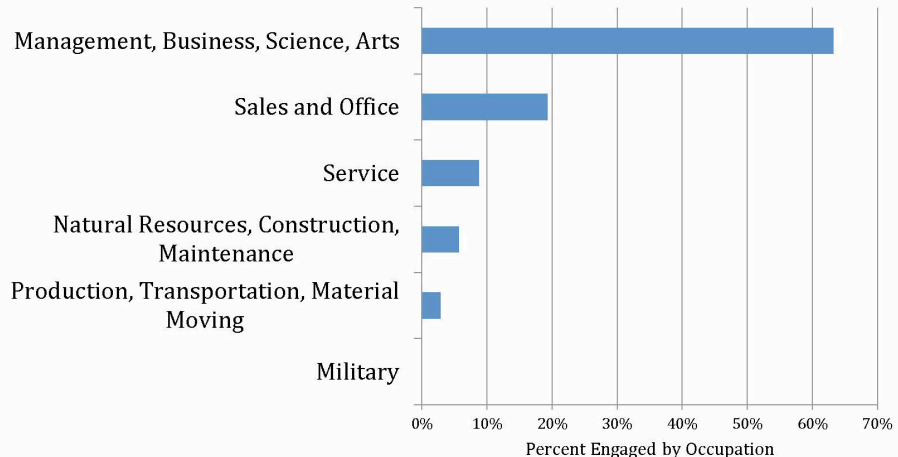
The development of Woodstock’s comprehensive plan needs to address the implications of this shift in age demographics.

Workforce Analysis

The following charts were prepared from the workforce data for Woodstock, years 2010 through 2014 (estimated) provided by the Ulster County Planning Department.



Occupational Classification

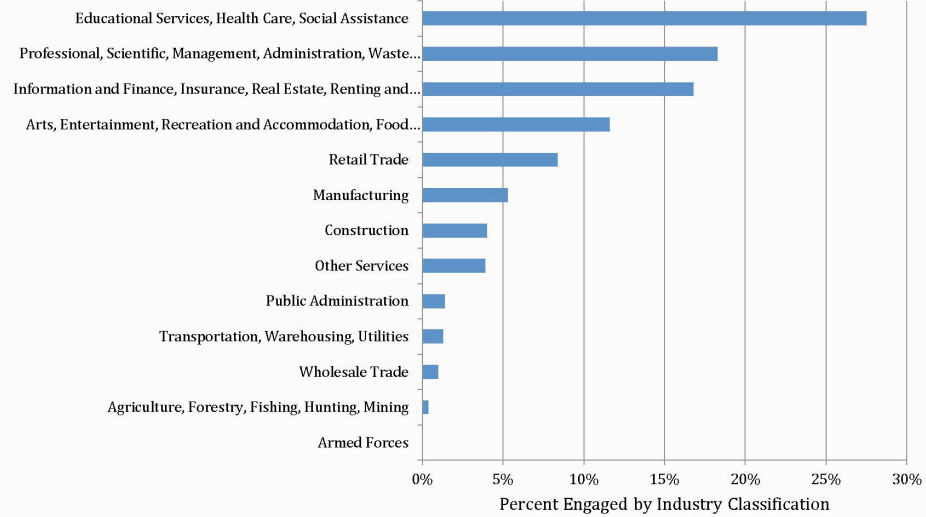


Woodstock Work Force & Transport Excel Datasheet, 2010 through 2014 Estimates
DP-1, Woodstock, Town of, 2010 Demographic Data
Available at the Ulster County website

Comprehensive Plan Update, March 2016



Industry Classification

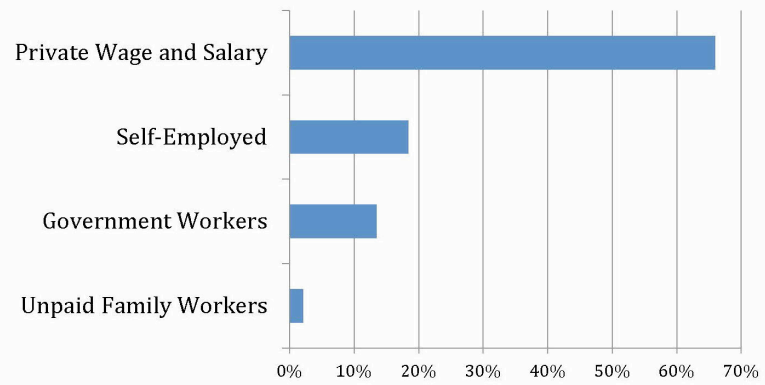


Woodstock Work Force & Transport Excel Datasheet, 2010 through 2014 Estimates
 DP-1, Woodstock, Town of, 2010 Demographic Data
 Available at the Ulster County website

Comprehensive Plan Update, March 2016



Class of Worker

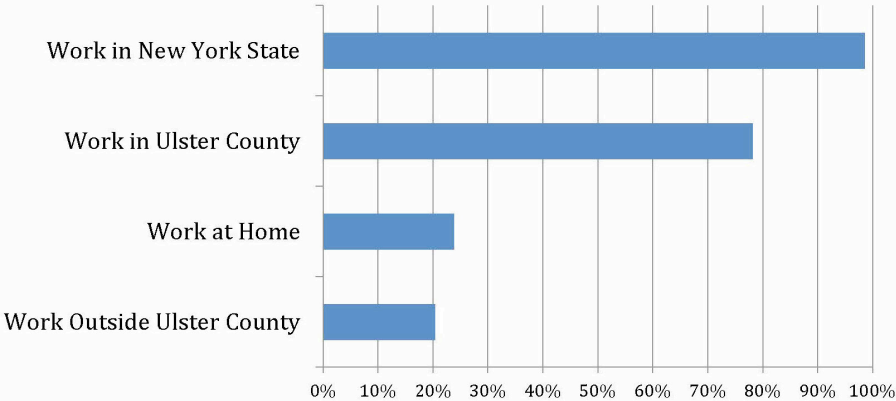


Woodstock Work Force & Transport Excel Datasheet, 2010 through 2014 Estimates
DP-1, Woodstock, Town of, 2010 Demographic Data
Available at the Ulster County website

Comprehensive Plan Update, March 2016



Place of Work

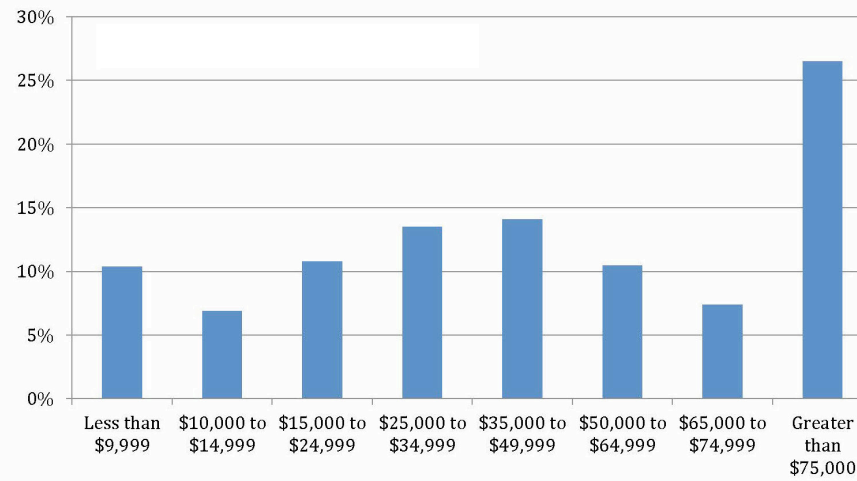


Woodstock Work Force & Transport Excel Datasheet, 2010 through 2014 Estimates
DP-1, Woodstock, Town of, 2010 Demographic Data
Available at the Ulster County website

Comprehensive Plan Update, March 2016



Earnings



Woodstock Work Force & Transport Excel Datasheet, 2010 through 2014 Estimates
DP-1, Woodstock, Town of, 2010 Demographic Data
Available at the Ulster County website

Comprehensive Plan Update, March 2016



Workforce and transportation comes from a data set that presents statistics as percentages. Specifically, percentages of those who drove to work by themselves - by far the most popular way for people to go to work in Woodstock and the U.S. - are converted into estimated counts of people/commuters. The graph compares data collected during two time frames: 2005 through 2009 and 2010 through 2014.

The population and housing graph compares population counts from 2000 and 2010, two individual years.

The two big demographic trends going in Woodstock: a decreasing and an aging population. These demographic trends provide a backdrop for other interesting trends:

- The number of housing units increased by 310 from 2000 to 2010. The number of seasonal housing units increased by 385. This suggests that homes existing prior to 2000 are becoming seasonal ones.
- The greatest share of Woodstock commuters leave for work sometime between 9:00am and 11:59pm. This share grew from 30.8% in 2000 to 38.2% in 2010. Isolating those commuters who drove alone, the share rose from 31.3% to 40.6% during this same period.
- The number of workers 16 years old and over declined a little bit. The workforce is getting older along with the general population. This begs the questions: What does the age distribution of the workforce look like now? What will it look like in the future?

To see how much or how little the Town has changed in 16 years, see the demographic information provided by 2002 Saratoga Proposed Comprehensive Plan: [Go to the Town website [Appendix 22](#), for [Saratoga Proposed Comprehensive Plan](#)]

2000 Census	Number	Percent	2010 Census	Number	Percent
Total population	6,241	100.0	Total population	5,884	100.0
In households	6,189	99.2	In households	5,817	98.9
Householder	2,946	47.2	Householder	2,976	50.6
Spouse	1,303	20.9	Spouse [6]	1,214	20.6
Child	1,339	21.5	Child	1,090	18.5
Own child under 18 years	1,035	16.6	Own child under 18 years	801	13.6
Other relatives	138	2.2	Other relatives	139	2.4
Under 18 years	40	0.6	Under 18 years	31	0.5
Nonrelatives	463	7.4	Nonrelatives	398	6.8
Unmarried partner	228	3.7	Unmarried partner	269	4.6
In group quarters	52	0.8	In group quarters	67	1.1
Institutionalized population	0	0.0	Institutionalized population	0	0.0
Noninstitutionalized population	52	0.8	Noninstitutionalized population	67	1.1

