WOODSTOCK
HOUSING COMMITTEE

Update on Stage 2 Report from Fisher Associates

The following document contains an update on the process with Fisher Associates to develop plans for the potential building of affordable housing on Town-owned land. As part of a three stage process, Fisher Associates has completed its Stage 2 Report. Here is the outline of this document:

Background on the Town-Owned Parcels Initiative

The 2018 Woodstock Comprehensive Plan emphasized the need for affordable housing, and since the pandemic the problems created by the high cost of housing have become even more acute. Several initiatives have been undertaken in response to this affordability crisis. Most notably, HomeShare of Ulster Country, which was started in Woodstock, has created an infrastructure for connecting home providers with home seekers in an effort to help people remain in their communities. But despite this and other initiatives, the high cost of housing remains a real challenge for Woodstockers and those who would like to move here. The most direct way to address this problem is to create housing units that can be provided to residents at below market rates.

Affordable housing projects are funded by developers through a combination of federal, state, and local government subsidies, private investment, and other incentives. Common funding sources include the federal Low Income Housing Tax Credit, grants and loans from New York State funds, and grants from local funds such as the Ulster County Housing Action Fund. Developers also use loans from banks.

Towns can participate in the funding of affordable housing by contributing funds from a Community Housing Fund and by donating Town-owned land. The acquisition of "free" land is a huge asset in the development of housing. Woodstock does not have a Community Housing Fund at this time, but the Town does own several properties that could be suitable for housing.

In 2024, the Housing Committee began a process, in conjunction with the Planning Department of Ulster County, to evaluate the feasibility of building affordable housing on existing Town-owned parcels. After identifying what we viewed as the five most feasible parcels, the Town issued a Request for Proposals (RFP) in October 2024. The RFP asked engineering and

architecture firms to evaluate the suitability of the five Town-owned parcels for building affordable housing. This process led the Town to hire Fisher Associates to provide the necessary engineering and architectural services, the cost of which is being paid for with American Rescue Plan Act funds from the federal government. Fisher began work in early 2025.

This memorandum describes where things stand on the project with Fisher and describes our preliminary thoughts on what needs to be done next, including planning for community engagement. The most recent report from Fisher is included in this memorandum.

Overview of the Process with Fisher Associates

The process with Fisher includes three stages. Stage 1 required Fisher to assess "topography, soil conditions, proximity to town services and transportation, and access to public water and sewer systems or septic, with the intent of identifying the two or three that are most suitable for the construction of affordable housing units. Following Fisher's Stage 1 report, the Town decided to have three lots considered for Stage 2:

- Mountain View parking lot (across the street from The Colony)
- Zena-Highwoods Road (at corner of Lauren Court)
- Three Mile Class LT 21 (close to Stewarts near the intersection of Zena Rd. and Route 28).

Stage 2

In this stage, the RFP required Fisher to focus on how the natural features of the property impact the feasibility and cost of building. These features include:

- Topography (including constraints imposed by slopes)
- Geology: soil type(s), rock depth
- Drainage capability, runoff
- Sewer/septic feasibility
- Wetlands delineation
- Flood hazards
- Existing plantings, including groundcover, shrubs, and trees
- Presence of potential health hazards such as asbestos, lead-based paint, or harmful substances left from prior uses of the site.

Stage 3

In Stage 3, Fisher will construct detailed plans of up to two of the three sites considered in Stage 2, along with detailed cost estimates. Specifically, Stage 3 asks for site plans "that will describe in detail:

- Site plan development for 1-2 sites
- The number and type of units

- The location of units on the site
- Parking requirements
- The proposed character of units (e.g., square footage, number of bedrooms)
- For each site, two illustrated plans and two perspective views
- Conceptual building elevations
- Estimated costs

In evaluating the parcels, the RFP emphasized that the engineering firm should bear in mind Woodstock's rural character, stating explicitly that "Woodstock is adopting a conservation-centric approach to development that minimizes disruption in environmentally sensitive areas and preserves open space."

How to Read the Stage 2 Fisher Report

Fisher's Stage 2 report (included) provides a detailed analysis of the three sites and a recommendation regarding **which two sites** should advance to Stage 3. Each site review is based on GIS analysis, on-site observations, survey work of wetlands and other features, and a Stage 1 Environmental Site Assessment. Specifically, the site analysis sections of the report provide:

1. **Site Summary:** Details on size, zoning code, topography, soil conditions, ecology, access, existing utilities, and drainage.
2. **Environmental Review:** Summaries of the Stage 1 Environmental Site Assessment results, including findings on Recognized Environmental Conditions (RECs), Historic Recognized Environmental Conditions (HRECs), wetlands, and protected natural resources.
3. **Requirements for Viability:** Necessary steps like rezoning, utility connections, parking reconfiguration, or permitting needed to advance the site.
4. **Buildable Area:** Calculations based on zoning and physical constraints, including hypothetical unit capacity estimates.
5. **Conclusion:** A summary of the merits and limitations of the site.

The report summarizes its findings at the end of the report. We encourage members of the community to read this report and its conclusions.

STAGE 2 REPORT

DETAILED SITE REVIEW MEMORANDUM

DATE:	November 3, 2025
TO:	Bill McKenna, Supervisor
FROM:	Adam Bonosky, AIA, AICP, CNU-a Housing & Community Design
RE:	Town of Woodstock: Engineering Studies and Site Concepts for Town-Owned Parcels Under Consideration for Affordable Housing Fisher Project No. 240707.00
CC:	Katherine Tegan – Co-Chair, Woodstock Housing Committee John Huber – Co-Chair Woodstock Housing Committee
EXHIBITS:	Exhibit A – Phase 1 Environmental Site Assessment Report – Municipal Parking Lot (Mountain View) Exbibit B - Phase 1 Environmental Site Assessment Report – Zena Highwoods Site Exhibit C - Phase 1 Environmental Site Assessment Report – Three Mile Class LT 21 Site

STAGE 2 REPORT

Introduction

The Town of Woodstock (Town, Woodstock) seeks to improve affordable housing for a variety of residents struggling to afford rising prices. High construction costs and land value make it difficult for moderate income residents to afford a home within the Town. To help alleviate this issue, Woodstock is taking a proactive approach by reviewing, investigating, and performing pre-construction planning activities of selected Town-owned sites.

Stage 1 of this process was a preliminary review of five Town-owned sites to determine which were most suitable for affordable housing while continuing to meet Woodstock's planning and development goals. To assist the Town in the selection process, Fisher performed a review of the sites and submitted a Stage 1 review memorandum to the Town Housing Committee. The Housing Committee reviewed the results with the Town Board and the Town selected the following 3 sites to move forward to Stage 2 to perform a more detailed review:

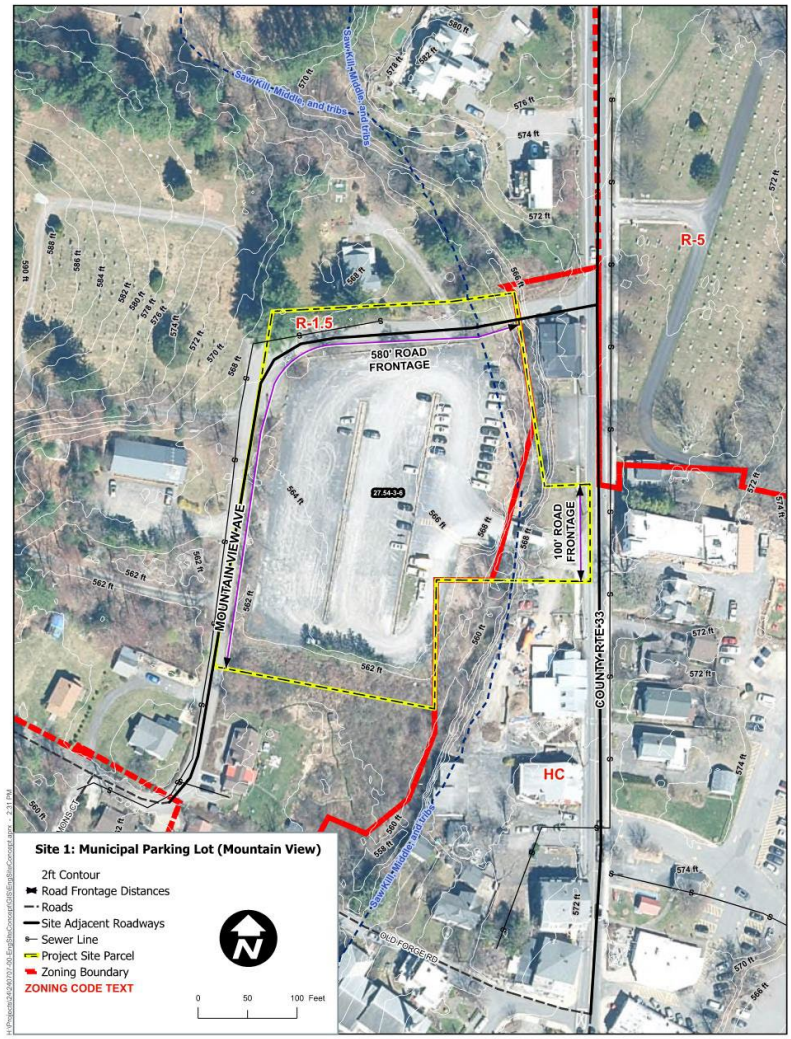
- Site 1- Municipal Parking Lot (Mountain View)
- Site 2 – Zena-Highwoods Road
- Site 3 – Three Mile Class LT 21

This memorandum includes further analysis of each of the three sites and a recommendation to the Town regarding which sites should be advanced to Stage 3 which includes development of site development plans. This memorandum evaluates each site through the lens of Woodstock's project goals, as described in the Woodstock Housing Committee's 2024 Annual Report to the Town Board. Through the community engagement sessions, the Committee resolved that key objectives are preserving the Town's rural character and developing housing that is both environmentally sustainable and financially responsible. Participants also expressed interest in infill development in the Town's center.

This memorandum includes descriptions of each site based on GIS analysis, on-site observations, and a Phase 1 Environmental Site Assessment. Each site review includes a brief conclusion section about the merits and limitations of the site in the context of the project. The final section includes a summary of conclusions and recommendations of which sites to proceed to Stage 3. This is followed by a section that outlines how the selected sites will be investigated including best practices and principles.

Site 1 - Municipal Parking Lot (Mountain View)

Address: Rock City Rd. Woodstock, NY 12498
Tax ID Number: 27.54-3-6
Size: 2.5 acres
Zoning Code: R1.5



Site Summary

Topography – The site is generally low slope across the existing parking lot area with some moderate slopes near the stream and in the south portion of the site near the wetlands.

Land type and surface soil conditions – The site is currently used as a parking lot consisting of asphalt pavement for a small portion to the connection to Rock City Road and gravel surface in fair to poor condition for the remainder of the site. The site also consists of a stream located along the east and wetlands on the south side of the site.

