



Woodstock Housing Oversight Task Force in consultation with Nan Stolzenburg FAICP

Narrative Related to Mapping and Geospatial Analysis

The HOTF conducted an extensive GIS-based analysis to identify if and where there are locations in town that could accommodate multi-family development. This effort was made to aid the Task Force in identifying zoning tools to provide such opportunities-in a manner that protects the environment and maintains current community character. As a first step, all existing documents, plans and maps were collected and evaluated. This included maps of natural resources, town resources, and regulatory maps from:

- 2003 Winkley Ground Water Study and Watershed and Wellhead Protection Map, 2003
- 2007 Saw Mill Creek Watershed Report
- 2009 Woodstock Green Guide
- 2012 Significant Habitats in the Town of Woodstock (Hudsonia)
- 2018 Town of Woodstock Comprehensive Plan, including the Estimated Future Growth Areas Map
- 2020 Town of Woodstock Natural Resources Inventory
- 2020 Woodstock Land Trust Vision Plans
- 2021 Critical Environmental Area [adopted on 9/20/22]

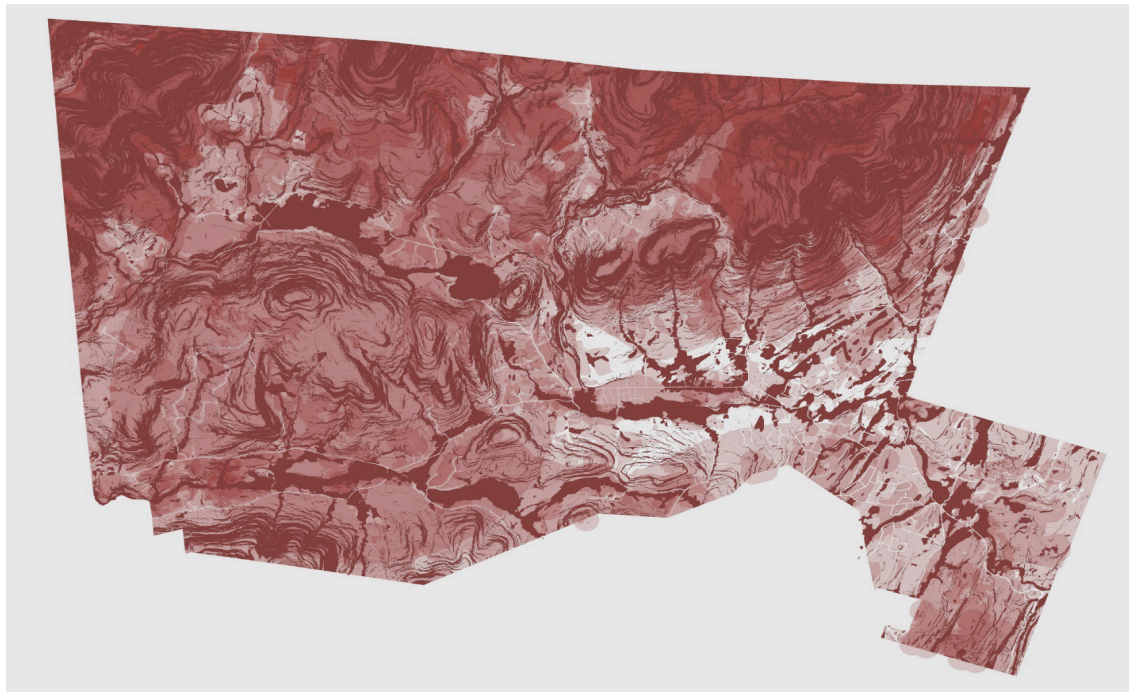


Figure 1: Map of Nine Overlapping Environmental Resources. Darker areas indicate locations having more overlapping resources.