2005

Total	Car, truck, or van -- drove alone	Car, truck, or van -- carpooled	Public transportation
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through 2009 Estimates								(excluding taxicab)	
	Estimate	Margin of Error	Estimate	Estimate Percent	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	3,172	+/-286	1723	1,723	+/-220	234	+/-151	150	+/-66
AGE									
16 to 19 years	2.7%	+/-1.8	28	1.6%	+/-2.0	0.9%	+/-5.8	0.0%	+/-20.6
20 to 24 years	1.9%	+/-1.5	34	2.0%	+/-1.6	0.0%	+/-13.9	0.0%	+/-20.6
25 to 44 years	25.6%	+/-5.3	513	29.8%	+/-8.1	32.1%	+/-16.6	22.0%	+/-17.0
45 to 54 years	27.4%	+/-5.9	472	27.4%	+/-7.1	10.3%	+/-10.6	44.7%	+/-23.7
55 to 59 years	21.0%	+/-5.1	350	20.3%	+/-6.7	33.8%	+/-22.1	7.3%	+/-8.8
60 years and over	21.4%	+/-4.8	326	18.9%	+/-5.4	23.1%	+/-20.0	26.0%	+/-17.1
Median age (years)	50.5	+/-2.3		49.8	+/-2.7	56.8	+/-12.1	49.2	+/-3.3
SEX									
Male	51.4%	+/-4.3		52.6%	+/-6.5	33.3%	+/-10.7	45.3%	+/-16.3
Female	48.6%	+/-4.3		47.4%	+/-6.5	66.7%	+/-10.7	54.7%	+/-16.3
RACE AND HISPANIC OR LATINO ORIGIN									
One race	98.7%	+/-1.0		98.7%	+/-1.4	100.0%	+/-13.9	91.3%	+/-12.8
White	92.1%	+/-2.8		93.1%	+/-4.0	79.5%	+/-20.7	84.7%	+/-13.9
Black or African American	3.2%	+/-2.3		4.5%	+/-3.8	5.1%	+/-6.7	0.0%	+/-20.6
American Indian and Alaska Native	0.0%	+/-1.1		0.0%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6
Asian	3.1%	+/-2.2		1.2%	+/-2.0	15.4%	+/-22.8	6.7%	+/-9.5
Native Hawaiian and	0.0%	+/-1.1		0.0%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6

Other Pacific Islander									
Some other race	0.3%	+/-0.5		0.0%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6
Two or more races	1.3%	+/-1.0		1.3%	+/-1.4	0.0%	+/-13.9	8.7%	+/-12.8
Hispanic or Latino origin (of any race)	1.3%	+/-1.1		0.5%	+/-0.9	3.4%	+/-5.0	4.0%	+/-6.1
White alone, not Hispanic or Latino	91.0%	+/-2.9		92.6%	+/-4.1	76.1%	+/-19.9	80.7%	+/-14.5
CITIZENSHIP STATUS									
Native	89.9%	+/-2.8		92.3%	+/-3.9	83.3%	+/-22.5	75.3%	+/-16.1
Foreign born	10.1%	+/-2.8		7.7%	+/-3.9	16.7%	+/-22.5	24.7%	+/-16.1
Naturalized U.S. citizen	4.2%	+/-1.8		3.5%	+/-2.8	0.0%	+/-13.9	12.0%	+/-11.9
Not a U.S. citizen	5.9%	+/-2.4		4.2%	+/-2.9	16.7%	+/-22.5	12.7%	+/-11.8
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH									
Speak language other than English	8.4%	+/-3.1		5.0%	+/-3.3	32.1%	+/-28.2	12.7%	+/-12.7
Speak English "very well"	5.6%	+/-2.3		5.0%	+/-3.3	15.4%	+/-19.1	7.3%	+/-10.1
Speak English less than "very well"	2.7%	+/-2.0		0.0%	+/-2.0	16.7%	+/-22.5	5.3%	+/-8.5
EARNINGS IN THE PAST 12 MONTHS (IN 2009 INFLATION-ADJUSTED DOLLARS) FOR WORKERS									
Workers 16 years and over with earnings	3,172	+/-286		1,723	+/-220	234	+/-151	150	+/-66

\$1 to \$9,999 or less	20.2%	+/-5.9	241	14.0%	+/-5.2	55.6%	+/-15.0	4.7%	+/-7.6
\$10,000 to \$14,999	10.8%	+/-3.7	153	8.9%	+/-4.9	8.1%	+/-12.6	8.0%	+/-13.1
\$15,000 to \$24,999	14.8%	+/-3.4	210	12.2%	+/-3.7	11.1%	+/-13.7	6.0%	+/-9.5
\$25,000 to \$34,999	11.1%	+/-4.1	271	15.7%	+/-6.0	5.6%	+/-6.9	5.3%	+/-9.8
\$35,000 to \$49,999	13.3%	+/-3.6	276	16.0%	+/-4.5	13.2%	+/-14.8	0.0%	+/-20.6
\$50,000 to \$64,999	8.7%	+/-3.4	150	8.7%	+/-5.1	3.0%	+/-5.6	10.7%	+/-10.9
\$65,000 to \$74,999	5.6%	+/-2.6	114	6.6%	+/-4.3	0.0%	+/-13.9	30.0%	+/-17.8
\$75,000 or more	15.4%	+/-4.2	307	17.8%	+/-5.8	3.4%	+/-6.4	35.3%	+/-18.0
Median earnings (dollars)	30,456	+/-7,589		34,569	+/-3,959	9,555	+/-4,022	66,983	+/-5,578
POVERTY STATUS IN THE PAST 12 MONTHS									
Workers 16 years and over for whom poverty status is determined	3,172	+/-286		1,723	+/-220	234	+/-151	150	+/-66
Below 100 percent of the poverty level	6.7%	+/-4.9		4.6%	+/-3.6	8.1%	+/-11.6	0.0%	+/-20.6
100 to 149 percent of the poverty level	6.0%	+/-2.5		5.7%	+/-3.5	0.0%	+/-13.9	5.3%	+/-9.8
At or above 150 percent of the poverty level	87.4%	+/-5.8		89.7%	+/-5.1	91.9%	+/-11.6	94.7%	+/-9.8
Workers 16 years and over	3,172	+/-286		1,723	+/-220	234	+/-151	150	+/-66
OCCUPATION									
Management, professional, and related occupations	50.9%	+/-5.5		47.3%	+/-6.2	22.6%	+/-21.4	56.7%	+/-18.3
Service occupations	12.9%	+/-3.7		12.3%	+/-4.6	16.2%	+/-23.4	0.0%	+/-20.6
Sales and office	21.5%	+/-4.4		25.3%	+/-6.0	10.3%	+/-16.3	37.3%	+/-18.0

occupations									
Farming, fishing, and forestry occupations	0.9%	+/-1.3		1.6%	+/-2.5	0.0%	+/-13.9	0.0%	+/-20.6
Construction, extraction, and maintenance occupations	8.1%	+/-3.2		11.1%	+/-4.9	2.1%	+/-4.2	0.0%	+/-20.6
Production, transportation, and material moving occupations	5.6%	+/-4.3		2.3%	+/-2.0	48.7%	+/-34.8	6.0%	+/-9.2
Armed forces	0.0%	+/-1.1		0.00%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6
)					
INDUSTRY									
Agriculture, forestry, fishing and hunting, and mining	1.0%	+/-1.3		1.8%	+/-2.4	0.0%	+/-13.9	0.0%	+/-20.6
Construction	5.9%	+/-2.8		8.7%	+/-4.2	2.1%	+/-4.2	0.0%	+/-20.6
Manufacturing	7.9%	+/-4.0		8.4%	+/-5.8	21.8%	+/-17.6	0.0%	+/-20.6
Wholesale trade	1.2%	+/-1.1		2.2%	+/-2.1	0.0%	+/-13.9	0.0%	+/-20.6
Retail trade	8.2%	+/-2.8		5.6%	+/-2.8	0.0%	+/-13.9	16.0%	+/-12.1
Transportation and warehousing, and utilities	0.9%	+/-0.7		0.5%	+/-0.7	0.0%	+/-13.9	8.0%	+/-13.0
Information and finance and insurance, and real estate and rental and leasing	11.0%	+/-4.5		10.6%	+/-5.3	4.7%	+/-6.1	40.7%	+/-23.8
Professional, scientific, management, and administrative and waste management services	14.7%	+/-3.8		15.6%	+/-5.1	5.6%	+/-6.9	17.3%	+/-16.5
Educational services, and health care and social assistance	22.9%	+/-5.6		27.9%	+/-6.3	47.0%	+/-26.8	18.0%	+/-14.4
Arts, entertainment, and recreation, and	13.0%	+/-4.0		6.3%	+/-3.4	15.8%	+/-22.9	0.0%	+/-20.6

accommodation and food services									
Other services (except public administration)	9.0%	+/-6.3		6.1%	+/-3.9	0.0%	+/-13.9	0.0%	+/-20.6
Public administration	4.4%	+/-1.9		6.4%	+/-3.4	3.0%	+/-5.6	0.0%	+/-20.6
Armed forces	0.0%	+/-1.1		0.0%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6
CLASS OF WORKER									
Private wage and salary workers	64.5%	+/-7.2		62.8%	+/-8.0	77.8%	+/-12.4	94.7%	+/-8.5
Government workers	10.0%	+/-3.3		15.0%	+/-5.3	12.0%	+/-8.9	5.3%	+/-8.5
Self-employed workers in own not incorporated business	25.5%	+/-6.1		22.2%	+/-6.9	10.3%	+/-13.1	0.0%	+/-20.6
Unpaid family workers	0.0%	+/-1.1		0.0%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6
PLACE OF WORK									
Worked in state of residence	99.1%	+/-1.1		98.8%	+/-2.0	100.0%	+/-13.9	100.0%	+/-20.6
Worked in county of residence	79.6%	+/-4.9		77.2%	+/-6.3	93.2%	+/-12.9	11.3%	+/-12.1
Worked outside county of residence	19.5%	+/-5.2		21.6%	+/-6.0	6.8%	+/-12.9	88.7%	+/-12.1
Worked outside state of residence	0.9%	+/-1.1		1.2%	+/-2.0	0.0%	+/-13.9	0.0%	+/-20.6
Workers 16 years and over who did not work at home	2,535	+/-242		1,723	+/-220	234	+/-151	150	+/-66
TIME LEAVING HOME TO GO TO WORK									
12:00 a.m. to 4:59 a.m.	0.3%	+/-0.5	7	0.4%	+/-0.7	0.0%	+/-13.9	0.0%	+/-20.6

5:00 a.m. to 5:29 a.m.	0.9%	+/-0.9	10	0.6%	+/-0.7	0.0%	+/-13.9	8.0%	+/-13.1
5:30 a.m. to 5:59 a.m.	1.7%	+/-1.7	34	2.0%	+/-2.4	0.0%	+/-13.9	0.0%	+/-20.6
6:00 a.m. to 6:29 a.m.	2.4%	+/-1.5	53	3.1%	+/-2.1	0.0%	+/-13.9	0.0%	+/-20.6
6:30 a.m. to 6:59 a.m.	8.2%	+/-3.6	169	9.8%	+/-5.3	3.8%	+/-8.2	3.3%	+/-5.0
7:00 a.m. to 7:29 a.m.	11.4%	+/-4.2	193	11.2%	+/-4.8	15.4%	+/-22.8	24.0%	+/-15.2
7:30 a.m. to 7:59 a.m.	11.8%	+/-5.5	184	10.7%	+/-3.9	38.0%	+/-39.1	6.7%	+/-10.3
8:00 a.m. to 8:29 a.m.	20.7%	+/-5.3	339	19.7%	+/-5.7	30.8%	+/-27.8	20.0%	+/-15.6
8:30 a.m. to 8:59 a.m.	11.9%	+/-4.7	195	11.3%	+/-5.6	5.1%	+/-10.4	26.0%	+/-17.5
9:00 a.m. to 11:59 p.m.	30.8%	+/-5.5	539	31.3%	+/-7.5	6.8%	+/-12.9	12.0%	+/-14.0
TRAVEL TIME TO WORK									
Less than 10 minutes	19.8%	+/-6.9		14.1%	+/-5.5	3.4%	+/-6.4	0.0%	+/-20.6
10 to 14 minutes	11.3%	+/-4.1		12.0%	+/-4.7	13.7%	+/-17.8	6.0%	+/-8.7
15 to 19 minutes	8.6%	+/-3.6		9.5%	+/-4.5	0.0%	+/-13.9	20.7%	+/-15.0
20 to 24 minutes	20.6%	+/-5.8		24.1%	+/-6.7	24.8%	+/-25.7	15.3%	+/-17.9
25 to 29 minutes	7.1%	+/-3.0		8.5%	+/-4.4	3.0%	+/-4.7	0.0%	+/-20.6
30 to 34 minutes	9.8%	+/-5.2		4.9%	+/-2.6	48.7%	+/-37.2	20.7%	+/-13.1
35 to 44 minutes	4.2%	+/-2.9		5.9%	+/-4.2	0.0%	+/-13.9	3.3%	+/-5.4
45 to 59 minutes	5.4%	+/-2.5		6.2%	+/-3.2	3.0%	+/-5.6	11.3%	+/-11.7
60 or more minutes	13.1%	+/-3.6		14.9%	+/-5.0	3.4%	+/-6.4	22.7%	+/-18.2
Mean travel time to work (minutes)	27.8	+/-2.9		28.7	+/-3.7	25.4	+/-4.4	45.9	+/-23.3
Workers 16 years and over in households	2,880	+/-270		1,703	+/-231	146	+/-83	150	+/-66
HOUSING TENURE									
Owner-occupied housing units	79.4%	+/-4.7		79.7%	+/-6.5	63.0%	+/-31.2	100.0%	+/-20.6
Renter-occupied housing units	20.6%	+/-4.7		20.3%	+/-6.5	37.0%	+/-31.2	0.0%	+/-20.6