Plants and ecology – The site's perimeter have a rich ecology for its more urban setting. Flowering and shade trees line the north site boundary. Large shrubs and intermittent trees provide moderate

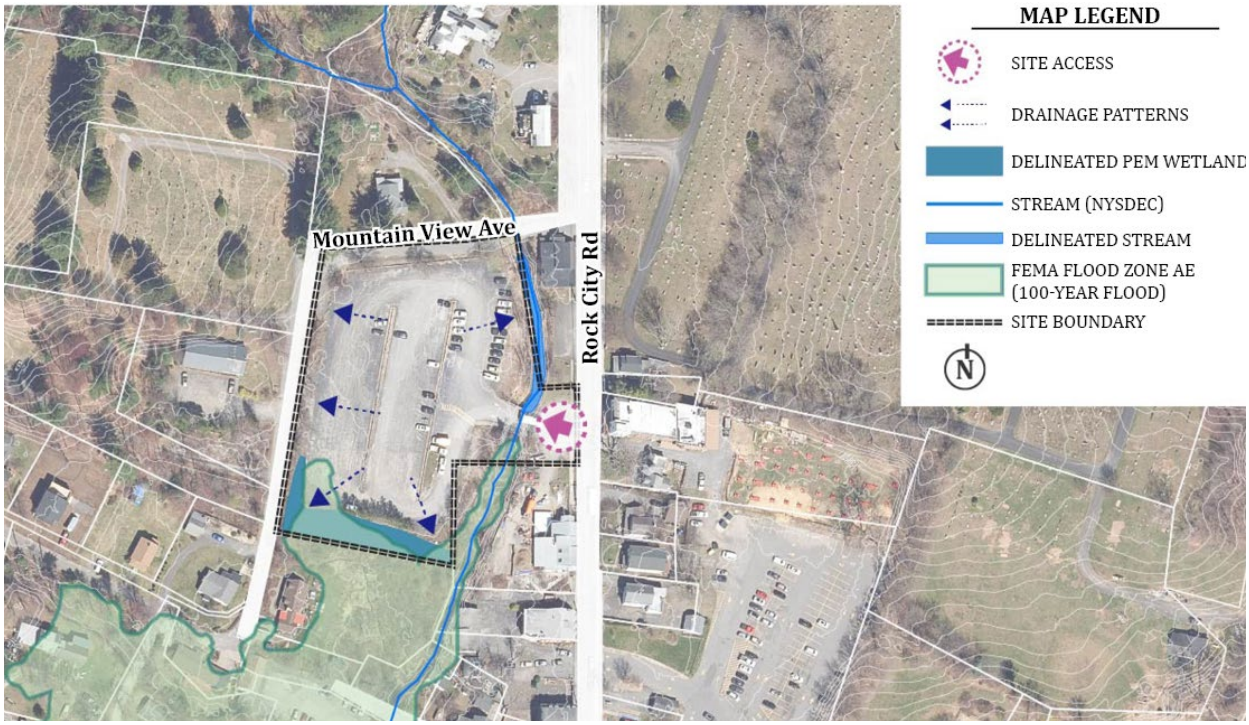
screening of neighboring properties along the western and southern property lines. Large spruce trees and the wetland to the south (during the site visit, cattail was the dominant visible species) provides a decent feeling of separation from the adjacent property. A stream (tributary of Tannery Brook) flows along the eastern edge of the property.

Site access - The primary access location to the site is Rock City Road. However, there are potential alternative access points along Mountain View Road, both on the north and west property lines. Establishing a new point of egress would allow for continued access along Rock City Road for the remaining parking lot space, while providing a more private and residential-feeling entrance for development residents.

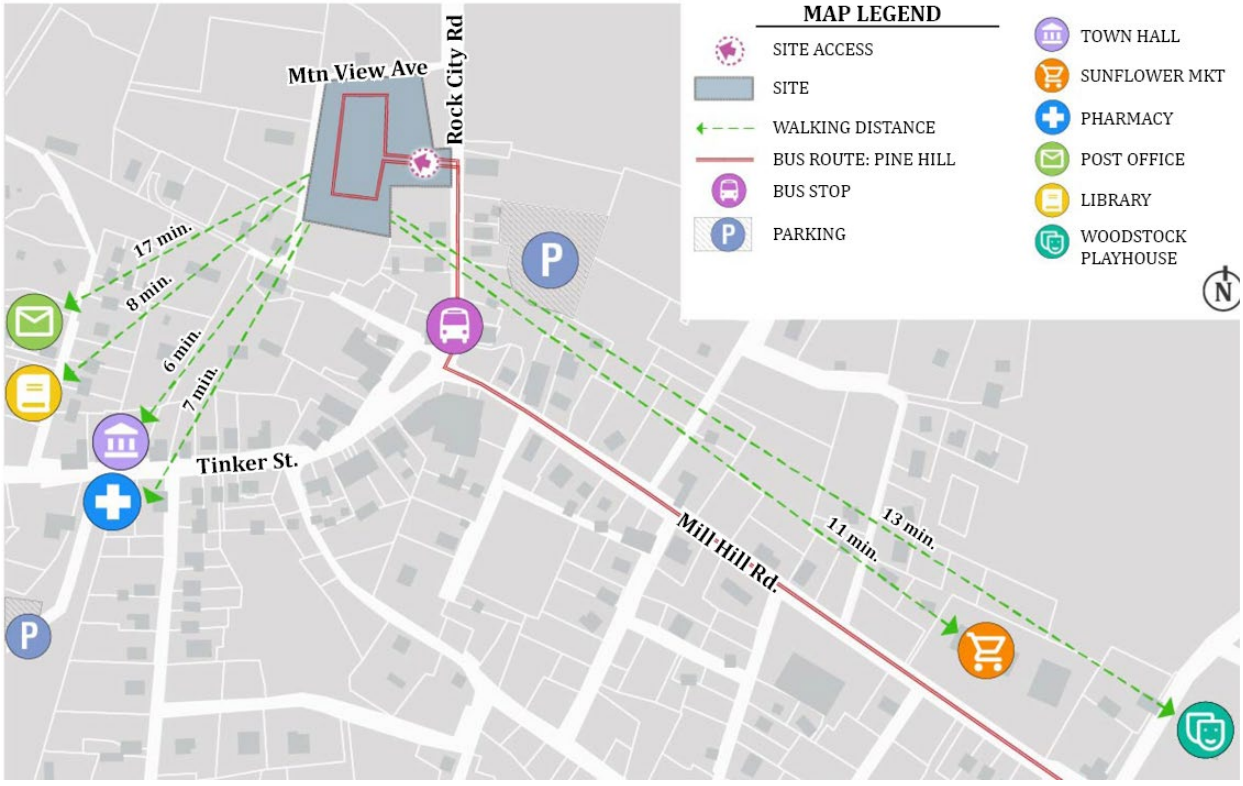
Parking count - In its current configuration the parking lot provides between 100 and 120 parking spaces. Although the Mountain View lot is one of the Town of Woodstock's main public parking areas, its current configuration is inefficient, largely due to a lack of formal striping and surface conditions that are difficult to traverse.

Existing utilities - The site is served by a 6-inch diameter watermain located along Mountain View Avenue and an 8- inch diameter watermain located along Rock City Road. Proposed water service would likely consist of a new tapped connection to the existing system to service each proposed building. The site is served by a 4-inch diameter gravity septic tank effluent collection system located along Mountain View Avenue and a 6-inch diameter gravity septic tank effluent collection system located along Rock City Road. Sewer service to each building would likely consist of an underground septic tank and separate manhole that would include an effluent pump that would discharge into the existing septic tank effluent collection system that discharges to the Town's wastewater treatment plant. It is assumed that both the publicly available water and sanitary sewer system are in good working order and that sufficient capacity is available.

Drainage - Stormwater runoff from the site generally sheet drains to the east into the stream and to the west into a ditch along Mountainview Ave that discharges to the existing wetland on the south end of the site. As much of the site is currently gravel or pavement which is considered an impervious surface additional stormwater runoff due to redevelopment of the site would be less when compared to an undeveloped site although stormwater management practices would still be required to comply with NYSDEC SPDES Permit requirements.



1.1 Existing Conditions – Natural Features



1.2 Existing Conditions – Community Connections

Environmental Review
A Phase 1 Environmental Site Assessment was completed for the site and is included in Exhibit A. The following is a summary of the results of the assessment that was completed:

- Additional Recognized Environmental Conditions (RECs) – The Subject Property is located in between two (2) cemeteries. Cemeteries are known to contain hazardous chemicals due to those used in the embalming process. Embalming chemicals have the potential to leach into the groundwater and migrate off the cemetery properties. Potential for impacted groundwater from the adjacent cemeteries' embalming fluids is identified as a REC in relation to the Subject Property. Additional investigation is recommended.

- Historic Recognized Environmental Conditions (HRECs) – Former Woodstock Pizza had a leaking underground storage tank (UST) noticed when the tank was cleaned in place and drilled through to encounter contaminated soil. The spill was closed to standard, however, due to the close proximity to the eastern boundary of the Subject Property, this is identified as a HREC.

- Wetlands and Surface Waters – a formal wetland watercourse delineation identified one (1) freshwater wetland on the eastern boundary of the site. Permitting or appropriate buffer from the wetland may be required. A consultation with the NYSDEC is required.

- Natural Resources – Two (2) bat species and one (1) insect species identified in the Subject Property area as being threatened, endangered, or protected. A formal consultation with the USFWS is required. This would produce an official species list of what species could potentially present at the project location. A determination key then would be run to reach a determination of whether the project will affect the listed species. If the project were to affect those species further consultation with the USFWS would be required.

What is required to make this a viable site
Rezoning – It is advantageous to rezone this site to Hamlet Commercial (HC), due to reduced setbacks and open space requirements. According to zoning data sourced from GIS databases, the site currently straddles two zones –R1.5 and HC.

Utility connection - Connections to publicly available water, sanitary sewer, and electric are required. However, the availability and proximity of these utilities makes this a highly desirable site for development.