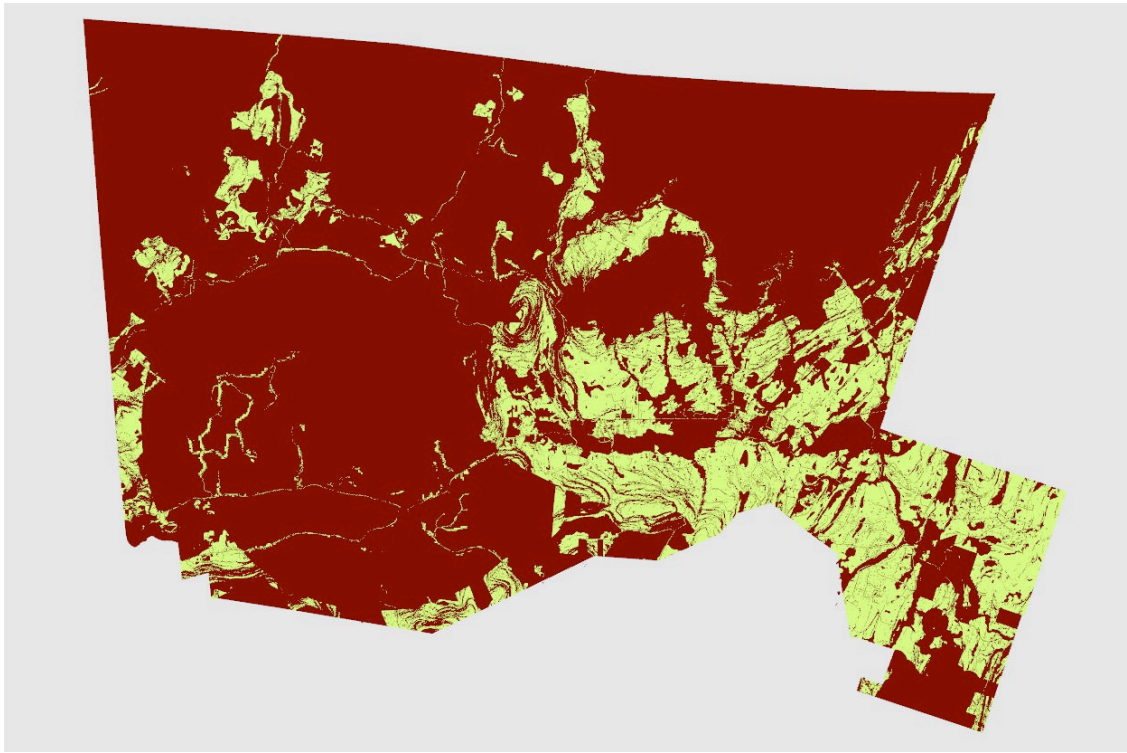


Figure 2: Non-buildable (red) and Potentially Buildable (Green) areas for Multi-family Housing

The HOTF conducted its own GIS evaluation to identify buildable areas of Town and understand capacity for multi-family dwellings based on specific development criteria. The analysis took the following steps to evaluate capacity:

- Excluded all areas on wetlands, wetland buffers and steep slopes > 15%, riparian areas along streams, and 100-year floodway (1% flood risk) zones, and defined these areas as unbuildable.
- Mapped unique habitats, primary aquifer locations, important areas identified by the NYS Natural Heritage Program, significant natural communities identified by the NYS Natural Heritage Program, significant biodiversity areas (NYS DEC), high ranking forest patches (NYS DEC), important farmland soils, important bird areas, and intermittent woodland pools/vernal pools and their buffers.
 - Conducted an analysis where all resource layers were overlapped to show areas having different levels of environmental sensitivity. All locations having 3 or more of these resources that overlapped were considered non-buildable due to having too many environmental sensitivities, and were excluded from the analysis.
- Excluded land that is already protected by a government entity, land trust, or conservation easement from the analysis. However, some Town-owned parcels were included.
- The remaining lands show potentially buildable locations.

The HOTF established criteria for multi-family development to include lot size, distance of buildable area from existing road, and lot size of buildable area within sewer district. All those potentially buildable locations that did not meet these criteria were removed from the analysis.

The remaining lands were analyzed for their capacity for multi-family structures supporting no more than 8 units each. A map was created showing:

1. Potential buildable areas for 8-unit multi-family by zoning district, including in the sewer district.
2. The potential density for each of those areas. The map shows that there are parcels that exist in all districts having potential for 8, 16, 24, 32, 40 and 48+ multi-family units in Town.