VEHICLES AVAILABLE										
No vehicle available	0.7%	+/-0.7		0.0%	+/-2.0	0.0%	+/-21.1	0.0%	+/-20.6	
1 vehicle available	28.5%	+/-6.0		21.6%	+/-6.3	35.6%	+/-32.4	60.7%	+/-23.4	
2 vehicles available	45.3%	+/-7.3		50.1%	+/-9.4	38.4%	+/-30.4	38.7%	+/-23.1	
3 or more vehicles available	25.5%	+/-7.1		28.3%	+/-9.1	26.0%	+/-28.6	0.7%	+/-4.1	
PERCENT IMPUTED										
Means of transportation to work	3.5%	(X)		(X)	(X)	(X)	(X)	(X)	(X)	(X)
Time leaving home to go to work	10.5%	(X)		(X)	(X)	(X)	(X)	(X)	(X)	(X)
Travel time to work	3.9%	(X)		(X)	(X)	(X)	(X)	(X)	(X)	(X)
Vehicles available	0.2%	(X)		(X)	(X)	(X)	(X)	(X)	(X)	(X)

Subject 2010 through 2014 Estimates	Woodstock town, Ulster County, New York									
	Total		Car, truck, or van -- drove alone			Car, truck, or van -- carpooled		Public transportation (excluding taxicab)		
	Estimate	Margin of Error	Estimate	Estimate Percent	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	
Workers 16 years and over	2925	+/-271	1739	1,739	+/-241	148	+/-86	133	+/-55	
AGE										
16 to 19 years	2.8%	+/-2.4	37	2.1%	+/-3.1	5.4%	+/-8.5	0.0%	+/-20.0	

20 to 24 years	0.6%	+/-0.8	17	1.0%	+/-1.3	0.0%	+/-18.2	0.0%	+/-20.0
25 to 44 years	22.3%	+/-5.7	419	24.1%	+/-7.6	25.7%	+/-25.3	42.1%	+/-19.6
45 to 54 years	22.3%	+/-3.9	405	23.3%	+/-5.3	20.9%	+/-20.8	31.6%	+/-21.2
55 to 59 years	15.0%	+/-3.9	277	15.9%	+/-5.9	14.2%	+/-14.4	12.0%	+/-9.2
60 years and over	37.1%	+/-5.3	584	33.6%	+/-6.4	33.8%	+/-34.0	14.3%	+/-14.4
Median age (years)	55.5	+/-1.8		54.5	+/-3.4	54.8	+/-17.1	46.5	+/-3.1
SEX									
Male	54.2%	+/-4.5		53.9%	+/-6.1	37.8%	+/-19.3	63.9%	+/-21.8
Female	45.8%	+/-4.5		46.1%	+/-6.1	62.2%	+/-19.3	36.1%	+/-21.8
RACE AND HISPANIC OR LATINO ORIGIN									
One race	98.2%	+/-2.1		99.7%	+/-0.6	100.0%	+/-18.2	93.2%	+/-10.3
White	94.4%	+/-2.9		94.8%	+/-3.4	100.0%	+/-18.2	93.2%	+/-10.3
Black or African American	1.3%	+/-1.3		1.4%	+/-1.8	0.0%	+/-18.2	0.0%	+/-20.0
American Indian and Alaska Native	0.5%	+/-0.8		0.9%	+/-1.3	0.0%	+/-18.2	0.0%	+/-20.0
Asian	0.4%	+/-0.6		0.6%	+/-1.1	0.0%	+/-18.2	0.0%	+/-20.0
Native Hawaiian and Other Pacific Islander	0.0%	+/-1.0		0.0%	+/-1.7	0.0%	+/-18.2	0.0%	+/-20.0
Some other race	1.5%	+/-1.7		1.9%	+/-2.2	0.0%	+/-18.2	0.0%	+/-20.0
Two or more races	1.8%	+/-2.1		0.3%	+/-0.6	0.0%	+/-18.2	6.8%	+/-10.3
Hispanic or Latino origin (of any race)	2.3%	+/-1.8		2.8%	+/-2.6	0.0%	+/-18.2	6.8%	+/-10.8
White alone, not Hispanic or Latino	93.5%	+/-3.0		94.4%	+/-3.5	100.0%	+/-18.2	86.5%	+/-15.2
NATIVITY AND									

CITIZENSHIP STATUS									
Native	92.3%	+/-3.0		92.6%	+/-3.3	100.0%	+/-18.2	88.0%	+/-12.5
Foreign born	7.7%	+/-3.0		7.4%	+/-3.3	0.0%	+/-18.2	12.0%	+/-12.5
Naturalized U.S. citizen	5.2%	+/-2.7		4.7%	+/-3.0	0.0%	+/-18.2	5.3%	+/-7.9
Not a U.S. citizen	2.4%	+/-1.8		2.8%	+/-2.4	0.0%	+/-18.2	6.8%	+/-10.2
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH									
Speak language other than English	7.1%	+/-4.0		6.2%	+/-3.4	0.0%	+/-18.2	5.3%	+/-7.9
Speak English "very well"	5.9%	+/-3.8		4.1%	+/-2.7	0.0%	+/-18.2	5.3%	+/-7.9
Speak English less than "very well"	1.2%	+/-1.1		2.0%	+/-1.9	0.0%	+/-18.2	0.0%	+/-20.0
EARNINGS IN THE PAST 12 MONTHS (IN 2014 INFLATION-ADJUSTED DOLLARS) FOR WORKERS									
Workers 16 years and over with earnings	2,905	+/-266		1,739	+/-241	128	+/-64	133	+/-55
\$1 to \$9,999 or loss	10.4%	+/-3.3	148	8.5%	+/-4.1	21.1%	+/-17.6	6.8%	+/-10.8
\$10,000 to \$14,999	6.9%	+/-3.1	111	6.4%	+/-4.0	11.7%	+/-19.0	0.0%	+/-20.0
\$15,000 to \$24,999	10.8%	+/-3.4	188	10.8%	+/-4.4	6.3%	+/-11.0	10.5%	+/-15.7
\$25,000 to \$34,999	13.5%	+/-4.5	141	8.1%	+/-4.4	0.0%	+/-20.7	5.3%	+/-9.5
\$35,000 to \$49,999	14.1%	+/-4.7	343	19.7%	+/-7.0	14.8%	+/-21.4	0.0%	+/-20.0
\$50,000 to \$64,999	10.5%	+/-3.2	237	13.6%	+/-4.9	10.2%	+/-13.8	0.0%	+/-20.0
\$65,000 to \$74,999	7.4%	+/-2.9	151	8.7%	+/-3.4	0.0%	+/-20.7	9.0%	+/-13.9

\$75,000 or more	26.5%	+/-4.5	423	24.3%	+/-6.6	35.9%	+/-26.2	68.4%	+/-20.6
Median earnings (dollars)	45,842	+/-4,384		47,346	+/-3,864	39,342	+/-49,735	97,292	+/-64,812
POVERTY STATUS IN THE PAST 12 MONTHS									
Workers 16 years and over for whom poverty status is determined	2,925	+/-271		1,739	+/-241	148	+/-86	133	+/-55
Below 100 percent of the poverty level	5.0%	+/-2.5		6.1%	+/-3.5	0.0%	+/-18.2	6.8%	+/-10.8
100 to 149 percent of the poverty level	3.1%	+/-1.6		2.6%	+/-2.0	15.5%	+/-18.6	0.0%	+/-20.0
At or above 150 percent of the poverty level	91.9%	+/-3.0		91.3%	+/-4.1	84.5%	+/-18.6	93.2%	+/-10.8
Workers 16 years and over	2,925	+/-271		1,739	+/-241	148	+/-86	133	+/-55
OCCUPATION									
Management, business, science, and arts occupations	63.3%	+/-6.2		59.2%	+/-7.1	60.8%	+/-20.4	62.4%	+/-21.9
Service occupations	8.8%	+/-2.9		9.7%	+/-3.5	5.4%	+/-8.5	10.5%	+/-15.7
Sales and office occupations	19.3%	+/-4.9		21.4%	+/-5.5	26.4%	+/-20.7	15.0%	+/-16.2
Natural resources, construction, and maintenance occupations	5.7%	+/-2.8		6.7%	+/-3.7	7.4%	+/-11.9	5.3%	+/-7.9

Production, transportation, and material moving occupations	2.9%	+/-1.4		3.0%	+/-1.9	0.0%	+/-18.2	6.8%	+/-10.8
Military specific occupations	0.0%	+/-1.0		0.0%	+/-1.7	0.0%	+/-18.2	0.0%	+/-20.0
INDUSTRY									
Agriculture, forestry, fishing and hunting, and mining	0.4%	+/-0.5		0.3%	+/-0.6	0.0%	+/-18.2	0.0%	+/-20.0
Construction	4.0%	+/-2.0		5.3%	+/-3.0	0.0%	+/-18.2	5.3%	+/-7.9
Manufacturing	5.3%	+/-2.2		7.3%	+/-3.4	0.0%	+/-18.2	6.8%	+/-10.8
Wholesale trade	1.0%	+/-1.0		1.7%	+/-1.6	0.0%	+/-18.2	0.0%	+/-20.0
Retail trade	8.4%	+/-3.0		10.4%	+/-4.4	10.1%	+/-17.4	0.0%	+/-20.0
Transportation and warehousing, and utilities	1.3%	+/-1.0		1.0%	+/-0.8	0.0%	+/-18.2	9.0%	+/-13.9
Information and finance and insurance, and real estate and rental and leasing	16.8%	+/-4.8		20.1%	+/-6.9	3.4%	+/-6.3	24.1%	+/-19.1
Professional, scientific, management, and administrative and waste management services	18.3%	+/-3.9		11.2%	+/-4.8	41.9%	+/-32.5	6.8%	+/-10.2
Educational services, and health care and social assistance	27.5%	+/-4.9		30.9%	+/-6.0	13.5%	+/-16.6	24.1%	+/-16.5
Arts, entertainment, and recreation, and accommodation and food services	11.6%	+/-2.9		6.6%	+/-3.2	18.2%	+/-16.1	24.1%	+/-19.2