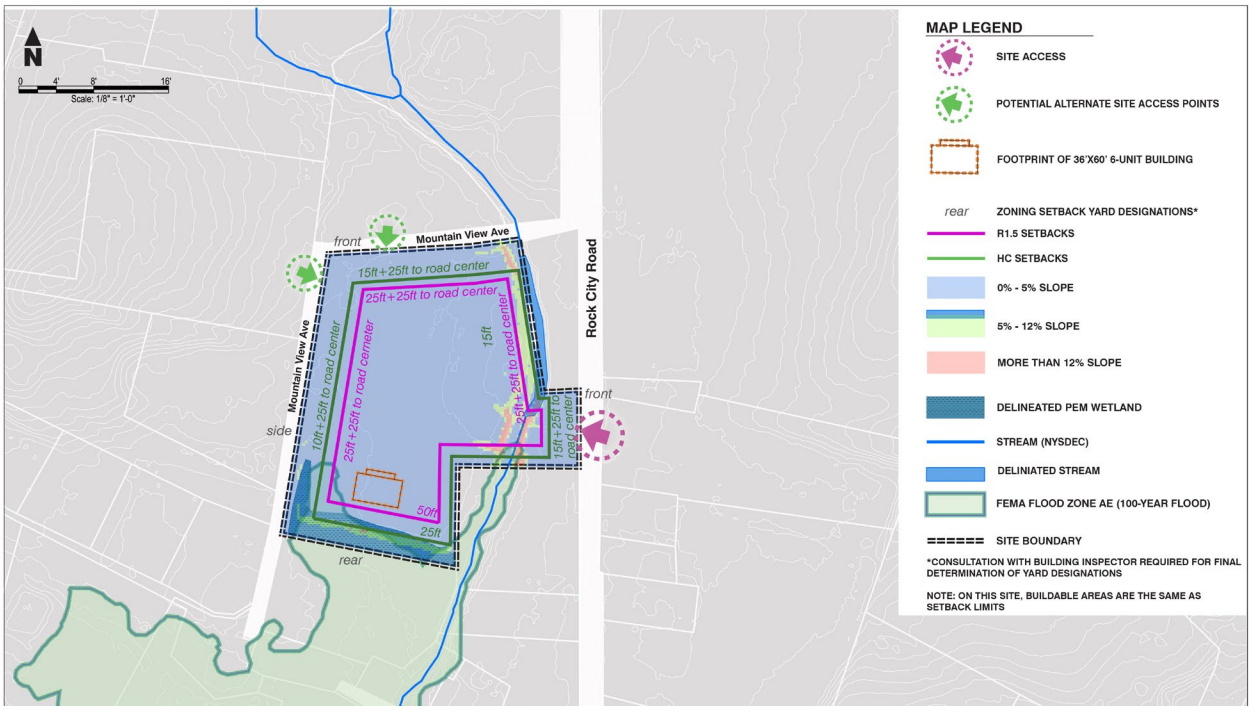
Parking – Reconfiguration of the parking lot is an essential component of developing this site. There has been ample feedback from the community that losing public parking within the most densely commercial part of Woodstock is unpalatable. Though some parking reduction on this site would be required for development, the loss may be moderated by an improved configuration of the remaining parking area. Furthermore, the Town should explore offset the loss of parking with supplemental parking areas in other parts of the town center.

Buildable Area
Note that this parcel is a corner lot and is considered to have 3 potential front yards. To determine which two sides would be considered "front yards" a consultation with the Building Inspector is required.

Maximum structure coverage is 25% regardless of whether the lot remains under its current R1.5 zoning designation or is rezoned to HC. This equates to 27,225 ft^2.

Current Zoning (R1.5): Total buildable area (with setbacks) is 1.25 acres. Accounting for resident parking and open space requirements, the site can accommodate (5 or 6) 6-unit buildings. The main disadvantage of remaining within the R1.5 zoning designation is the 50% open space requirement. As parking and driveways are not considered open space, the parcel would likely not be able to accommodate a public parking lot on the remainder of the site.

Proposed rezoning (HC): Total buildable area (with setbacks) is 1.7 acres. Accounting for residential parking and open space requirements, the site can accommodate up to (8) 6-unit buildings. The greatest advantage of rezoning this parcel is that the lower open space requirement (25%) allows for either the maximum residential buildings, or the retention of some public parking in addition to 5 or 6 residential buildings.

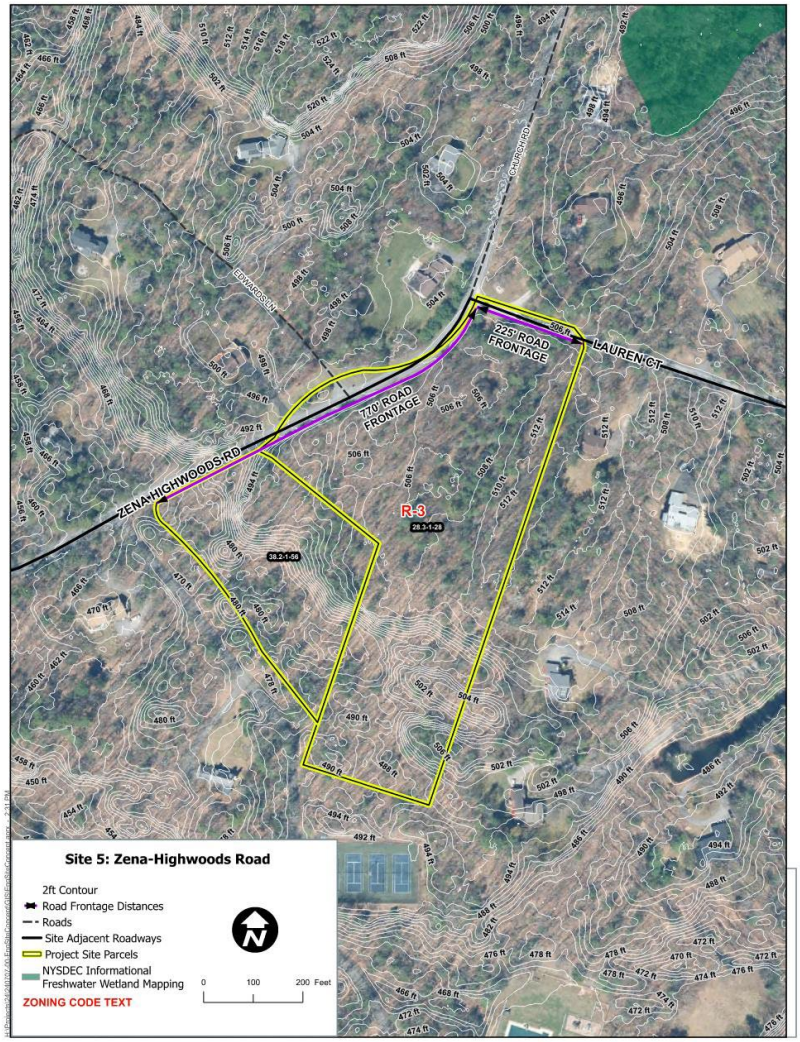


1.3 Buildable Area

Conclusion
Mountain View's central location within the Town of Woodstock, as well as its relatively flat topography, open space, and proximity to existing public utilities and community amenities makes it an excellent candidate for affordable housing development. It would likely be the most cost-effective option of the three sites explored in this memorandum.

Site 2- Zena-Highwoods Road

Address: Zena-Highwoods Road, Woodstock, NY 12477
Tax ID Number: 28.3-1-28; 38.2-1-56
Size: 11.1 total acres
Zoning Code: R3



Site Summary

Topography – The 5± northernmost acres of the site are best suited for development, based on topography. This area has minimal topographic changes and is easy to traverse in its current slope configuration (though vegetative debris makes this more difficult). There are some hummocks and hollows, and some larger depressions that may hold standing water during wetter times of the year. South of this area, the land drops off to a moderately steep slope, which is peppered with large boulders. It is not recommended to consider developing this southern portion of the site due to access and slope that would make grading and stormwater management challenging and expensive to complete.

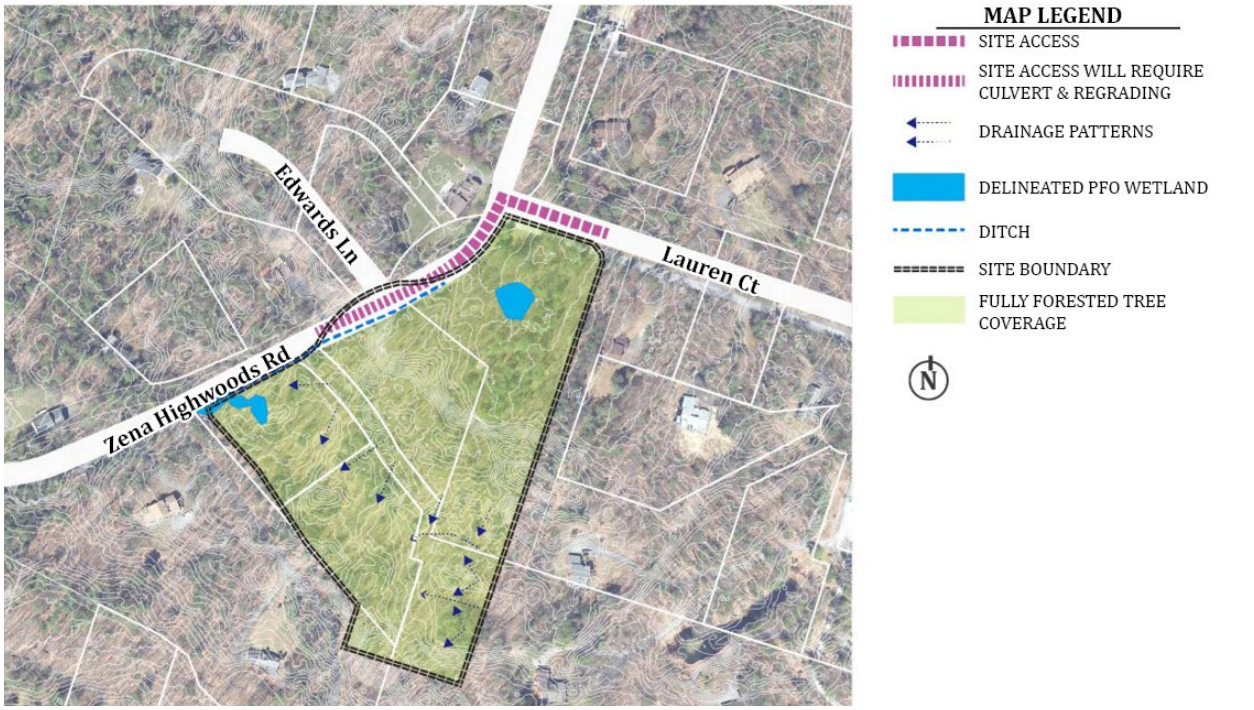
Land type and surface soil conditions – The site shows landscape artifactual suggestions that the property was used for agricultural purposes within the last 100 years. There are various remnant low dry-stacked stone walls, likely indicating farm field edges. GIS databases classify this parcel as "farmland of statewide importance". It will be worth investigating at the next stage of this process whether there would be permitting and approval implications of this designation, though the surrounding parcels have already been developed as residential properties. This typically includes a SEQRA review and filing a Notice of Intent with the State Department of Agriculture and Markets and other relevant boards prior to permitting and construction.

Plant communities and ecology – The plant communities on this site indicate wet, acidic soil. Indicator species include moss, wild Low-bush Blueberries and Pine tree stands. Other dominant plant species on this site include Red Oak and Eastern Red Cedar. The tree stand has a narrow range of age distribution, and most of the Pine trees were in poor condition. Should the site be selected for development, it is advised that a forestry management plan be put in place with the intent of improving forest stand health.

