

Town of Woodstock

Affordable Housing Potential Site Selection

Report on Engineering Studies of Town-Owned Parcels

March 18, 2025

Project Background

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

Stage 1

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

Stage 2

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

Stage 3

- Site Plan Development for 1-2 Sites

Stage 1

Jan – Mar 2025

Preliminary Review of 5 Sites

Stage 2

Apr – Jul 2025

Detailed Study of 2-3 Sites

Stage 3

Aug – Nov 2025

Site Plan Development for Final 1-2 Sites

Site Evaluation Criteria

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

Site Candidates

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

Mountain View Municipal Parking Lot

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

Conclusions

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

Site 2

Rock City Road Municipal Parking Lot

Size

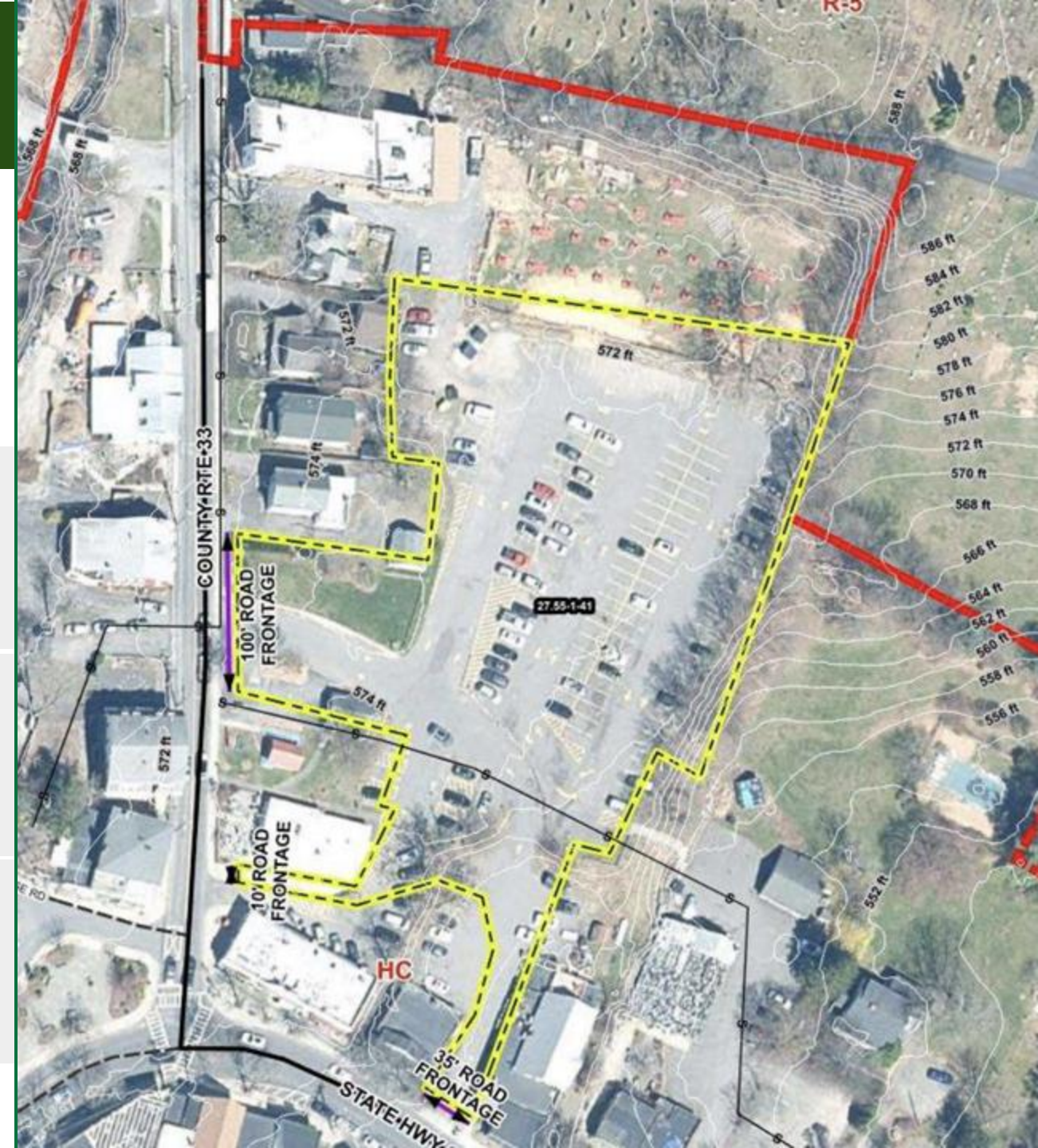
2.04 acres

Zoning
Code

Hamlet
Commercial

Description

Cleared parcel used
for parking



Rock City Road Municipal Parking Lot

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

Old Conclusions

- Excellent potential for housing and deserves further study
- Impact on parking and traffic needs to be studied
- Noise considerations need to be evaluated for both residents and businesses