Other services (except public administration)	3.9%	+/-2.1		2.8%	+/-2.2	12.8%	+/-19.8	0.0%	+/-20.0
Public administration	1.4%	+/-1.2		2.4%	+/-2.0	0.0%	+/-18.2	0.0%	+/-20.0
Armed forces	0.0%	+/-1.0		0.0%	+/-1.7	0.0%	+/-18.2	0.0%	+/-20.0
CLASS OF WORKER									
Private wage and salary workers	66.0%	+/-4.8		65.9%	+/-6.5	59.5%	+/-19.4	78.2%	+/-18.8
Government workers	13.5%	+/-3.9		19.0%	+/-5.7	13.5%	+/-16.6	15.0%	+/-16.0
Self-employed workers in own not incorporated business	18.4%	+/-3.6		13.6%	+/-4.6	13.5%	+/-17.6	6.8%	+/-10.3
Unpaid family workers	2.1%	+/-1.8		1.5%	+/-2.4	13.5%	+/-17.3	0.0%	+/-20.0
PLACE OF WORK									
Worked in state of residence	98.6%	+/-1.1		98.8%	+/-1.3	100.0%	+/-18.2	94.7%	+/-9.5
Worked in county of residence	78.2%	+/-5.3		76.2%	+/-7.3	48.0%	+/-29.7	24.1%	+/-19.8
Worked outside county of residence	20.4%	+/-5.2		22.7%	+/-7.1	52.0%	+/-29.7	70.7%	+/-19.8
Worked outside state of residence	1.4%	+/-1.1		1.2%	+/-1.3	0.0%	+/-18.2	5.3%	+/-9.5
Workers 16 years and over who did not work at home	2,221	+/-269		1,739	+/-241	148	+/-86	133	+/-55
TIME LEAVING HOME TO GO TO WORK									
12:00 a.m. to 4:59 a.m.	2.5%	+/-1.9	35	2.0%	+/-1.6	14.9%	+/-18.6	0.0%	+/-20.0
5:00 a.m. to 5:29 a.m.	0.0%	+/-1.3	0	0.0%	+/-1.7	0.0%	+/-18.2	0.0%	+/-20.0
5:30 a.m. to 5:59 a.m.	1.9%	+/-2.2	43	2.5%	+/-2.8	0.0%	+/-18.2	0.0%	+/-20.0

6:00 a.m. to 6:29 a.m.	4.8%	+/-2.9	42	2.4%	+/-2.2	20.9%	+/-22.5	19.5%	+/-19.0
6:30 a.m. to 6:59 a.m.	7.0%	+/-2.7	132	7.6%	+/-2.9	0.0%	+/-18.2	18.0%	+/-17.5
7:00 a.m. to 7:29 a.m.	7.1%	+/-3.2	150	8.6%	+/-4.1	0.0%	+/-18.2	0.0%	+/-20.0
7:30 a.m. to 7:59 a.m.	9.5%	+/-3.1	176	10.1%	+/-3.7	13.5%	+/-17.3	5.3%	+/-7.9
8:00 a.m. to 8:29 a.m.	13.5%	+/-3.6	203	11.7%	+/-4.2	15.5%	+/-18.8	13.5%	+/-15.1
8:30 a.m. to 8:59 a.m.	15.5%	+/-4.1	256	14.7%	+/-5.2	22.3%	+/-22.3	24.1%	+/-15.4
9:00 a.m. to 11:59 p.m.	38.2%	+/-7.3	706	40.6%	+/-8.3	12.8%	+/-13.7	19.5%	+/-18.4
TRAVEL TIME TO WORK									
Less than 10 minutes	21.4%	+/-6.1		21.1%	+/-6.8	10.8%	+/-14.0	0.0%	+/-20.0
10 to 14 minutes	13.0%	+/-4.1		16.1%	+/-5.1	0.0%	+/-18.2	0.0%	+/-20.0
15 to 19 minutes	14.2%	+/-4.3		16.3%	+/-5.5	5.4%	+/-8.5	0.0%	+/-20.0
20 to 24 minutes	10.4%	+/-4.2		11.2%	+/-4.6	0.0%	+/-18.2	0.0%	+/-20.0
25 to 29 minutes	5.1%	+/-3.4		3.9%	+/-3.7	13.5%	+/-17.7	19.5%	+/-17.2
30 to 34 minutes	7.0%	+/-3.0		6.6%	+/-3.2	5.4%	+/-8.6	18.0%	+/-13.8
35 to 44 minutes	6.6%	+/-2.9		6.2%	+/-3.3	20.9%	+/-22.5	6.0%	+/-8.6
45 to 59 minutes	7.7%	+/-3.6		7.8%	+/-4.2	0.0%	+/-18.2	15.8%	+/-15.6
60 or more minutes	14.6%	+/-5.0		10.9%	+/-4.7	43.9%	+/-32.1	40.6%	+/-21.1
Mean travel time to work (minutes)	29.4	+/-4.5		26.0	+/-4.6	50.9	+/-20.8	61.8	+/-15.7
Workers 16 years and over in households	2,916	+/-270		1,739	+/-241	148	+/-86	133	+/-55
HOUSING TENURE									
Owner-occupied housing units	87.3%	+/-4.2		89.6%	+/-4.4	81.8%	+/-22.0	88.0%	+/-14.9
Renter-occupied housing units	12.7%	+/-4.2		10.4%	+/-4.4	18.2%	+/-22.0	12.0%	+/-14.9
VEHICLES AVAILABLE									

No vehicle available	1.9%	+/-1.3		0.9%	+/-1.3	0.0%	+/-18.2	5.3%	+/-8.4
1 vehicle available	26.3%	+/-5.2		20.0%	+/-6.1	36.5%	+/-26.4	54.1%	+/-18.4
2 vehicles available	46.6%	+/-7.8		48.9%	+/-10.5	63.5%	+/-26.4	34.6%	+/-21.7
3 or more vehicles available	25.2%	+/-7.3		30.2%	+/-9.8	0.0%	+/-18.2	6.0%	+/-8.6
PERCENT IMPUTED									
Means of transportation to work	7.4%	(X)		(X)	(X)	(X)	(X)	(X)	(X)
Time leaving home to go to work	20.9%	(X)		(X)	(X)	(X)	(X)	(X)	(X)
Travel time to work	12.2%	(X)		(X)	(X)	(X)	(X)	(X)	(X)
Vehicles available	0.3%	(X)		(X)	(X)	(X)	(X)	(X)	(X)

HOUSING

Housing, primarily types and conditions of residences, of any municipality characterizes the community and indicates areas that require serious attention. The pride with which Woodstock residents regard their homes gives more emphasis to the topic. Since 1985, when the Town adopted the New York State Uniform Fire Prevention and Building Code, and with proper enforcement of such, the quality of construction in the town has risen considerably, resulting in less numbers of serious fires and injuries due to poor construction. In 1991 the Town adopted the Flood Damage Prevention Code, which implemented standards for construction in flood plains (and, of course, prohibited construction in floodways), further reducing the risk of catastrophic damage to property.

A recent survey indicates that there are approximately 3,275 dwelling units in Woodstock, which does not include the number of units located in the 23 apartment buildings in the town (complete number of units is detailed in Appendix A). It is difficult to ascertain exactly the percentage of dwellings that are occupied by year-round residents, but based on the percentage of tax bills sent out annually to addresses outside the town and the number of STAR applications submitted, it would be safe to estimate 51.3% according to the Assessor, which is far greater than the average in the County of 30%.

Home Ownership And Changes In The Housing Profile

The mean sale price of owner-occupied, one-family structures at the time of this inventory (2015) is \$365,760. This figure is the highest in the County, which has an average of \$249,260. The predominant housing type in the town is, by a wide margin, single-family detached residence. They are found in the built-up hamlets, in the scattered suburban areas, as well as in the rural sections. Housing in Woodstock is expensive. It is widely observed that the cost of maintaining a one family home, including the school and town taxes, may be causing the surreptitious addition of rental rooms and cottages on properties zoned for single family dwellings. While some of these are within the home or above an existing garage, others have become full fledged separate residences grown from studio outbuildings and sheds.

The overall character of owner-occupied housing in Woodstock is almost uniformly good. There are sections with large, expensive, and well-maintained homes-mansions. They are often located on hillsides away from the central hamlets, but they also occur at other sites. Many structures date back to the 19th century (and earlier) and have considerable historical interest. (see Appendix B for historical building numbers) Although some 70% of Woodstock's homes were built prior to the 1960s, many have been renovated at least in part under the Town's new Building Code (after 1985). Structure fires have become a rarity over the years. The number of newly constructed houses for the years 2000 through 2006 is 20, 22,21,23,22,19 and 20. Statistics from research conducted by the Ontario School District show the following permits for new construction issued by the Building Department in Woodstock starting with 2010. There has been a precipitous decline, following the greater economic downturn in the country.

2010	8
2011	11 plus 54 apartment units
2012	7
2013	6
2014	9

An exact picture of occupancy and quality for housing units is difficult. For example, of the total number of dwellings, a 2010 profile completed by Cornell University estimated that 79% (2,175) were owner occupied and 21% were rentals (571). In another report, 385 units are described as "seasonal" meaning that they do not have central heating systems. From experience, we know this does not mean that they are unoccupied during the winter months. Some of these units are part of Woodstock's year 'round rental stock and other seasonals (designation 260s) have been upgraded although maybe not reclassified by the Assessor as single family residences (designation 210s).

Maintaining control of the use of structures built or renovated is a challenge. The Building Department and Assessor's Office both have a role in tracking changes in structures, but for different purposes. There seems to be a gap allowing substantial changes to occur without oversight. The gap not only concerns construction without proper permitting, and thus quality and safety oversight, but also

construction that results in changes in use which may or may not conform to zoning regulations. The following paragraphs describe existing oversight activities in Woodstock.

The Building Inspector inspects structures which have been issued permits or when alerted to unpermitted activities. According to the Building Inspector, “We implemented a method to discourage building without a permit by doubling the fee when we find that construction has taken place. It has not been that successful. The thought was to spread the word, but there are so many contractors, the building community has become too diverse. We do have a list of accessory apartments that we write a letter to each year to confirm that it is still in use and that one of the residences is owner occupied.”

Fire inspections are triggered by operating permits, which are required by law to be renewed annually. Again a property owner may be carrying on operations without reporting them. If an addition or a residence is being used as a rental the building department has no way of knowing other than the previously mentioned circumstances. Conversation with a long-time Woodstock realtor added weight to the sense that these conversions are happening without permission and that many are becoming short-term rentals.