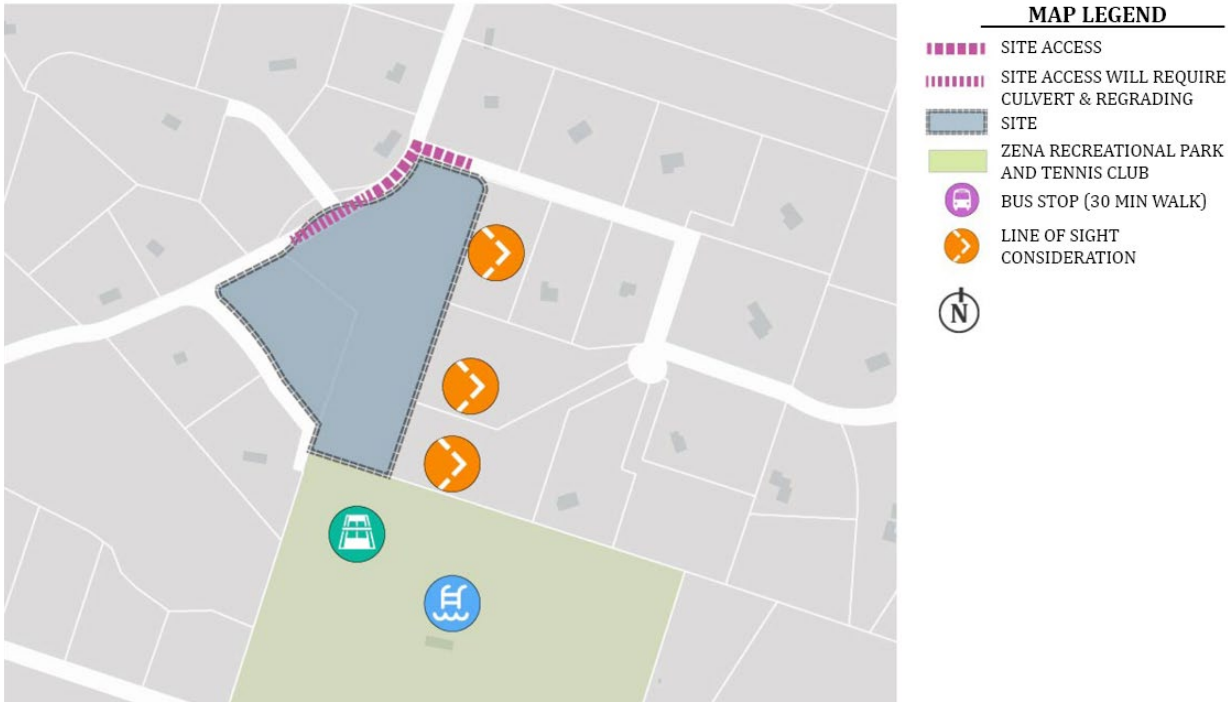
Site access – There are various options for site access along both Zena Highwoods Road and Lauren Court. Along Zena Highwoods Road, significant grading would be required to be usable as a point of egress. A culvert would also need to be installed so as not to interfere with the drainage ditch along the road. The Lauren Court egress point is simpler in terms of grading but limited by road frontage.

Existing utilities- The site and surrounding area are not served by public water or sanitary sewer facilities. The developed surrounding parcels have private water wells, septic systems, propane or LPG for heat/fuel. Private potable water well(s) will be required as well as residential onsite wastewater treatment systems (septic systems).

Drainage - Stormwater runoff from the site generally sheet drains to the southwest portion of the site before discharging through a culvert under Zena Highwoods Road and continuing offsite. The site is currently undeveloped so development of the site would require stormwater management that includes stormwater quantity and quality controls would be required to comply with NYSDEC SPDES Permit requirements.



2.1 Existing Conditions – Natural Features



2.2 Existing Conditions – Community Connections

Environmental Review
A Phase 1 Environmental Site Assessment was completed for the site and is included in Exhibit A. The following is a summary of the results of the assessment that was completed:

- No Recognized Environmental Conditions (RECs) identified.

- Site Geology – bedrock has been identified as shallow as 1.5 feet below ground surface in this area. Soil type is channery silt loam at 0 to 6-inches, to very channery loam, granular materials, silty or clayey gravel and sand at 6 to 17-inches, to Unweathered bedrock at 17 to 21-inches.

- Site utilities – no public services exist in the surrounding area or on the Subject Property. The developed surrounding parcels have private water wells, septic, and propane or LPG for heat/fuel. Potable water well(s) will require drilling 140 to 550+ feet into shallow bedrock. Septic will require installation into shallow bedrock as well. Potable private water wells in the surrounding area have a variable average discharge rate ranging from 4 gallons-per-minute (gpm) to 40 gpm. Typically wells that produce less than 5 gpm are considered below threshold for use, however other infrastructure such as storage tanks may provide one method of utilizing these types of well systems.

- Natural Resources – Properties immediately adjacent to the Subject Property's east and south boundaries are designated as Critical Environmental Areas (CEAs), recognizing the area for exceptional and unique environmental characteristics. There are also three (3) bat species, and one (1) insect species identified in the Subject Property area as being threatened, endangered, or protected. A formal consultation with the NYSDEC and USFWS will be required. This would produce an official species list of what species could potentially present at the project location. A determination key then would be run to reach a determination of whether the project will affect the listed species. If the project were to affect those species further consultation with the USFWS would be required.

What is required to make this a viable site
Access - Determining access points will be a crucial component of developing this site. Depending on the number of units built, it may be desirable to have two access points, one on each road. The units may be built along this single road to limit linear footage of road on the site.

Well and septic – The site does not have municipal water and sewer available. Therefore, both water well and septic systems would be required. Significant residential development surrounding the parcel suggests that geological and soil conditions are sufficient for both. However, bedrock is likely shallow and well pump rates on nearby properties vary.

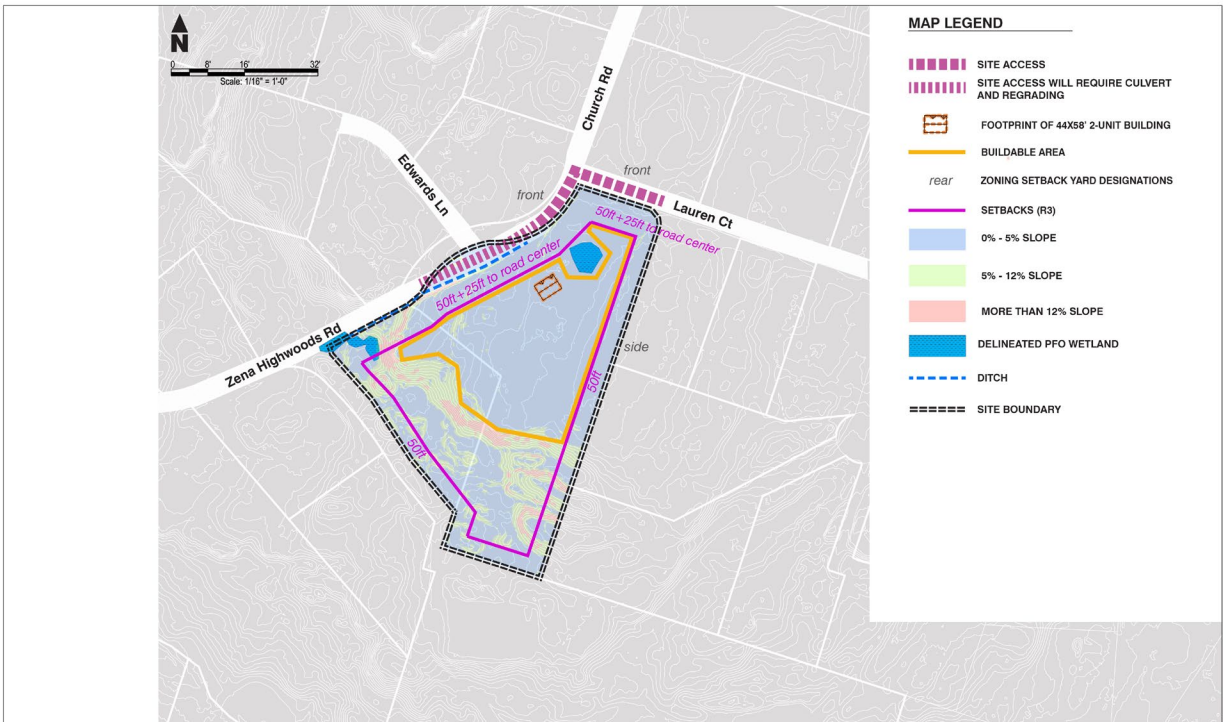
Tree clearing and grading – Significant tree clearing would be required to develop this site. However, a forestry management plan that aims to improve the health of the woods on the parcel may be advantageous for both approvals/permitting, as well as the site ecology at large.

Buildable Area
Note that this parcel is a corner lot and therefore has 2 front yards.

Maximum structure coverage is 10% of the lot. This equates to 1.1 acres, or 47,916 ft^2.

The minimum open space requirement is 70%, or 7.77 acres.

Total buildable area, considering setbacks and topographic limitations, is 3.72 acres.
The site can accommodate approximately (20) 2-bedroom duplex units. It should be noted that this number is purely based on available square footage and does not take into consideration important factors like depth to bedrock, well pump rates and other factors that could affect the viability of developing this site.

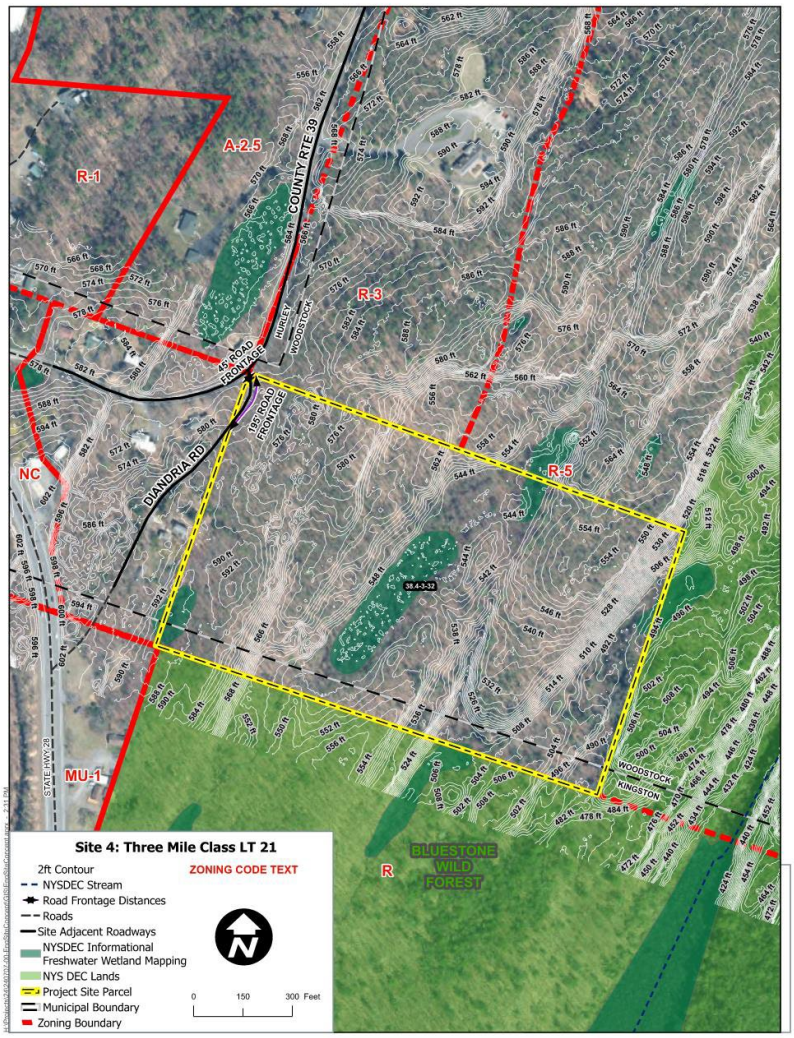


2.3 Buildable Area

Conclusion
The Zena Highwoods site is limited in its access to public amenities, including public transportation. However, its large area of minimal topographic change, as well as its location in a residential area make it a viable candidate for development as affordable housing.