Further conversation with Fisher following Town Board meeting and feedback -----> *New conclusions*

- Not an ideal candidate for further study
- Buildable area is limited and too close to music venue
- Parking fees are revenue for the Town
- Parking area should be restriped to increase number of parking spots

2441 Route 212

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

Conclusions

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

Site 4

Three Mile Class LT 21

Size

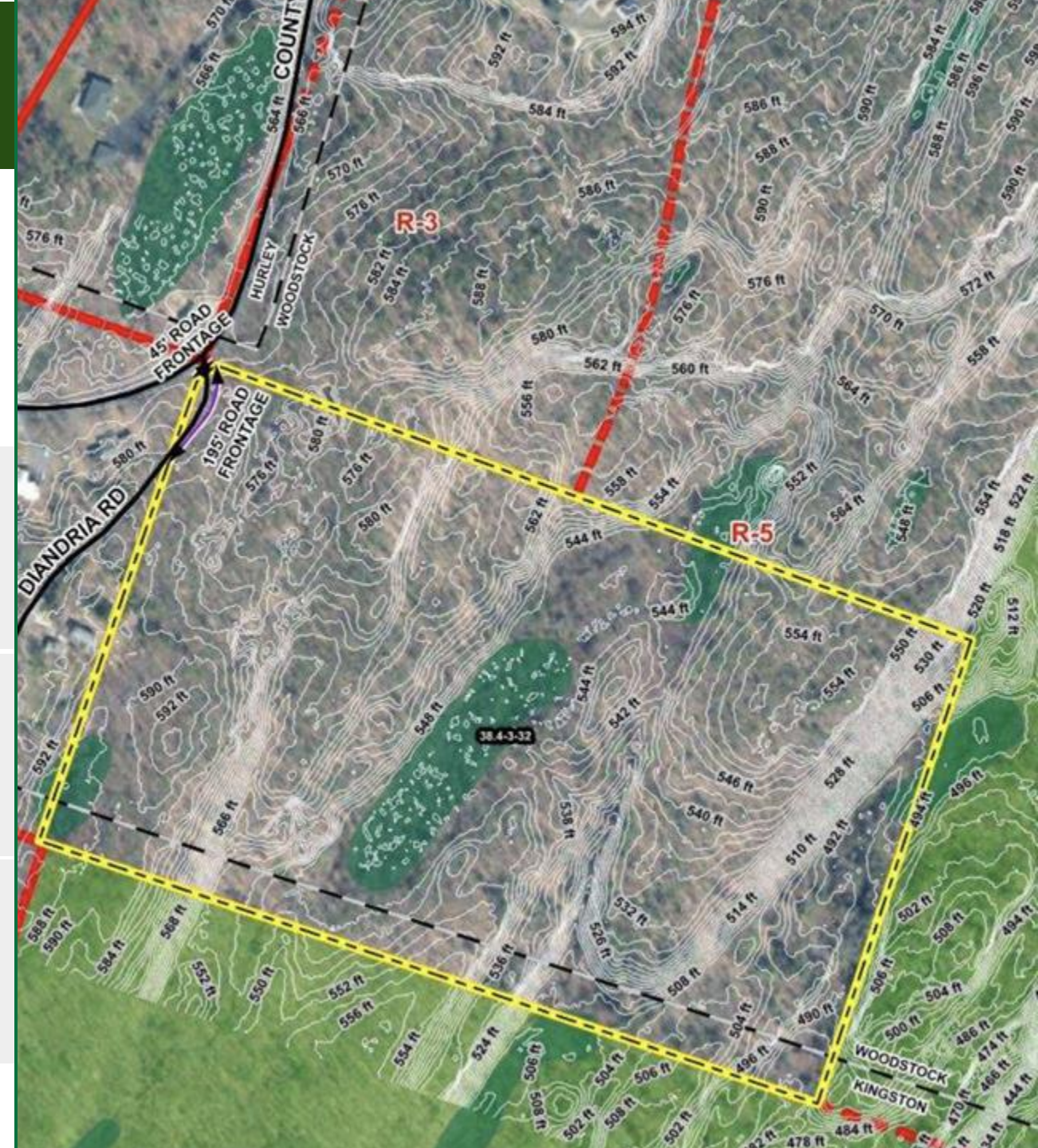
31 acres

Zoning
Code

R5

Description

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



Three Mile Class LT 21

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

Old Conclusions

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

Further conversation with Fisher following Town Board meeting and feedback -----> *New conclusions*