The Assessor’s role in oversight has a different focus than that of the Building Inspector. His focus is on capturing an accurate picture of the use of a structure and its value for assessment purposes. “I go with my data collector to all properties which have open building permits. We make our rounds three to four times per year in order to keep up with the construction, and to apply an accurate assessment for the roll year. There have been more garage to apartment, and barn/garage to “studio” conversions in the past two years than I have seen in the past. When we come across a garage to apt/studio conversion we classify it as a “RG7” (garage with apartment above) and we increase the assessment of the structure based upon how much it cost to build. That’s how we capitalize these improvements. A two-story garage in good condition, built with good materials and workmanship, has a value of about \$53.50 per sq ft. Whereas, the same garage with an apartment, or studio on the second floor has a value of about \$133.50 per sq ft. My office looks at all the real estate listings for rentals and for sale properties on a weekly basis. When we find in the listing descriptions structures that have been altered or added for living or rental purposes we change our records and reassess the property accordingly.”

Rentals And Affordability

Rentals in Woodstock are a very important part of the Town’s housing profile. As noted previously, it is difficult to ascertain exactly how many units are rentals. The attached Appendix A details the kinds of housing units in Woodstock and posits which might be rentable. There are many which are clearly rentals such as Woodstock Meadows and Woodstock Commons. On the other hand, a multiple family dwelling may have an owner in one of the units. In Woodstock, as in most parts of the county, vacancies in rentals are low to non-existent. (See Appendix C for Home Values, Appendix D for specific rental property information and Appendix E for Income Information)

In Woodstock there is a senior and disabled affordable rental housing development, Woodstock Meadows, comprising 24 units constructed in 1989 and an intergenerational affordable rental development comprising 53 units, Woodstock Commons (often referred to as the RUPCO Project) completed in 2013. The former entered into Payment In Lieu Of Taxes (PILOT) agreement with the Town. The latter pays taxes based on rents. Woodstock Commons has restrictive covenants regarding future development, and an easement allowing the town to access underground water and sewer infrastructure, if necessary. [Go to the Town website, [Appendix 28](#) for the [Restrictive Covenants](#). Go to Town website, [Appendix 29](#) for the RUPCO easements.] The original proposal for this project included 81 rental units and 10 affordable units for first time home buyers. Further reduction of rental units and the removal of the first time home buyer units resulted in the current total of 53 units. The reduction in units was in response to public objection about the size of the project.

The quantity and quality of the Town's rentals is a concern given the continuing slide in the population of young people and young families. The impact of this generational imbalance shows itself in declining school enrollments and in the difficulties in fielding volunteers that Town committees and the many volunteer driven service organizations in the Town report.

Historically, Woodstock's rental vacancy rate has been less than 1%. Anecdotally, there is an increased turnover of previous rental units and owner occupied units to short term rentals through outlets like Airbnb and VRBO. With both rents and home ownership continuing to be high compared with most other towns in the county, attracting young people to the Town is a challenge. Affordability issues compound the lack of availability. A large segment of Woodstock's working individuals are not earning enough to manage Woodstock rents. See Appendix E.

Short Term Rentals

Woodstock has, in recent history, been woefully short of tourist accommodations. In its early history, boarding houses were common, but these have largely disappeared. For decades the town's substantial tourism industry has been supported by just two motels and a handful of short term rentals. There are, officially, 18 motel units and 16 inn units according to the Assessor. In addition, three or four years ago there were fewer than 100 short term rental listings in Woodstock on VRBO. According to research by the Assessor, there are today over 300 ads for short-term rentals in Woodstock on three internet sites, Airbnb, VRBO, and Homeaway. The number of ads/listings varies depending upon the season.

Anecdotally, the large number of younger visitors at Woodstock this past summer is a by-product of the availability of more short term rentals. These are often less expensive than rooms at area hotels and motels when one considers the number of people who can be

accommodated in a unit and the availability of cooking facilities. Again, in research provided by the Assessor, the average listing price is approximately \$225 per night, minimum two night stay.

The economic benefit to local businesses of this increase in overnight visitors cannot be overlooked. At the same time, these conversions of actual and/or potential longer term rental properties to short-term seem to be having an impact on the availability and cost of rental housing and even home sale prices for year round residents.* In some cases, former single family homes are also viewed through the short term rental lens by potential buyers as they can offset their expenses with rental income for time they are not using the home. This may be putting upward pressure on the price of home ownership in Woodstock.

*Currently RUPCO is not aware of any individuals losing their *affordable* home/apartment due to such conversion.

Other Economic Considerations of Short Term Rentals

Using a rough calculation, if Woodstock's short term rentals are rented for at least 180 days of the year, they would gross \$12,150,000. (\$225 p/night x 300 units x 180 nights). Subtracting an average 22% for management and maintenance expenses, the net income would be about \$9,477,700.

According to the Assessor, if these rentals were identified by the County, according to the county's comptroller, the County Bed Tax for the units in Woodstock would be 2%, or \$243,000, of which the town of Woodstock would receive nothing.

APPENDIX A HOUSING UNITS IN WOODSTOCK
SOURCE: WOODSTOCK ASSESSOR'S OFFICE MARCH 2016

NUMBER OF RESIDENTIAL HOUSING UNITS IN WOODSTOCK

March 2016

Primary Residential Housing Units

210:	Single-family houses	2828
240:	Homes with over ten acres	243
250:	Estates	7
260:	Seasonal (without central heat)	69
270:	Mobile homes	5
	Miscellaneous	<u>3</u>
	Total	3155

Rentable Housing Units: Long or Short Term

CC1:	Cottages (secondary to a main house)	249
RG7:	Apartments over garages	121
XX3:	Studios	87
XX4:	Pool houses/guest houses	11
XX6:	Barns with studios	8
215:	Accessory apartments	4
220:	Two-family houses (29 houses)	58
230:	Three-family houses (5 houses)	15
280:	Multiple residences on one property (less than four)	410
411:	Apartments (23 structures)	196
	Motel	18
	Inn	16
	KTD monastery	53
	RUPCO	54
	Woodstock Meadows	<u>24</u>
	Total	1324

**TOTAL NUMBER OF PRIMARY
AND RENTABLE HOUSING UNITS: 4479**

APPENDIX B HISTORICAL HOUSING INFORMATION

List Of Structures For Housing, Long And Short Term From the Inventory.

These numbers are included only to compare to the current listing (Appendix A) which is current (2016) information from the Assessor's Office.

Single Family Residences

- 2828 (One family on less than ten acres.)
- 243 (Houses on over ten acres.)
- 208 (Multiple houses on one lot)

Total: 3279

- House trailers 5
- Camp and cottage developments 1
- Hotel/motels 2
- Two family houses 62
- Apartments houses 23

And from the Cornell Sub-County profiles with data from 2007-2011

Occupied housing units 2,746

Renter-occupied 571

Year Structure Built

Built 2005 or later 28

Built 2000 to 2004 43

Built 1990 to 1999 180

Built 1980 to 1989 539

Built 1970 to 1979 389
Built 1960 to 1969 666
Built 1950 to 1959 574
Built 1940 to 1949 203

House Heating Fuel

Occupied housing units 2,746
Utility gas 33
Bottled, tank, or LP gas 416
Electricity 234
Fuel oil, kerosene, etc. 1,745
Coal or coke 0
Wood 308 ±
Solar energy 0
Other fuel 10
No fuel used 0

Source: 2007-2011 American Community Survey

APPENDIX C HOME VALUES

According to Trulia real estate web service, home prices in Woodstock have risen 27% year over year since 2013. *Additional information from the Assessor's office will provide current real estate offerings.*

HOME VALUES 2011

SOURCE:

Source: 2007-2011 American Community Survey

Owner-occupied units 2,175

Less than \$50,000 50

\$50,000 to \$99,999 60

\$100,000 to \$149,999 63

\$150,000 to \$199,999 138

\$200,000 to \$299,999 501

\$300,000 to \$499,999 775

\$500,000 to \$999,999 480

\$1,000,000 or more 108

Median (dollars) \$371,900

APPENDIX D WOODSTOCK RENTAL RATES

Woodstock Rental Rates 2106:

Studio- \$520 - \$800

1 Bdrm- \$780-\$900

2 Bdrm- \$875- \$1,300

As per Assessor: Rental rates for apartments
Apartments listed March, 2016 Craigslist, compiled by RUPCO

4 apartments in Woodstock listed
3 BR \$7,500
2 BR \$1,300
Studios \$760-\$975 (latter includes utilities)

Housing Rentals listed Realtor.com March, 2016 compiled by RUPCO

4 houses in Woodstock listed
1BR \$1,200
2BR \$1,575
4 BR \$3,000
4 BR \$12,000

APPENDIX E INCOME AND AFFORDABILITY

Household Income Distribution

Families/individuals paying more than 30% of their monthly income on housing costs (owned or rented) are considered to be “housing stressed” by the US government.

Woodstock Residents’ Income

Source: 2007-2011 American Community Survey

Less than \$10,000	205
\$10,000 to \$14,999	122
\$15,000 to \$19,999	216
\$20,000 to \$24,999	69

(\$24,300 is the Poverty Guideline for a family of 4 as of 2016. 30% of monthly income would be about \$625 at \$25,000 income)

\$25,000 to \$29,999	55
\$30,000 to \$34,999	109
\$35,000 to \$39,999	86
\$40,000 to \$44,999	59

(The 30% mark at \$45,000 would be \$1,125.00 per month for housing costs)

\$45,000 to \$49,999	118
\$50,000 to \$59,999	244
\$60,000 to \$74,999	333
\$75,000 to \$99,999	281

(The 30% mark at \$75,000 would be \$1,875.00 per month for housing costs)

\$100,000 to \$124,999	263
\$125,000 to \$149,999	153
\$150,000 to \$199,999	192

\$200,000 or more	241
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SCHOOLS

The greatest number of Woodstock residents attend the Onteora District's schools. The Woodstock Elementary School (k-6) on Route 375 added students from the closed West Hurley School in 2004. In 2012-13 it was designated the Woodstock Primary School when the district re-configured all of the schools in the district. It now serves children from both Woodstock and West Hurley in grades k-3. The building was constructed in the 1950s with some additions and periodic improvements ongoing. A community built playground from the 1980s was recently replaced with a more modern structure requiring less maintenance. The playground is available to the public when school is not in session. Currently the building does not house any community activities not sponsored by the school district.

After Primary School, students move to Bennett Middle School, joining all other students in the district, then to Onteora Jr. High School and finally to Onteora High School. The Onteora School District covers approximately 400 square miles and encompasses six townships (although only tiny portions of the townships of Marbletown and Lexington are in the district). The district was created in 1948; the old Woodstock Common School District with its building was annexed in 1958. The district is the second largest (in terms of area served) in NY State.

Students in the Town of Woodstock are served by three separate school districts. As of September 2016, the Onteora Central School District serves 242 students at Woodstock Primary School; the Kingston City School District, (number unavailable); Saugerties School District 58 students in all grades. The most recent NY State enrollment (BEDS) report states that 171 Onteora District students attend non-public schools. This is not broken down further by Town but the number of students in 2016 attending the largest local private school, The Woodstock Day School, is detailed here by residence. Students in grades k-12 are counted.

Woodstock : 43
Bearsville: 4
Lake Hill: 7
Willow: 1
Mt. Tremper: 5
West Hurley: 11

Projections for population in the school district by Town are developed annually in the FACT report. [See [Appendix 14](#) on the Town website for the [FACT report](#).] It uses live births and enrollment data and projects enrollments to 2025. Figures for taxes paid to the districts appear later in this section.