Site 3 - Three Mile Class LT 21

Address: Three Mile Class Lt 21, Woodstock, NY
Tax ID Number: 38.4-3-32
Size: 31 acres
Zoning Code: R5



Site Summary

Topography – There is significant topographic variation across this site. There are large low areas near the site access point that would require extensive grading to develop, in addition to many hummocks and hollows. Though the parcel is the largest of the three under consideration, several significant slope drop-offs limit the developable area to the front approximate 6 acres.

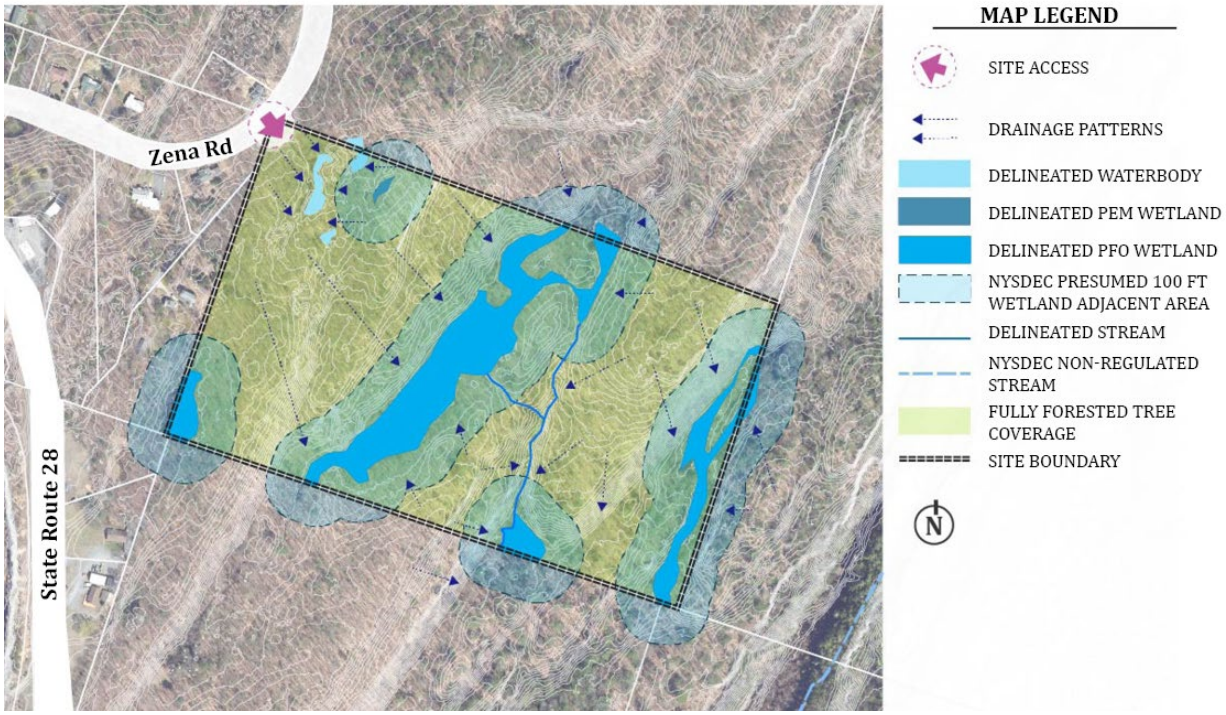
Land type and surface soil conditions – The front 6 acres is heavily forested, though it appears to be predominantly an even-aged forest, suggesting that it began regenerative from open field around 60 years ago. However, there are some more mature wooded areas. Areas along the main entry trail to the property have mature tree roots bulging through the soil's surface. Many boulders were observed throughout the site, potentially indicating shallow bedrock.

Plant communities and ecology – There is significantly better tree stand health on this property than at Zena Highwoods. This site is rich in various interesting plant communities. Wild Lowbush Blueberry is prevalent as a groundcover. Pignut hickory, Red Oak, and Pine are the dominant tree species. Invasive species were not observed in significant quantities or concentration. There are various wetlands and wet conditions throughout the site that also provide unique habitat.

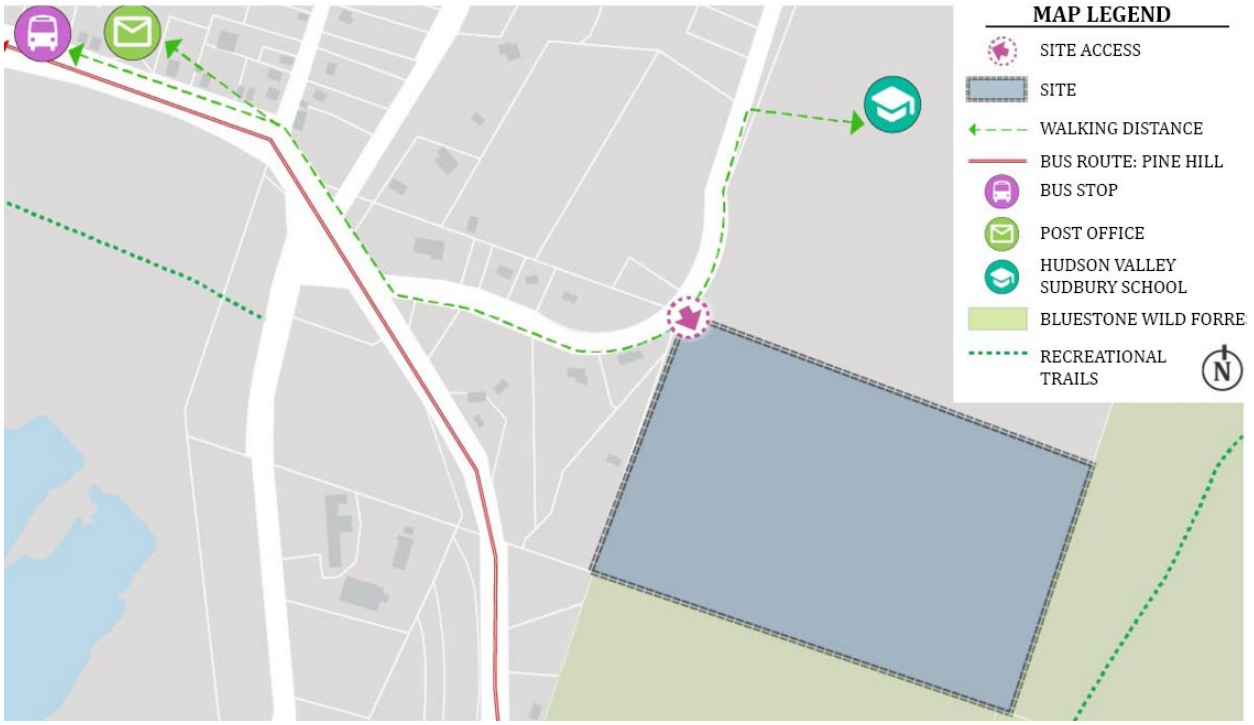
Site access – Access at this site is extremely limited, with the only potential point of egress at the northern corner of the property. Developments with over 100 dwellings require two points of access to the site.

Existing utilities - The site and surrounding area are not served by public water or sanitary sewer facilities. The developed surrounding parcels have private water wells, septic systems, propane or LPG for heat/fuel. Private potable water well(s) will be required as well as residential onsite wastewater treatment systems (septic systems).

Drainage - Stormwater runoff from the site generally sheet drains to the existing onsite wetlands which appear to drain to the south end of the site. The site is currently undeveloped so development of the site would require stormwater management that includes stormwater quantity and quality controls would be required to comply with NYSDEC SPDES Permit requirements.



3.1 Existing Conditions – Natural Features



3.2 Existing Conditions – Community Connections

Environmental Review
A Phase 1 Environmental Site Assessment was completed for the site and is included in Exhibit C. The following is a summary of the results of the assessment that was completed:

- No Recognized Environmental Conditions (RECs) identified.

- Site Geology – bedrock has been identified as shallow as 2 feet below ground surface in this area. Soil type is channery silt loam at 0 to 6-inches, to very channery loam, granular materials, stone fragments, gravel and sand at 6 to 26-inches, to Unweathered bedrock at 26 to 30-inches.

- Site utilities – no public services exist in the surrounding area or on the Subject Property. The developed surrounding parcels have private water wells, septic systems, propane or LPG for heat/fuel. Potable water well(s) will require drilling 200+ feet into shallow bedrock. Septic systems will require installation into shallow bedrock as well. Additionally, potable private water wells in the surrounding area have low average discharge rates ranging from 2.5 gallons per minute (gpm) to 15 gpm. Typically wells that produce less than 5 gpm are considered below threshold for use, however other infrastructure such as storage tanks may provide one method of utilizing these types of well systems.

- Natural Resources – Properties immediately adjoining to the south and east are State-owned forests. The Subject Property and surrounding State forests were identified as having Significant Natural Communities and Rare Plants and/or Animals. There are also three (3) bat species, and one (1) insect species identified in the Subject Property area as being threatened, endangered, or protected. A formal consultation with the USFWS will be required.

- Wetlands and Surface Waters – a formal wetland watercourse delineation identified three (3) natural ponds, five (5) freshwater wetlands, and one (1) perennial stream on the Subject Property. Consultation with the NYSDEC is required and permitting or adhering to a mandatory buffer may be necessary.

What is required to make this a viable site
Well and septic – These are likely to be limiting factors for site development. Several factors suggest that bedrock is shallow and low well pump rates proximate to the site indicate that well and septic requirements may be difficult to meet, particularly for multiple residential units.

Tree clearing and grading – This site would require significant tree clearing and regrading to accommodate multiple residential units. Furthermore, potentially shallow bedrock could make regrading efforts significantly more expensive.