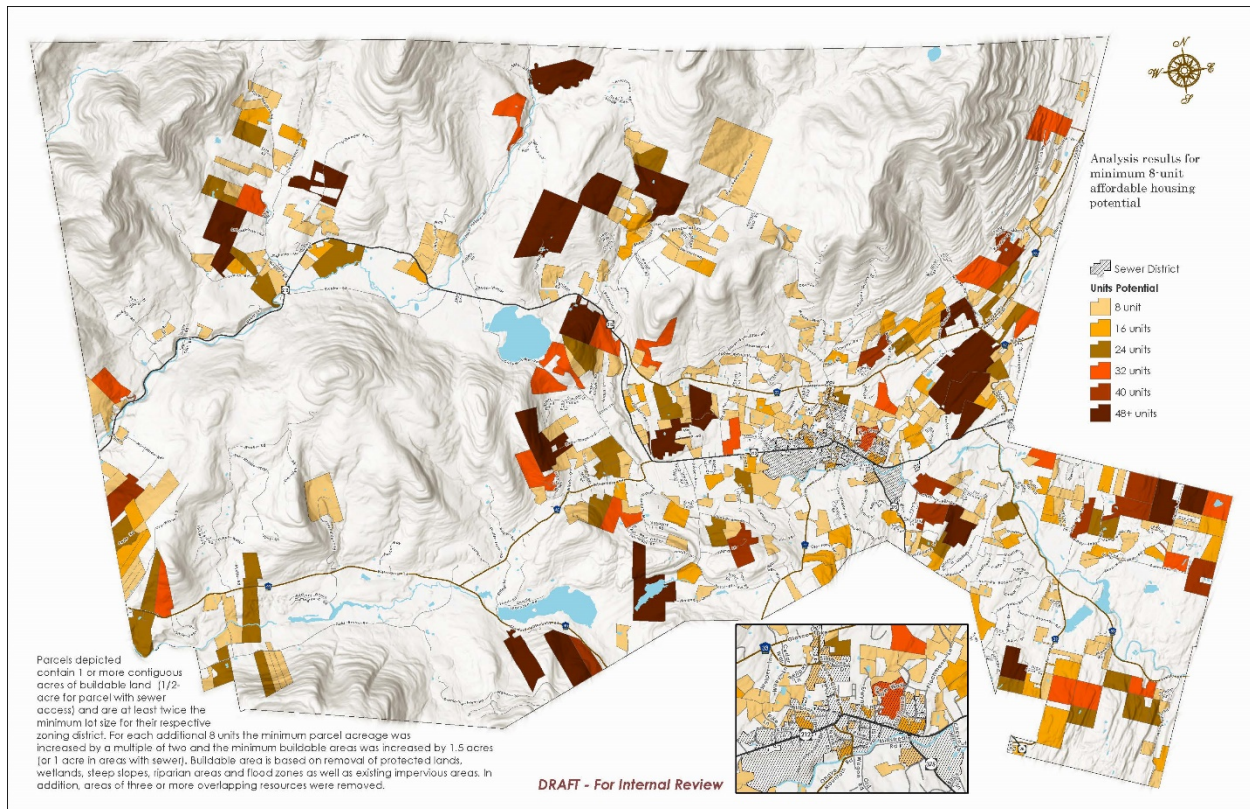


Figure 3: Potential Locations and Densities for Multi-Family Housing Based on Analysis in All Districts Except R8

This analysis allowed the HOTF to identify whether and where there is capacity for multi-family housing using the strict environmental protection standards outlined along with reduced density assumptions. The resulting maps indicated that there are suitable locations and capacity for multi-family development in Woodstock. The proposed new zoning establishes new, specific multi-family zoning criteria to ensure consistency between the analysis and the zoning standards set.

In summary, the proposed zoning recommendations for multi-family development:

- Sets different density and capacity rules for multi-family depending on whether water/sewer services are available and allows for higher density of multi-family housing where water and sewer services are available.
- Sets a maximum number of units allowed to be permitted via Planning Board (40 units) with a special use permit, requires larger developments to be approved by the Town Board only through the Floating Residential District (FRD) process, and sets a total maximum number of units at 60.

- Additionally, multi-family developments require double the minimum lot size in each district. Different densities are set for each district, with the highest density allowed in the hamlet, neighborhood commercial and R1.5 districts (5 units per net acre) decreasing to 1 dwelling unit per 1.2 net acres in the R5, and not allowed in the R8 district. Buildings are limited to 8 units per structure.
- Three and four-plex units are a special category of multi-family dwellings that are promoted in the recommended zoning as those that are of a lower scale. The updated zoning treats three and four-plex multi-family dwellings in a manner similar to single-family dwellings for zoning purposes, but with use of net acreage, their own set of development standards, and a modified site plan review process for permitting.
- FRD or multi-family greater than 4-plex prohibited in Scenic Overlay or Floodway Districts.

The above described recommended changes together with requirement of net acreage actually reduces density for multi-family development by setting new lot size, setback, and density requirements.