The Kingston School District encompasses the City of Kingston and parts of or wholly the townships of Kingston, Saugerties, Esopus, Hurley, Rosendale, New Paltz, Marbletown, Ulster and Woodstock. In 2012, the Kingston School District closed the Zena Elementary School in Woodstock due to falling district-wide enrollment. Students who formerly attended the Zena School now attend Crosby Elementary School, Miller Junior High School and Kingston High School. The Zena facility has since been sold to the Woodstock Music LAB School, a college level music school, slated to open in 2017.

The northeasterly part of Woodstock is part of the Saugerties School District. The Saugerties School District (which includes part of Woodstock and also the Town of Ulster) has no facility in Woodstock. Students attend Grant D. Morse Elementary School, Saugerties Jr. High School and Saugerties High School.

There is not a clear or satisfactory answer to the question of why Woodstock was divided into three very separate, very distinct school districts.

Enrollment Decline

In 1992-3, 319 students were enrolled k-6 at Woodstock Elementary School. 295 attended West Hurley Elementary. Total Elementary enrollment was 1,289 and total District enrollment was 2,242. All of the Elementary school numbers declined after 1994 and District-wide after 2002-3. (Complete annual reports are available at the District website.)

In 2002-3 there were 242 students at Woodstock and 275 at West Hurley.

In 2004-5, the first school year with a fully closed West Hurley School, Woodstock Elementary enrollment was 404 students k-6. District-wide enrollment was 2,109.

After 2004-5 enrollments in Woodstock Elementary and District-wide continued to decline each year.

2006-7	Woodstock	329	
2007-8	Woodstock	301	
2008-9	Woodstock	293	Total District 1,752
2009-10	Woodstock	296	
2010-11	Woodstock	261	Total District 1,544
2011-12	Woodstock	254	Total District 1,462

District Reconfiguration			
2012-13	Woodstock (k-3)	201	
2013-14	Woodstock	262	Total District 1,400
2014-15	Woodstock	245	
2015-16	Woodstock	242	Total District 1,339

FACTS projections for district-wide enrollment based on current live birth trends is 1,177 in 2025.

Enrollment In Non Public Schools And Home Schools Woodstock And District

Enrollment of Onteora district residents in non-public schools has been steadily between 150 and 170 since at least 2011. The number of students who are home schooled has been in the 40s and dropped to 35 in 2015-16. At the present time, we do not have Home School numbers specific to Woodstock.

School Attendance And Funding Outside Of Onteora District

The town of Woodstock recently examined how much of its taxpayers’ money is going to our school districts compared to the amounts surrounding towns contribute on a per pupil basis. Following are some of the highlights of the most recent study. Kingston has reported taxes paid but has not sent information about the number of students attending Kingston Schools. Note the report uses 12498 zip code as the identifier.

SAUGERTIES SCHOOL DISTRICT

<u>YEAR</u>	<u># of Students in 12498 zip code</u>	<u>Taxes Paid</u>	<u>Equalization Rate</u>
2010	59	\$1,276,861	91%
2012	58	\$1,327,906	100%
2014	58	\$1,574,677	100%

KINGSTON CITY SCHOOLS (# of students from 12498 has not been provided as of this date)

SCHOOL TAX YEAR	TOTAL TAX-WOODSTOCK	EQUALIZATION RATE
2000-2001	\$1,899,931.00	96.63%
2002-2003	\$2,498,857.00	76%
2004-2005	\$3,291,033.00	100%
2010-2011	\$3,891,520.00	91%
2011-2012	\$4,246,364.00	95%
2012-2013	\$4,228,089.00	100%
2013-2014	\$4,494,072.00	100%
2014-2015	\$4,585,623.00	100%
2015-2016	\$4,661,331.00	100%

RECREATION

Recreation in Woodstock is of a wide variety. For the hardy and adventurous there are numerous trails through the New York State Wild Forest Preserve. Of particular interest may be the trail up Overlook to the Fire Tower, which offers a spectacular panorama of the Catskills. Hiking and camping are available at the Kenneth Wilson State Park in the Mt. Tremper part of the town. The public properties generally cover the mountaintops -- unsuitable for intensive commercial development anyway -- and consist of a natural forest only minimally disturbed by hiking trails and a few campsites. The lands are open to all, provided State and local regulations are observed. It should be noted that there isn't enough adequate parking for the Overlook Fire Tower trail, and there has been much ticketing when parked cars obstruct traffic.

Also, lands acquired by New York City for watershed protection purposes are for the most part open for recreational purposes, including hiking, fishing and hunting.

The Town owns access to two popular swimming holes on the Sawkill, Big Deep and Little Deep.

The Town sponsors the annual Summer Recreation Program. Children ages 5 to 12 for a modest fee engage in highly supervised recreational activities for a period beginning late June and extending to mid August.

The Town also sponsors a Senior Recreation Program. Seniors are invited to engage in activities ranging from writing, art and performances to yoga, chi qong and other exercise programs.

There is a thriving youth soccer program that plays on the Comeau property soccer field (recently expanded). There is also a youth baseball program that utilizes the ball fields on Andy Lee and Rick Volz fields.

At the time of this inventory the acreage under LASP totals 4,311.10. These properties are generally open to the public for uses ranging from hiking only to hunting and fishing as well. Trapping on the lands is not allowed.

The Kenneth Wilson State Park, containing more than four hundred acres, has permitted some of its amenities to deteriorate, especially the swimming area which no longer exists but is under discussion to reinstate, and has never fully realized the full sized baseball diamond originally planned for the facility. The Town should continue its effort to encourage the DEC to improve and/or realize these assets.

Land open for recreation under management of the Woodstock Land Conservancy (WLC) should also be mentioned here. Snake rocks off Yerry Hill Road is one. Thornn Preserve, Zena Cornfield and Sloan Gorge are also recreational options offering educational programs as well as hiking, birdwatching, etc. [See MAP 7 for delineation of public/Protected Lands in Woodstock. See Appendices 15 (a) and 15 (b) for the WLC plan for protection of open spaces.]

North of the Woodstock hamlet in Byrdcliffe are approximately 375 acres gifted to the Town in the 1970s by Peter Whitehead. These undeveloped acres are mostly forested and contain trails leading toward other destinations, including Overlook Mountain. By terms of the gift the property may never be developed or subdivided. Hunting and trapping is prohibited on these lands. The original Arts and Crafts colony structures and lands, administered by the Woodstock Byrdcliffe Guild of Craftsmen, are currently treated under the provisions of a 2005 PILOT agreement. [Go to the Town website Appendix 23, for the 2005 PILOT agreement between The Guild of Craftsmen and the Town. Go to the Town website Appendix 24, for Mr. Whitehead's will bequeathing property to the Town]

The Town maintains two sizable recreation fields, Andy Lee, which is located in the Woodstock hamlet, and Rick Volz, located two miles west in Bearsville. Both fields support Little League baseball/softball diamonds and have basic amenities for children such as swings and slides. Andy Lee possesses a fine tennis court and basketball court for public use. It also has two pavilions and modest facilities, including a pool, for the Town's Summer Recreation Program for children up to age 12. The Little League/softball field at Rick Volz is a more developed facility, and most youth baseball is played there. Both facilities lack easily accessible bathrooms (in fact Rick Volz depends entirely on porta-potties).

Adjacent the Andy Lee Field is the Mescal Hornbeck Community Center, a former church acquired by the Town in the 1970s, which serves as a facility for community groups and events ranging from the Senior Recreation Program to political caucuses. The facility was renovated in 2015.

Next door to the Community Center (and acquired about the same time) is the Woodstock Youth Center, serving a fluctuating population of area youths from 12 to 18 and containing various recreational opportunities including a skateboard park. The Youth Center is overseen by a Town hired civil servant.

The 76 acre Comeau property, which houses the Town offices, has developed into a series of trails, meadows and playing fields, e.g. soccer field, that attract a considerable number of visitors. Dog walking is a principal use. The trails are managed by a dedicated corps of volunteers with occasional Town resources added to the effort. It also is home (by leases) to the Historical Society of Woodstock and the Bird-On-A-Cliff Shakespeare stage. Its status as a permanent refuge against development, with the exception of very detailed areas meant to accommodate future Town needs, was established by a referendum in 2003, which overwhelmingly supported a perpetual conservation easement on the property. [Go to the Town website [Appendix 25](#), for [Comeau Conservation Easement](#)]. The Comeau easement is overseen by the Comeau Stewardship Advisory Committee (CSAC) which has created guidelines and best practices for management of the property and determination of future adjustments, balancing the commitment to conservation and the uses by the public. The Woodstock Land Conservancy collaborates with the CSAC and the Town Board to ensure that decisions are made according to the guidelines.

Volunteers manage an attractive enclosed dog park near the Rick Volz Field which is in a floodplain and has been damaged by floods.

The Town itself does not have any active program of land acquisition for park purposes, but has been fortunate in receiving the land donation mentioned above.

One of these is Mallory Grove in Bearsville near Rick Volz field and the Sawkill stream, which has the potential to be improved as a picnic area, but one should be aware it is also in a floodplain.

Another gift of six acres (augmented later on by the gift of several acres on the other side of the stream) was received in the winter of 1961 and is located on the Sawkill Stream off Route 212 on the eastern side of town. This area, known as Big Deep, is a popular swimming site.

Just downstream from Big Deep is another popular swimming place called Little Deep, which came into the Town's possession when it purchased the lands for the sewage treatment plant. Parking for both facilities could be improved. The presence of an immediate forest perhaps delays the necessity or demand for sanitary facilities, but at some point such need might arise.

In the Woodstock hamlet are several very popular swimming areas, one just west of the bridge over the Sawkill from Tannery Brook Road (mentioned in Brown and Anthony), and one downstream at the confluence of the Tannery Brook and Sawkill streams. Only by descending very steep banks can one access either swimming areas, and neither exist on Town owned property or provide safe, convenient parking. Generations of Woodstockers have enjoyed these waters, which are cleaner than they have been in more than a century (thanks largely to the construction of a wastewater collection system in the Hamlet area in the 1980s). Recent advertising in tourist publications have led to over-intensive use of these swimming holes and the attendant danger of cars parking in no-parking zones, which creates the potential for obstructing emergency vehicles.

There is also a swimming/tennis club, riding club, and other sport or recreation establishments in the Town open only to members. It should be mentioned that the lands under the Woodstock Golf Club were put under a conservation easement some years ago which limits development. [Go to the Town website [Appendix 26](#), for the [Golf Club Conservation Easement](#).]

The Town purchased at tax auctions several vacant lots in the Zena Area, many of them land-locked and not used for any known public purpose.

[Go to the Town website [Appendix 27](#), for [a list of Town properties](#)]

COMMUNITY ACTIVITIES AND FACILITIES

The social and cultural life of any municipality finds its physical expression in the number and scope of public and semi-public service facilities. They become thus a measure of the advancement of a community.

The Town of Woodstock is served more adequately with community facilities than most municipalities of comparable size. The reason for this has been its long-standing tradition in the creative and cultural fields and local demand for high-level service establishments by permanent residents and summer visitors. A number of programs also serve area youth.