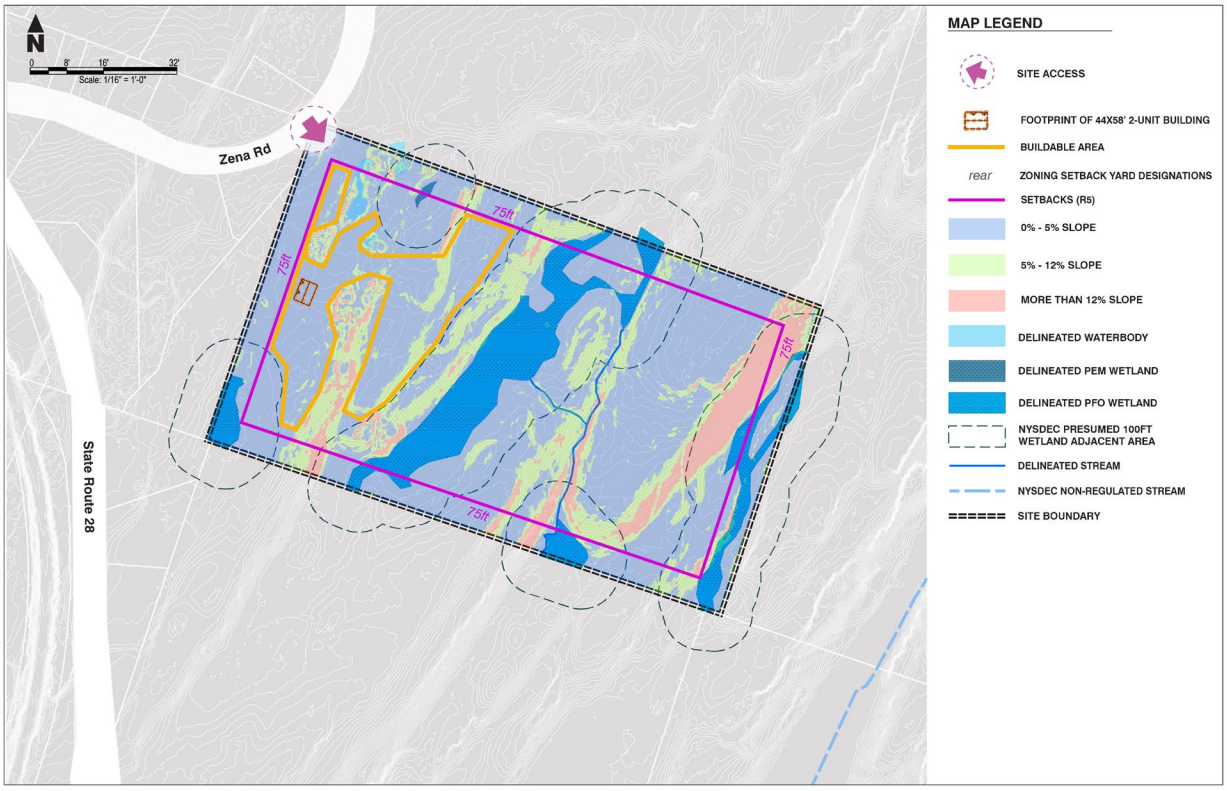
Wildlife and vegetation management approach – The development of this site would likely face resistance from the public, as well as public agencies due to its wetlands and habitat for rare and/or endangered species. A thorough wildlife and vegetation management plan is advised if this site is selected for development.

Buildable Area
Maximum allowable structure coverage is 10% of the lot. This equates to 3.1 acres, or 135,000 ft^2.

The minimum open space requirement is 80%, or 24.8 acres.

Total buildable area, considering setbacks and topographic/environmental limitations is approximately 4.6 acres.

Based purely on square footage allowance, the site can accommodate approximately (80) 2-bedroom duplex units. However, the actual number is assuredly significantly lower, as this estimate does not take into consideration important factors like depth to bedrock, well pump rates and other factors that could affect the viability of developing this site. It should be noted that considering the environmentally sensitive nature of this site, actual restrictions of the buildable area are likely to be greater.



3.3 Buildable Area

Conclusion

The limited site access, restrictive topography and geology, and rich ecology of this site make it a poor candidate for development. The cost of bringing basic utilities to the site is likely to be prohibitively expensive and complicated.

Summary of Conclusions and Recommendations for Stage 3

A detailed review was completed to further review the 3 sites selected from Stage 1 that included:

- Site 1- Municipal Parking Lot (Mountain View)
- Site 2 – Zena-Highwoods Road
- Site 3 – Three Mile Class LT 21

The detailed review included wetland delineation, completion of Phase 1 Environmental Site Assessments, review of site background information, and review of zoning and potential buildable areas and limitations. Each of the sites offers unique challenges related to development, the following is a summary of each of the sites:

Site 1- Municipal Parking Lot (Mountain View)

- The Mountain View site is 2.5 acres in size and consists of a parking lot in the center of the Town making it an ideal location for in-fill development. The site has available connections to public utilities (water and sanitary sewer) and walkable access to public amenities. The site is currently zoned R1.5 which allows for residential development, but possible re-zoning to HC could increase the number of building units. Given the current zoning it appears the site could accommodate up to five (5) or six (6) 6-unit buildings with each having a footprint of 2,160 square feet and if re-zoned to HC could potentially accommodate up to eight (8) 6-unit buildings. The site's only potential environmental concern is proximity to two cemeteries which could impact groundwater in the area. However, this concern is mitigated by the fact that the site has access to a public water system and would not require wells to be installed. The major weakness of this location is the loss of one of the primary public parking lots for the Town that currently provides about 100 to 120 parking spaces, which are used primarily for visitors to the area.

Site Pros	Site Cons
Relatively flat	Reduced parking – reference utilization study for patterns of use
Access to municipal utilities such as water and sewer	Farmer's Market may be able to remain, however coordination with manager required
Near to downtown Woodstock, enhancing walkability	
Potential to improve connectivity to downtown Woodstock	
Transit options are available for the site	
Zoning enables efficient housing solutions	
Likely to be inexpensive for development and infrastructure	

Site 2 – Zena-Highwoods Road

- The Zena Highwoods site is 2 parcels, is 11.1 acres in size and consists of woods with a small wetland area on the north side of the site and steep sloped area on the south portion of the site. The site is noted to have farmland of statewide importance which could predate the existence of trees currently throughout the site. No recognized environmental concerns were noted for this site. Given the constraints the site has about 5 acres of developable area. The site doesn't have access to public utilities (water and sanitary sewer) and would rely on private systems. Given the R3 zoning of the site the site could accommodate up to twenty (20) 2-bedroom duplex units or cottages with each having a footprint of 2,500 square feet.

Site Pros	Site Cons
Developable area large enough to accommodate pocket neighborhoods	No water or sewer
Historic assets might be available for reuse into unique site features	May require additional state or local board approval for development
No recognized environmental concerns	Shallow bedrock will increase the cost of well infrastructure installation
Access to two streets enables efficient vehicular circulation on site	Shallow bedrock will increase the cost of septic infrastructure installation
Nearby residential uses minimize impact on natural environment of the site	No transit currently to the site

Site 3 – Three Mile Class LT 21

- The Three Mile Class site is 31 acres in size and consists of dense woods and contains several wetlands as well as significant grade change which could result in erosion concerns and evidence of shallow bedrock. Given the constraints that include a large wetland, the site only has about 6 acres of developable area. The site doesn't have access to public utilities (water and sanitary sewer) and would rely on private systems. Given the R5 zoning of the site the site could accommodate up to eighty (80) 2-bedroom duplex units or cottages with each having a footprint of 2,500 square feet. However, given the site limitations such as depth to bedrock, environmental conditions, slopes and accessibility this number could be greatly reduced.

Site Pros	Site Cons
Possible development locations provide views of nature	No water or sewer
No recognized environmental concerns	Presence of wetlands reduces availability of easily developable land
	Shallow bedrock will increase the cost of well infrastructure installation
	Shallow bedrock will increase the cost of septic infrastructure installation
	No transit currently to the site
	Topographic conditions discourage compact development, increasing infrastructure costs
	Limited site access
	Development on site includes erosion concerns due to topography

Key Takeaways
The Mountain View site stands out as the best suited site that aligns with the Town's goals of limiting environmental impact, increasing density of the Town center while maintaining the Town's rural character. During the next stage a meeting with the Town Code Enforcement Officer should be completed to review the setback requirements given the site has 2 front yards. Another review option could include splitting the site to include some public parking with the remainder infill development.

Of the rural parcels, Zena-Highwoods Road is the most desirable. When compared with the other rural sites, it has the fewest environmental limitations and has ample options for site access. Limitations are the availability of access to public water and sanitary sewer, proximity to the Town Center and public transportation. However, this site is surrounded by residential sites and development of the site would have less environmental impact compared to Three Mile Class.

Development of the Three Mile Class site has the most environmental concerns as it's related to site topography, shallow bedrock, ecology and accessibility.

Next Steps and Guiding Principles
As the Housing Committee identifies the two sites that are best suited for housing, it is important to outline the next steps and key principles of community design that will guide the visioning process in Stage 3. This section will provide a brief overview of this approach.

When the Committee began this process, it established the desire for Woodstock to identify a path for providing more housing for the Town. There are two key goals that guide this initiative:

1. Provide affordable dwellings.
2. Pursue sustainable strategies for both community design and individual buildings.

Key to achieving success for Woodstock will be addressing these goals in a way that incentivizes the desired development the Town wants to see. This means having an understanding of the parameters of funding sources, as well as what developers consider when evaluating sites.

In Stage 3, the Housing Committee will collaborate with the consultant team to identify visions for hypothetical development for two sites. As the consultant team investigates how each site may change over time, there are several principles that will be used to inform these potential scenarios. These include:

1. **Concepts should give a sense of where it is in the Town.** Downtown should feel different from nearby neighborhoods, and likewise for the more rural areas of Woodstock. The types of buildings, how they are organized, and the landscaping will be utilized to illustrate designs that are context sensitive and feel like a natural extension of Woodstock. When done properly, this approach encourages compact development. This reduces the impact on the environment by reducing the amount of natural and agricultural land that is used for development.

2. **Concepts should be well-connected to nearby networks.** Design concepts should enhance connections to streets, lanes, bike lanes, sidewalks, and other infrastructure. This enables people to choose how they get around and enhances sustainability by minimizing vehicle miles travelled, reducing greenhouse gas emissions. Making it easier for people to walk and bike also improves physical and mental health, improving the quality of life for residents.

3. **Public spaces should be emphasized.** As places develop and change over time, it is equally important to plan spaces to gather. This includes parks, plazas, pocket parks, and playgrounds within neighborhoods. In Woodstock, each site should incorporate public spaces to contribute to placemaking, further enhancing the character of the Town and giving a sense of "fitting in" with the surrounding context. Quality spaces for people to meet along with well-designed thoroughfares also make it safe to walk and bike, reducing the number of vehicle trips needed for daily needs.

4. **Concepts should be flexible.** The demands of the future are always in flux. The best plans can adapt to these changing needs. This is done by being able to accommodate different building types while adhering to the above principles. This may mean enabling different building types that are with an aesthetic that the community would be happy to see. It will also mean establishing this aesthetic along with identifying public spaces and connections within the design that should be adhered to as much as possible.

Site development investigations will include a hypothetical site plan along with a three-dimensional rendering to convey the building and site design aesthetics. These images will be utilized to communicate community desires to potential developers, positioning Woodstock to be proactive in how their community looks and feels in the future.

END OF STAGE 2 REPORT

APPENDIX I
Our Preliminary Assessment

To continue the process with Fisher, we must accomplish two tasks in response to this report:

(a) **Select two lots** for which Fisher will develop detailed Stage 3 plans.
(b) Provide Fisher guidance regarding what we would like to see in these plans (i.e. number and type of units)

In thinking about these two tasks, it is important to bear in mind where we are in the process. In particular, it is important to emphasize that ***we are not at the moment*** of making any decision to build affordable housing on any particular town-owned parcel. That decision will rest with the Town and Town Board ***after*** Stage 3. Instead, we are in a learning stage. The process with Fisher allows us to educate ourselves about the most feasible way to develop plans for building affordable housing on two different town-owned parcels. Only when armed with such clear plans – crafted by engineers and architects -- can the Town effectively weigh the pros and cons of proceeding with any particular project. After the Stage 3 report, the Town could decide to push forward with either or both parcels, or it could decide that even the best plans that emerge from this process will not meet the broader needs of the Town.

Fisher's Stage 2 report helps us take one step closer to the goal of having a fully informed discussion. When we think about the pros and cons of different locations for affordable housing, many different issues can come into play.

It is important to consider carefully the potential problems with Three Mile. It is in many ways an attractive parcel for affordable housing: it is located near bus routes, it is close to Kingston (easing access to food and medical care), and housing there would not affect traffic in town. But the Fisher report underlines that this parcel is a poor candidate for development. It concludes:

> "The limited site access, restrictive topography and geology, and rich ecology of this site make it a poor candidate for development. The cost of bringing basic utilities to the site is likely to be prohibitively expensive and complicated."

The main factor affecting the site's viability is the uneven, rocky terrain. The report also notes other important limitations of the Three Mile site, but the site will have a prohibitively high cost of development for affordable housing.

Fisher's review of the Zena Highwoods parcel is more positive. Like Three Mile, it would require septic systems and well-drilling, as it is not on Town water or sewer. And it could only house people with a car. But Fisher observes that the site has "minimal topological variation," which makes it easier to build on than the Three Mile site. It also raises fewer environmental issues than Three Mile, and it has better road access than Three Mile, as it is a corner lot.

The Fisher report suggests that the best option to build on is the Mountain View parking lot. The main advantage of this parcel is that housing units there can be directly connected to Town sewer and water, substantially reducing the costs of building. The parcel has other advantages that are noted in the report, such as easy accessibility to Town by residents, and limited impact on the environment. Re-thinking this property could make it a much more attractive feature of the Town than is currently the case.

What's Next?: Decision Process and Community Engagement

Our committee seeks community input on our recommendation of which two parcels to analyze further in Stage 3. Our reading of the Fisher report suggests to us that the Three Mile the parcel should be eliminated at this stage.

Once we finalize a decision about which two parcels to include in Stage 3, the bigger challenge we face is guiding Fisher's next steps as they develop concrete plans. We are currently working on a plan to engage the community and stakeholders in the process, and we would welcome input on how we should structure this engagement process. We also need to understand the specific questions that the community would like to have answered through this process.

This stage also requires some specific decisions. For example, in developing a plan for the Mountain View parking lot, we don't have to put housing on the entire parking lot, but how many public parking spots should we ask Fisher to preserve? And our current thinking is that housing units in Mountain View should be smaller (studios and one-bedrooms), and whould appeal to seniors, couples without children, and singles.

If we build in a residential area like Zena Highwoods, what form should the buildings take and how many should there be? One idea is to build a few "mansion houses" (buildings that look like large houses but that have many units), fitting aesthetically into the neighborhood. Another idea is to create a "pocket neighborhood" or a cluster of small homes around a central common space.

And should the units be for rental or for affordable purchase (as both financing models exist). Our preliminary thinking is that the smaller units in Mountain View could be rentals and that units in Zena Highwoods could be for affordable purchase.

There are of course other questions, not the least of which is the aesthetic styles of the building. These and all other aspects of the project are ones on which we need community engagement.

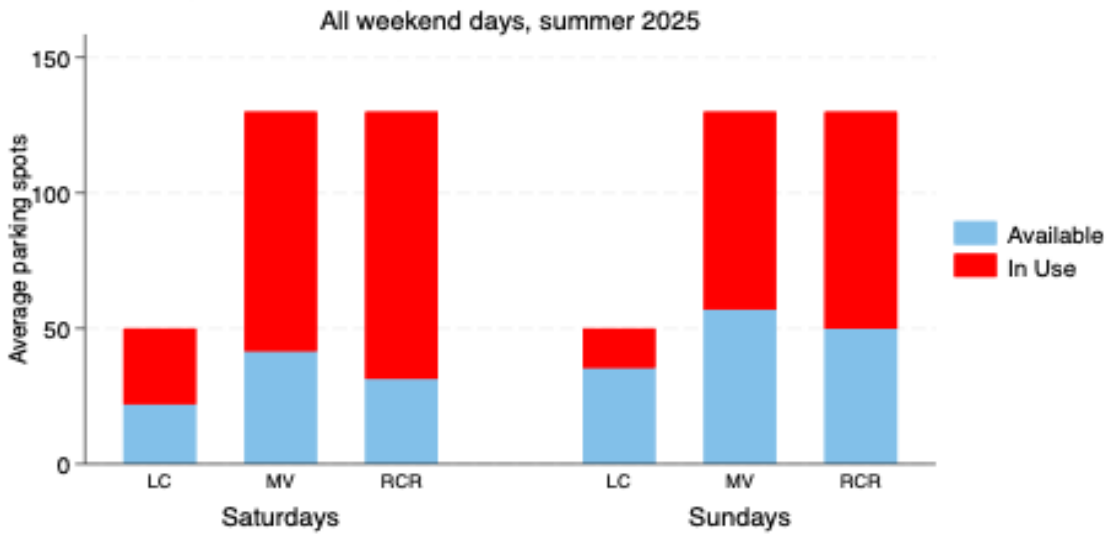
The Housing Committee will be reaching out to community stakeholders to hold listening sessions and will follow-up with a community meeting open to all community members.

APPENDIX II
Parking Assessment

Building affordable housing on a portion of the Mountain View lot would obviously reduce parking in town, which is an important concern. But as our committee noted in its March 2025 Stage 1 presentation to the Town Board, we need a fact-based understanding of parking demand and possible solutions before drawing conclusions about the impact of potential housing at the Mountain View lot. As a first step towards this understanding, our committee conducted a preliminary study of parking availability during the summer of 2025.

For our study, we counted available parking spots in the Town's three central lots—Mountain View, Rock City Road, and Lower Comeau. We also counted spots on many but not all days at the little-used Upper Comeau, though we exclude this lot from the analysis that follows. From Memorial Day to Labor Day, we recorded the number of parked cars and vacant spaces during weekend peak hours. These hours were identified through consultation with the Rock City Road parking attendant and by taking counts at random times of day early in the study. Peak demand typically occurs in early to mid-afternoon. Counts were taken once or twice per day in the afternoon, and when a lot was less than half full, we conservatively recorded half the total spaces as the number available.

Figure 1: Parking by day in the three central lots



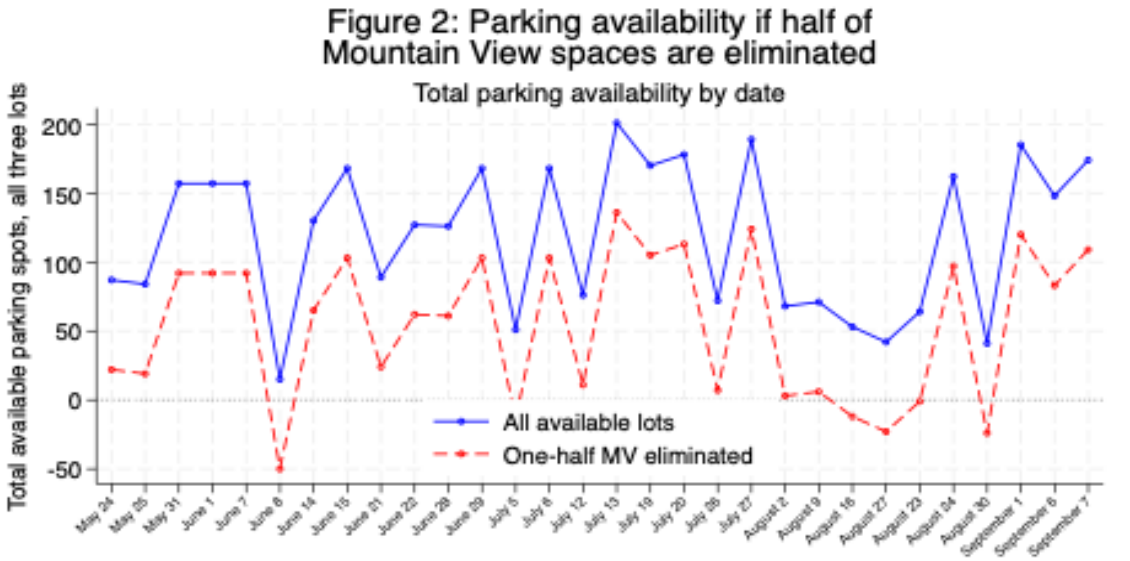
The figure plots the average spots available and in use across all Saturdays and Sundays in the Lower Comeau (LC), Rock City Road (RCR), Mountain View (MV) parking lots. Data are based on counts taken at the busiest time of day.

Figure 1 shows the average number of parking spots that are in use and available on Saturdays and Sundays at peak hours over the course of the summer. The figure shows that the Mountain

View lot is typically about 75% full and the Rock City Road lot is about 80% full at peak hours. Lower Comeau, the smallest of the lots, is also often the least full, particularly on Sundays, suggesting visitors often do not find this lot.

Figure 2 shows the total available parking spots on each day, aggregating the totals from each of the three lots. The blue line shows the total spots available using the current number of total spots. On only one day all summer was there a genuine parking crunch, with only 15 spots across three lots – that was Pride Day on June 8. On average there are over 100 spots available at peak times, and the total spaces available seldom dips below 50. Thus, genuine parking crunches occur infrequently.

There is no doubt that traffic in town is often chaotic on peak summer weekends, with cars backing up at the main intersections. And there clearly are moments – like on Pride Day this year – when parking lots are full. But our data collection suggests that a genuine parking crunch is very rare in Woodstock: on most weekend days over the summer, all three parking lots are typically far from full. The traffic congestion therefore does not seem to be clearly connected to a parking shortage, but rather to the fact that drivers simply are not efficiently finding the three lots.



Note: The figure plots the total available parking spots in Rock City Road, Mountain View and Lower Comeau parking lots if half of Mountain View's 130 spots are eliminated. Data are based on counts taken at the busiest time of day.

What if the Town eliminated half of the 130 spots at Mountain View to build affordable housing? The answer provided by our data is depicted by the red dashed line in the figure. Under this scenario, there is a genuine parking crunch – with use exceeding supply (negative values in the

graph) or less than 20 available spaces – on 11 of the 30 weekend days. The data therefore indicate that eliminating 65 spaces without any counter measures would yield a shortage of spaces on certain days, but days on which this would happen are relatively infrequent.