Facilities and Services

Woodstock Library: The townspeople in the late 1980s elected to form a town wide Library District, thereby allowing the Woodstock Library to expand from what Brown and Anthony described in 1962 as a “local library with a respectable book collection,” to the well stocked and equipped facility it is today, including an astonishing collection of books on art, and internet access portals available to the public. The Library District, like the Fire District, has its own taxing authority and is not under the direction of the Woodstock Town Board. More recently (2015), the Library has proposed plans for expansion. These plans continue to be debated.

Woodstock Fire District: The Woodstock Fire District is comprised of: Districts 1 (Woodstock), 2 (Wittenberg-Bearsville), 3 (Lake Hill), 4 (Zena) and 5 (Rescue Squad/EMS). The District has its own taxing authority overseen by elected commissioners. Though separate from the Town of Woodstock, the two work in close cooperation with each other.

Woodstock Town Hall: In 2012, the Town of Woodstock undertook a \$1.25 million dollar renovation for improvement of the ground-floor offices of the current Town Hall including: the Police and Emergency Dispatch Departments and the Justice Court. An expanded courtroom occupies the main room and continues to be available for use by community groups except when the court is in session.

Mescal Hornbeck Community Center: In 2014, the Town of Woodstock began renovation of the Mescal Hornbeck Community Center. The Center was originally constructed as St. Joan's Catholic Church in 1922. Work included renovating the original 2,300-square-foot building while adding an additional 2,600 square feet to accommodate theater performances, improve the public access television studio, and to provide community and performing arts groups with a state of the art facility.

Arts and Cultural Institutions

Year round, Woodstock continues to offer both residents and visitors alike a wide variety of performing arts and cultural organizations dedicated to the arts and historical preservation, including:

The Maverick Concerts - Begun in 1916 as part of Hervey White's Maverick colony, the Maverick Concerts is the oldest continuous summer chamber music festival in America. The Maverick is listed on the National Register of Historic Places.

Catskill Center for Photography. - Founded in 1977, the Center for Photography at Woodstock is an artist-centered organization dedicated to supporting artists working in photography and related media.

Historical Society of Woodstock - since 1929, the Historical Society of Woodstock has worked to preserve and make available to the public through its archives and exhibits the history of Woodstock.

Woodstock School of Art - Established in 1968, the Woodstock School of Art offers classes and exhibits in the arts. Located in a stone building built in the 1930s as a WPA project and formerly occupied by the Art Students League of New York, the building is listed on the National Register of Historic Places.

Woodstock Artists Association & Museum (WAAM) - WAAM, founded in 1919, functions as a fine arts center as well as an archive for the work of painters and sculptors who have lived and worked in the vicinity. WAAM maintains a full schedule of concurrent solo and group exhibitions of local artists in its spacious galleries, including works by students and children that are featured in the Youth Exhibition Space. In addition, there are film events and artist talks scheduled throughout the year.

Woodstock Byrdcliffe Guild - The Woodstock Byrdcliffe Guild is a regional center for the arts. From its 250-acre mountainside campus and its arts and performance center located in the village of Woodstock, Byrdcliffe offers an integrated program of exhibitions, performance, classes, workshops, symposia, summer residences, and artist housing. Byrdcliffe embraces all disciplines of artistic endeavor in a collaborative spirit, and seeks creative partnership with other not for profit and educational entities in order to leverage its unique resources for the benefit of the cultural life of the Hudson Valley region. Byrdcliffe was founded in 1902 (when Ralph Whitehead brought his idea for an art colony to Woodstock) and has operated as a nonprofit organization since 1938. Byrdcliffe is sited on the National Register of Historic Places.

The Woodstock Playhouse - Beginning in 1938, the Woodstock Playhouse became one of the first rural extensions of Broadway in the nation, having grown from the vision of Robert Elwyn, a descendent of one of Woodstock's oldest families. Chronicled in the pages of American Theatre History, dramatic presentations at the Woodstock Playhouse have been immortalized by artist Al Hirschfeld and featured internationally known stars of stage and screen such as Lillian Gish, Karl Malden, Larry Hagman, Lee Marvin, Anne Meara, Diane Keaton, and the celebrated Margaret Webster Shakespeare Company, to note a few. Currently the theater is operated by the Pan American Dance Foundation, a local not-for-profit corporation that has operated the New York Conservatory for the Arts for 25 years in neighboring Hurley, N.Y.

Performing Arts of Woodstock (PAW) - PAW is a not-for-profit year-round local theater organization presenting new and established plays of quality since 1964. For more than 50 years, the PAW has been mounting quality productions of both new and classic plays -- artistically challenging plays such as True West, The Beauty Queen of Leenane, The Dresser, The Good Woman of Setzuan, Who's Afraid of Virginia Woolf, Twelfth Night, Breaking the Code, Endgame, to name just a few from the last several years.

Throughout the year, churches within Woodstock also offer various concerts and performances by noted musicians and vocal groups. Additionally, the Bearsville Theater presents a wide variety of music during the year.

The Town of Woodstock recognizes the tax-exempt status of most of the entities mentioned above, and makes annual modest contributions to the non-profit organizations to enhance their grant applications to endowment agencies, such as the New York State Council of the Arts. The Town leases the Historical Society of Woodstock and Bird-On-A-Cliff venues on public property for an annual fee of one dollar.

Numerous private art galleries and recording studios also dot the Woodstock landscape.

Festivals:

In addition to the year-round organizations noted above, numerous festivals also occur throughout the year. These include:

The Woodstock Film Festival: Each year film and music lovers from around the world gather at the Woodstock Film Festival for an innovative variety of films, first-class concerts, workshops, celebrity-led panels, an awards ceremony, and fantastic parties. 2016 marks the Festival's 16th year.

The Woodstock Comedy Festival: Begun in 2013, The Woodstock Comedy Festival is a not-for-profit corporation with a mission: Comedy for a Cause. Each year net profits are donated to charity partners Polaris and Family of Woodstock for the battle against human trafficking. The Festival includes everything from stand-up comedy to sketch comedy, improv to panels, films and more.

The Woodstock Shakespeare Festival: Begun in 1995, the Bird-On-A-Cliff theater group first presented the Shakespeare Festival at the Woodstock Playhouse. In 1996, the festival was moved to its current location, an Elizabethan stage located on the Comeau property.

The Woodstock Writers Festival (known now as the Woodstock Book Fest): Begun in 2010, The Woodstock Writers Festival offers events covering everything from poetry and fiction to biographies and memoirs.

Concerts on the Green - Concerts on the Green are free concerts sponsored by the Woodstock Chamber of Commerce each summer and produced by the Woodstock Music Shop.

Jazzstock: Created in 2011, JAZZSTOCK celebrates the best of Jazz. Concerts are held in the newly renovated Mescal Hornbeck Community Center.

Woodstock Invitational Luthiers Showcase: The Woodstock Invitational Luthiers Showcase is an annual event for the community of acoustic stringed-instrument builders, players, collectors and aficionados.

The Drum Boogie (every two years): A free, one-day, family-oriented, multi-cultural arts and educational event, celebrating and promoting the many styles of high quality percussion music found throughout the world.

Woodstock Farm Festival: Every Wednesday from May through October, the Woodstock Farm Festival takes place on Maple Lane in Woodstock. The festival features produce from local farmers, children's activities, outdoor dining, music and other special events.

Youth Programs:

Woodstock Summer Recreation Program: Each summer, from June through August, the Town of Woodstock operates the Woodstock Summer Recreation Program for Woodstock children ranging in ages from those entering kindergarten to those entering ninth grade. The program is held at the town facilities at Andy Lee Field.

Little League Baseball: Begun in 1956, local little league baseball has evolved to now include the towns of Woodstock, Olive, Shandaken and West Hurley under the banner of Mountain Valley Little League. "Major league" Woodstock games are played at Rick Volz Field while "minor league" games are played at Andy Lee Field. Ages range from 4-12.

Woodstock Soccer: Formed in the 1980s, Woodstock Soccer offers programs in both the Spring and Fall. Ages range from under 6 to under 14. Practices and games are held on the town owned Comeau property.

Woodstock Youth Center: The Woodstock Youth Center offers a variety of recreational and educational opportunities to local youth ages 11-19. The Youth Center offers a safe, supervised facility for after school and weekends. The trained staff and volunteers are available to help kids with whatever assistance they may need during operating hours. The Youth Center also has college interns assisting in providing a well-monitored program.

Social Services

Family of Woodstock: Beginning operations in 1970, following the Woodstock Festival, FAMILY has served to meet a number of needs for Woodstockers and area residents. Family provides shelters, emergency food pantries, domestic violence services, court advocates, counseling and case management services, hotlines, and child care support to help people "achieve the changes they seek."

Meals on Wheels: Woodstock Area Meals on Wheels, an independent organization serving the Woodstock area in cooperation with the Woodstock Council of Churches, prepares and delivers hot, wholesome meals every day to the homes of the elderly, shut-ins, handicapped and convalescents within the area of Woodstock.

Soup Kitchen: The Daily Bread Soup Kitchen, located in the Fellowship Hall of Christ's Lutheran Church, is open from 4 - 6 pm Monday, Wednesday and Friday afternoons throughout the year. Approximately 40 individuals are served per day resulting in some 6,600 free meals being served each year.

AA/NA Meetings – Throughout the week, numerous AA/NA meetings are offered to the public. Meetings take place in various facilities including: town facilities, area churches and the Woodstock Library. All meetings are free of charge.

Community Celebrations

Memorial Day: Primarily supported and staged by the Woodstock American Legion Post with support from the Town of Woodstock, Memorial Day is celebrated by marking graves in Woodstock's cemeteries with American flags, a parade through town and with ceremonies at the Woodstock Veterans' Memorial located in the Woodstock Cemetery. The American Legion and the Woodstock Fire Dept. also host a picnic following the festivities.

Woodstock Halloween Parade: Each Halloween, Woodstock closes the center of town to traffic for its annual Halloween Parade and festivities. Ostensibly for children, adults also get into the act offering a wide variety of costumes and character renditions. Children's activities are also offered by such organizations as the Woodstock Library.

Christmas Eve Celebration: Originally begun in 1932, the Christmas Eve Celebration on the Village Green is Woodstock's oldest traditional gathering. Highlighted by the "unique" appearance of Santa Claus each year in a way that is kept secret from those gathered, the celebration is the largest gathering of Woodstockers during the course of the year. In addition, there is a Christmas Party on Christmas Day which has now been in operation for many years and is a true grass roots effort, not sponsored by any organization but supported by many.

Martin Luther King Day: Martin Luther King Day is celebrated annually in the Mescal Hornbeck Community Center.

Thanksgiving: Family of Woodstock holds its annual Thanksgiving celebration (approaching our 40th year) which serves more than 400 people each year with support from the Town.

Volunteers' Day: Each year, Woodstock honors its community volunteers. The Woodstock Volunteers' Day recognizes the members of all the charitable and service organizations in the community. A town picnic is organized in their honor and a music festival is performed. Following the town picnic, the Alf Evers Award is announced, honoring an individual who has contributed greatly to the town over their lifetime. The day concludes with the Woodstock Fire Department's annual fireworks display.

Religious Organizations:

The following is a list of religious organizations that serve the citizens of Woodstock. Those located outside the township are so indicated.