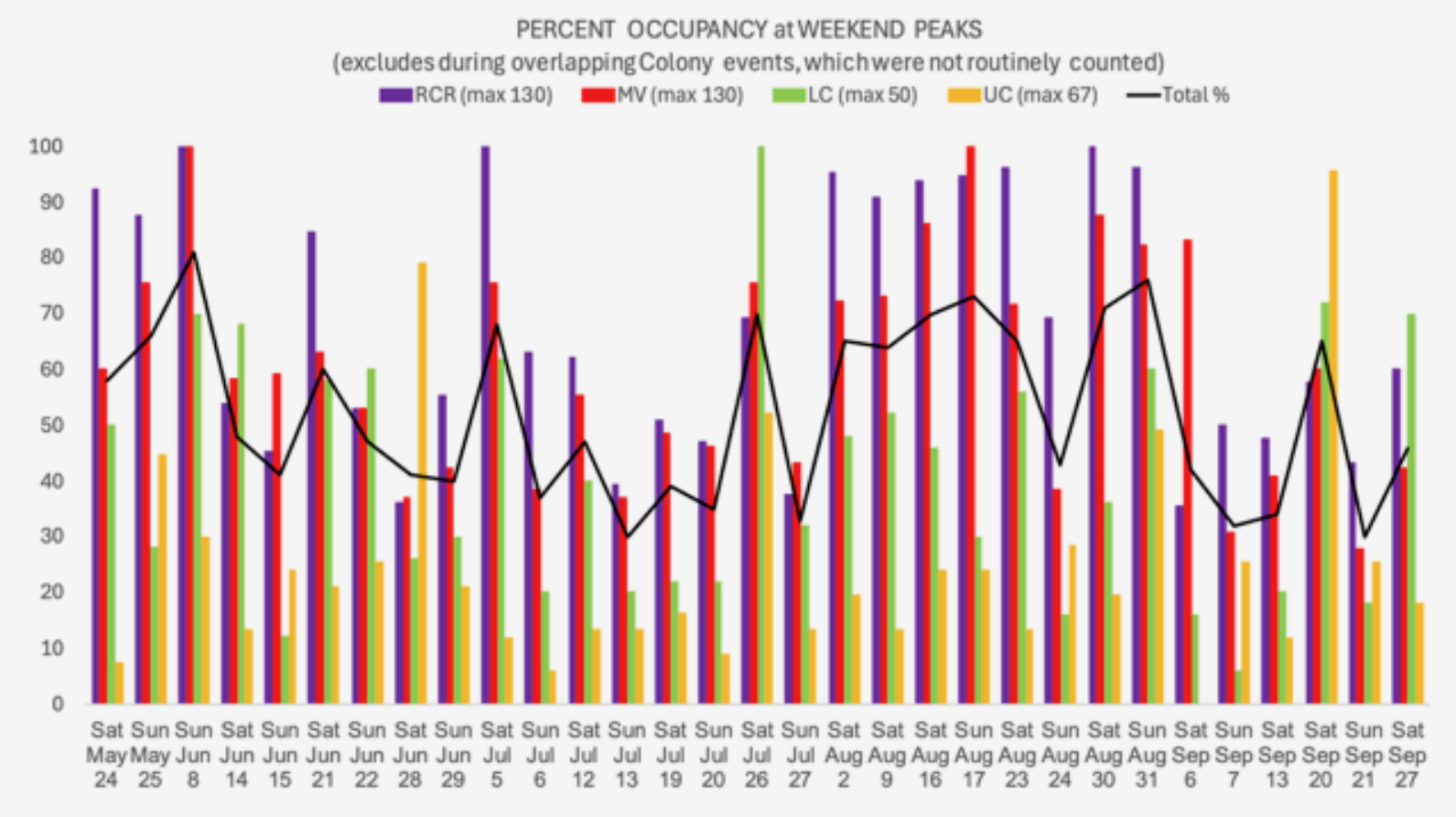
It is also important to bear in mind that there are plausible ways of expanding the existing parking supply to counteract the loss of parking in Mountain View. These could include

- Restriping existing lots.
- Making use of shuttles (e.g., to the elementary school lot) on the busiest weekend days (the Woodstock 2018 Comprehensive Plan recommends conducting a feasibility study for a shuttle system).
- Adding spaces (e.g., at Upper Comeau, which this study ignores, and doubling the size of the Lower Comeau).
    - Neither of these options would involve significant tree removal.

In sum, the data presented here – the only such data we know of from recent years – suggest that building housing on the Mountain View lot would create a few days where parking capacity is strained to the maximum. And there are good possibilities for finding additional parking – and better management of traffic – to reduce any impact of lost spaces in Mountain View. This preliminary study therefore suggests that it would be unwise at this stage to rule out Mountain View parking lot as a location for affordable housing out of fear of adverse consequences of lost parking spaces. We encourage the Town to undertake additional study of the parking and traffic issues while we continue to study Mountain View with Fisher in Stage 3.

Figure 3 presents the full daily data from our study, including for Upper Comeau.

Figure 3
Available parking spots in four Woodstock lots, Summer 2025



APPENDIX III
Glossary

Acidic Soil: Soil with a pH of less than 7. (See more on soil quality / pH levels here: https://www.nrcs.usda.gov/sites/default/files/2022-10/soil_ph.pdf)

Asphalt: A mixture of sand, gravel, and dark, thick, sticky hydrocarbon based resin (or pitch). Commonly used to pave roads and potholes, it is distinct in composition from tarmac.

Bedrock: Solid rock that is found under loose or surface level deposits of soil, and/or clay, silt, sand, and gravel (these deposits of clay, silt, sand, and gravel can also be referred to as 'alluvium'). Depending on geologic and environmental conditions, bedrock may be considered exposed, shallow (close to the surface), or deep (farther from the surface).

Channery Silt Loam: This definition is in three parts. Firstly, "silt loam" is defined as a type of soil that is a balanced mixture of sand, silt, and clay. "Loam" is a term used to describe fertile soil, or soil that is otherwise composed of "humus" - naturally occurring decomposed plant material. Humus creates a spongy soil texture which allows the soil to retain nutrients, water, microbes, and air, and which also allows for better drainage. "Channery silt loam", specifically, is silt loam that also contains "**channers**", or small, thin, flat pieces of rock, typically of shale, slate, and/or sandstone. These channers can potentially make soil less fertile, less aerated, and can decrease water retention and permeability.

Depressions: *(from the United States Geological Survey)* A general term for any relatively sunken part of the earth's surface, especially a low-lying area surrounded by higher ground. Depressions often have no natural outlet for surface drainage.

Delineated PEM: Again, this is a two part definition. Firstly, "delineation" refers to the process of identifying and surveying an exact boundary of an area, including its size and precise location - in this case for regulatory purposes. A PEM is a "Palustrine Emergent" wetland area. "Palustrine" (P) refers to an in-land (i.e, interior rather than coastal) wetland area. "Emergent" (EM) refers to "a transitional area between permanently wet and dry environments. It is a place where the land 'emerges' from the water to join the forest and the plants that grow there 'emerge' from the water. [It contains] specially adapted plants called hydrophytes ("water plants") that grow well in a wetland environment. These plants thrive with their roots down in the water-saturated, oxygen-depleted soil and their tops in the air above the changing surface of the water." *(National Park Service, U.S Department of the Interior).* (See more on Emergent

Wetlands here:
https://www.nps.gov/ocmu/learn/historyculture/upload/Accessible-Emergent-Wetlands.pdf)

Ecology: *(from Oxford Dictionary)* The branch of biology that deals with the relations of organisms to each other and to their physical surroundings.

Erosion: The process where wind, water, ice, and other natural forces gradually wear away materials like rock, soil, or sand. Erosion usually results in the movement or transport of that material to another location. Example: Water may erode a riverbank by carrying away small bits of soil and rock, widening or changing its course over time.

ESA: Environmental Site Assessment. A review of historic records, site observations, and public documents used to identify potential environmental risks or contaminants before development.

Even-aged Forest: An area or "stand" of forest in which the trees are of a similar age range (or class), size, and height. An exact definition identifies even-aged forest as "one in which the trees are within 20% of a given age, relative to rotation length. Rotation length is the period of time that forest trees are grown before they are cut and a new regeneration cycle starts." (*Climate, Forests, and Woodlands eXtension Community of Practice)* (See more on forest types here: http://extension.unh.edu/goodforestry/html/2-2.htm)

FEMA Flood Zone: Areas specifically designated by FEMA (the Federal Emergency Management Agency) as Flood Zones. They are identified by risk level on Flood Insurance Rate Maps, or FIRMs created by FEMA. These Zones may be identified by the following identifiers on a map: A, AE, A1-A30, AH, AO, AR, A99, V, VE, V1-V30, D, X (shaded), B, X (unshaded), C. High-risk Flood Zones (otherwise identified as Special Flood Hazard Areas, or SFHA) are those that begin with the letters "A" or "V". (See more: http://www.fema.gov/flood-maps)

gpm: Gallons Per Minute. The measure of water discharge rate for private potable wells. A flow rate of **5 gpm is generally considered the minimum threshold for use**, although lower rates may be accommodated through the use of storage tanks.

Green Space: *(from Oxford Dictionary)* An area of grass, trees, or other vegetation set apart for recreation or aesthetic purposes in an otherwise urban environment.

Jurisdictional Determination. The process conducted by either the USACE or NYSDEC to officially verify delineated wetland boundaries

Hollows: *(from the 'Free Dictionary')* A long, narrow region of low land between ranges of mountains, hills, or other high areas, often having a river or stream running along the bottom. May also be a dry stream bed.

HREC: Historic Recognized Environmental Condition. A past release of hazardous substances that has been addressed and closed to the standard required by the regulatory agency (NYSDEC). It must still be listed, and minor residual impacts might occasionally be encountered if the standards of the time were less stringent.

Hummocks: A low, rounded hill or mound. In certain regions this may refer to a higher, wooded area surrounded by or above a marsh.

LIHTC: Low-Income Housing Tax Credit. Federal tax credits are crucial for affordable housing projects, as funding derived from them helps developers offset costs. Development of affordable housing is typically not pursued without LIHTC funding.

NYSDEC SPDES Permit: New York State Department of Environmental Conservation State Pollutant Discharge Elimination System Permit. Required for compliance regarding stormwater quantity and quality controls during site development.

R1.5 / R3 / R5 / HC: Zoning Codes. Zoning dictates maximum structure coverage, minimum open space requirements, and total buildable area. Rezoning (e.g., R1.5 to Hamlet Commercial at Mountain View) can significantly impact density and the feasibility of retaining public parking.

REC: Recognized Environmental Condition. The presence or likely presence of hazardous substances or petroleum products indicating an existing release, a past release, or a material threat of a release.

SEQRA: State Environmental Quality Review Act. Requires environmental review for certain projects. For Zena-Highwoods, its designation as "farmland of statewide importance" triggers a requirement for a SEQRA long form and a negative declaration from the approving board.

Slope: A measure in change of elevation. Measurements are taken by identifying the rise or fall of the land's surface

Standing Water: Water that pools in an area due to a lack of drainage, and by which evaporation is the only primary natural method of removal. Standing water may include puddles, ponds, marshes, swamps, reservoirs, etc. It does not include water in a ditch, culvert, or agricultural field. Standing water may also be referred to as "stagnant water" in contexts

where standing water has a significant lack of oxygen and has been undisturbed for an extended period of time.

Surface Water: Water that is open to the atmosphere and is subject to surface runoff. Surface water may refer to any top layer of a body of water, water that has collected on the surface of the ground, or any body of water present on the Earth's surface, depending on the context.

USFWS: U.S. Fish and Wildlife Service. Formal consultation is required for any site where threatened, endangered, or protected species (like specific bat or insect species) have been identified.

Weathered: Worn down by exposure to the elements. This may include changes to color and/or size. In comparison, "unweathered" refers to being unchanged by exposure. In geographic terms, this may refer to a relatively new formation.

Wetlands: *(from the Environmental Protection Agency)* Areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. (See more here: http://www.epa.gov/wetlands/what-wetland)