Aurobindo Centers:

Matagiri Sri Aurobindo Center

Buddhist Monasteries:

Karma Triyana Dharmachakra (Buddhist Monastery)

Zen Mountain Monastery -- Zen Arts Center Donshinji

Church of Christ, Scientist:

Christian Science Reading Room

Church of Eastern Rites:

Church of the Holy Transfiguration

Episcopal Churches:

St. Gregory's Episcopal Church

Jehovah's Witnesses:

Kingdom Hall of Jehovah's Witnesses (Shokan, NY)

Jewish Synagogues:

Woodstock Jewish Congregation (Saugerties)

Temple Emanuel Reform Synagogue (Kingston)

Congregation Agudas Achim (Kingston)

Congregation Ahavath Israel, Conservative (Kingston)

Lutheran Church:

Christ's Lutheran Church

Methodist Churches:

Overlook United Methodist Church

Shady United Methodist Church

Reformed Churches:

Woodstock Reformed Church

High Woods Reformed Church

Roman Catholic Churches:

St. John's Roman Catholic Church (West Hurley)

Unitarian Universalist Churches:

Unitarian Universalist Congregation of the Catskills (Kingston)

Wesleyan Churches:

Wesleyan Community Church (Shokan)

Medical and Dental

Health Quest Medical Practice Maverick

404 Zena Rd.

Arthur A Dinapoli MD

9 Elwyn Ln

Hudson Valley Gastroenterology
124 Tinker St.

Tischler Dental
121 W Hurley Rd

Dr. Vivian Letizia, Dental
2 Maverick Rd.

Transcend Dental
269 Route 375 - W. Hurley

Heidi Wettels, Dental
268 Tinker St.

Katherine Rosko Acupuncture
276 Tinker St.

Community Garden

Founded in 1988, the Woodstock Community Garden currently offers 31 plots including Family Plot, where food is grown for Family of Woodstock to distribute to families in need. Plots are approximately 15' x 15'. Tools and water are provided. Gardeners are asked to contribute \$15 each year, which is used for buying and maintaining tools and other necessities of gardening. No one is turned away for lack of funds. Gardeners are also asked to contribute a minimum of 4 hours each year to help maintain the communal areas, fence, tools, administrative work or help with Family Plot.

Animals

Woodstock Dog Park: Located in Bearsville and supported by the Town and volunteers, the Woodstock Dog Park was established so "dogs can interact with other dogs and people without the restraint of being on a leash and to provide a meaningful and positive experience for all."

RETAIL AND SERVICE FACILITIES

Usually retail service facilities do not contribute much to the basic economic well being of a community because they circulate money among local residents only. In the case of Woodstock the local establishments assume greater importance because they serve to a large degree outside visitors who bring economic wealth to the area. In addition, local retailers are active contributors to and sponsors of the town's many non-profit endeavors.

The discussion of this subject is again limited by the lack of statistical data; business information is not published for areas as small as the town. However, a good representative picture can be obtained from visual surveys and an understanding of local conditions.

The indisputable retail and service center of the town is the Hamlet of Woodstock which serves the permanent residents and provides numerous facilities directed at the needs of tourists.

The shops that had been located in the centers of the other hamlets oriented primarily toward the daily needs of the local residents, with the possible exception of Bearsville, with the Cub Market currently operating, (the status of these small service stores is presently uncertain, although not from a zoning perspective) are no longer extant.

It becomes quite apparent that the 5986 residents could not alone support the high number of shops. The total acreage devoted to commercial use amounts to 75 acres, or 12.07 acres per 1,000 persons. This figure compares with 0.75 to 1.0 acre per 1,000 persons as an adequate theoretical space requirement.

The residents of Woodstock had looked to the City of Kingston, and more recently look to the Town of Ulster as the next important commercial center for the supply of special goods not available locally. Even New York City attracts some business from the Town if the demand is for very specialized or luxury goods.

The ever-increasing mobility of shoppers had a significant effect on local business in Woodstock. The shopping centers established in the Ulster-Kingston area with large parking lots affect the business activity of Woodstock. The increase of shopping through the internet has also affected the local businesses, both positively and negatively.

ECONOMIC SUSTAINABILITY

Woodstock has long been a community of choice for artists, entrepreneurs, executives, and weekenders for the unique combination of scenic beauty and cultural vitality. The economic health of the community depends upon maintaining these assets through a continued

blending of arts and conventional businesses. What follows is a discussion on means of protecting and enhancing the town's community, cultural, environmental, and natural resources.

Economic snapshot of the Town

In 2010, five major structures, two belonging to Simulaids, one belonging to Elna Ferrite, one belonging to the former Model Optics (these four structures located in the light industrial zone on the Bearsville Flats) and one belonging to the Kingston School District located in Zena, were vacant. Today, the former Elna Ferrite building is returned to use by IPA, with the same business owner buying the two vacant former Simulaid buildings. The Model Optics building was purchased and improved by Miller/Howard Investments Inc., a boutique asset management firm with \$8.3 billion of assets under its management. A significant number of well paying jobs comes from this employer. The vision of the Zena School turning into a prominent school of music has been realized. The Town has been active in welcoming this new tax-paying entity, as its educational use is a purpose acceptable to the Zena neighborhood and beneficial to the township.

The 2014-15 calendar years saw robust economic activity, indicated by sales tax receipts, parking lot receipts, and building permit fees.

2015 saw the third successive budget implemented within the legal strictures of the so-called Tax Cap legislation enacted by the State of New York in 2011.

According to the Ulster County 2014 Real Property Data Report, in Ulster County Woodstock has the second lowest total effective tax rate (taxes as a percent) at 2.03% (Town of Olive #1 at 1.89%). The County average is 2.91%

According to the Ulster County 2014 Real Property Data Report, Woodstock has the second lowest tax rate per \$1000.00 at \$20.25. The County average is \$29.10.

According to the Ulster County 2014 Real Property Data Report, in a comparison of 2015 General and Highway Fund tax bills issued to a property assessed at \$200,000, Woodstock at \$831.93 is \$121.87 below the County average of \$953.80.

Maintaining a diversified economic base in Woodstock has been achieved through small-scale enterprises in the arts, culture, new media, small-scale assembly, and cottage industry. Such economic activities are consistent with Woodstock's heritage as an arts and small enterprise community, and should be cultivated in a manner that is consistent with the modern environmental standards of the community.

Tourists are attracted to Woodstock for its fame and because of the broad range of cultural activities offered in the town as well as fine shops and restaurants. The town maintains a nostalgic 1960s atmosphere, which some visitors find attractive.

The weekly Farmers Market on Maple Lane, although restricted to the fair-weather months of the year, adds a new community attraction.

Airbnb and other online short-term rental services have begun to have a significant impact on the community, some good (additional income), some bad (noise, strewn garbage and commercial activity conducted in residential zones). Many of the short-term, rentals are in homes where the primary homeowner is present. Anecdotally, it is reported that residentially zoned properties are being purchased for the sole purpose of turning them into short-term rentals. The Zoning Law, written well before this internet-driven phenomena, nevertheless contains material relevant to this issue:

Section 260-56

Bed-and-breakfast establishments and bed-and-breakfast homes, as defined in § 260-123 of this chapter, require application to the Building Department, including any related permitting fees and compliance with an inspection program.

Section 260-123, DEFINITIONS

BED-AND-BREAKFAST ESTABLISHMENT

A supplementary business use having a resident host in a private single-family or two-family residence in which at least three and not more than five rooms are offered for rent within the private residence and only one meal (breakfast) is furnished to roomers and in which no public restaurant is maintained and no other commercial services are offered. The bed-and-breakfast establishment shall not have more than 10 occupants as lodgers.

BED-AND-BREAKFAST HOME

An accessory use having a resident host in a private single-family or two-family home in which at least one and not more than two rooms are offered for rent within the private residence and only one meal (breakfast) is furnished to roomers and in which no public restaurant is maintained. The bed-and-breakfast home shall not have more than four occupants as lodgers.

BOARDING, LODGING, TOURIST OR ROOMING HOUSE

A private dwelling in which at least two but not more than six rooms are offered for rent, whether or not table board is furnished to lodgers, and in which no transients are accommodated and no public restaurant is maintained.

DWELLING UNIT

A building or entirely self-contained portion thereof containing complete housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrances or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A boardinghouse, dormitory, motel, inn, nursing home, fraternity, sorority or other similar building shall not be deemed to constitute a dwelling unit.

GUEST COTTAGE

An accessory building on the same lot as a principal residential dwelling used for occupancy for either short-term guests of the owners or tenants of the principal dwelling or for occupancy by their domestic employees, provided that such building shall contain no kitchen facilities and shall meet all applicable setback and lot coverage requirements of this chapter and those requirements related to the provision of suitable water supply and sewage disposal facilities.

HOTEL

A building, or any part thereof, which contains living and sleeping accommodations for transient occupancy, has a common exterior entrance or entrances, and which may contain one or more dining rooms.

MIXED OCCUPANCY

Occupancy of a building or premises in part for one use and in part for some other use not customarily accessory to the first use. More than one use shall be permitted where otherwise appropriate in the HC and NC Districts.

MOTEL

A building or group of buildings containing individual living and sleeping accommodations for hire, each of which is provided with a separate exterior entrance and one or more parking spaces and is offered for rental to, and used principally by, motor vehicle travelers. The term "motel" includes, but is not limited to, every type or similar establishment known variously as an auto court, motor hotel, motor court, motor inn, motor lodge, tourist court, tourist cabins, roadside motel, etc.

PRINCIPAL USE

A principal use of a lot is a use permitted by this zoning chapter. It is the intention of this chapter to allow one or more principal uses where otherwise appropriate in the HC and NC Districts. See "mixed occupancy."

PROHIBITED USE

Any use which is not listed as a permitted use, special permit use, or permitted accessory use in the Schedule of Use Regulations in

§ 260-14 of this chapter.

RESIDENTIAL Relating to a building, or any part of a building or group of residential buildings, which contain live and sleeping accommodations for permanent occupancy; residences, therefore, include all one-family, two-family, multi-family, boarding, fraternity and sorority houses. Residences shall not, however, include the following:

- A. Transient accommodations, such as motels, hotels and hospitals; or
- B. That part of a building containing both residences and other uses which is used for any nonresidential purpose, except for those accessory uses customarily incidental to residential occupancies.

SPECIAL USE

A use which is deemed desirable for the public welfare within a given zoning district or districts but which is potentially incompatible with other uses provided therein. The special use shall, therefore, be subject to approval by the Planning Board in accordance with conditions set forth for such use as well as other applicable provisions of this chapter.

TRANSIENT A person passing through or visiting for a brief stay, generally less than a week.

USE

The specific purpose for which land or a building is designed, arranged, or intended or for which it is or may be occupied or maintained.

USE, PRINCIPAL

The primary use of land or structures as distinguished from a secondary or accessory use.

Attachment 1, Schedule of Uses

“Bed and Breakfast Establishment” requires a Special Permit in the R-8, R-5, R-3 and the HR districts. It is Permitted in the HC and NC districts.

“Motel or motel development” is prohibited in the R-8, R-5 and R-3 districts. By special permit it is allowed in the R-1.5, HR, HC and NC districts.

“Retail business or service not otherwise specifically mentioned herein” is prohibited in all districts with the exception of HC and NC.