- Potential for housing on limited acreage; deserves further study
- Uneven slopes, rock conditions, and wetlands may restrict buildable areas
- Potential contaminants and petroleum from nearby properties need testing
- Close to Route 28 with UCAT transportation and services in Kingston
- Road frontage provides access to one side of parcel

Site 5

Zena-Highwoods Road

Size

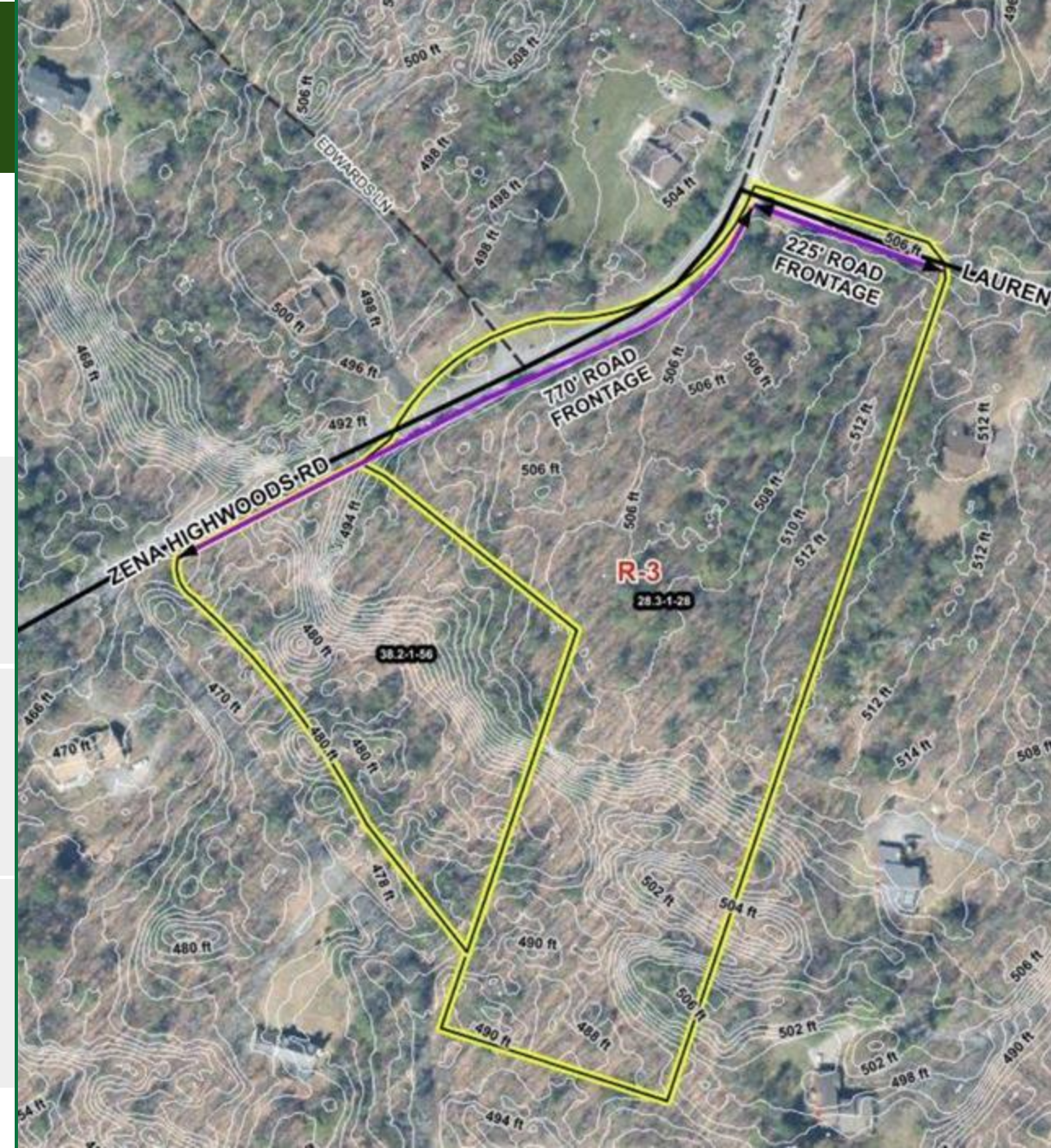
11.06 acres

Zoning
Code

R3

Description

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



Zena-Highwoods Road

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

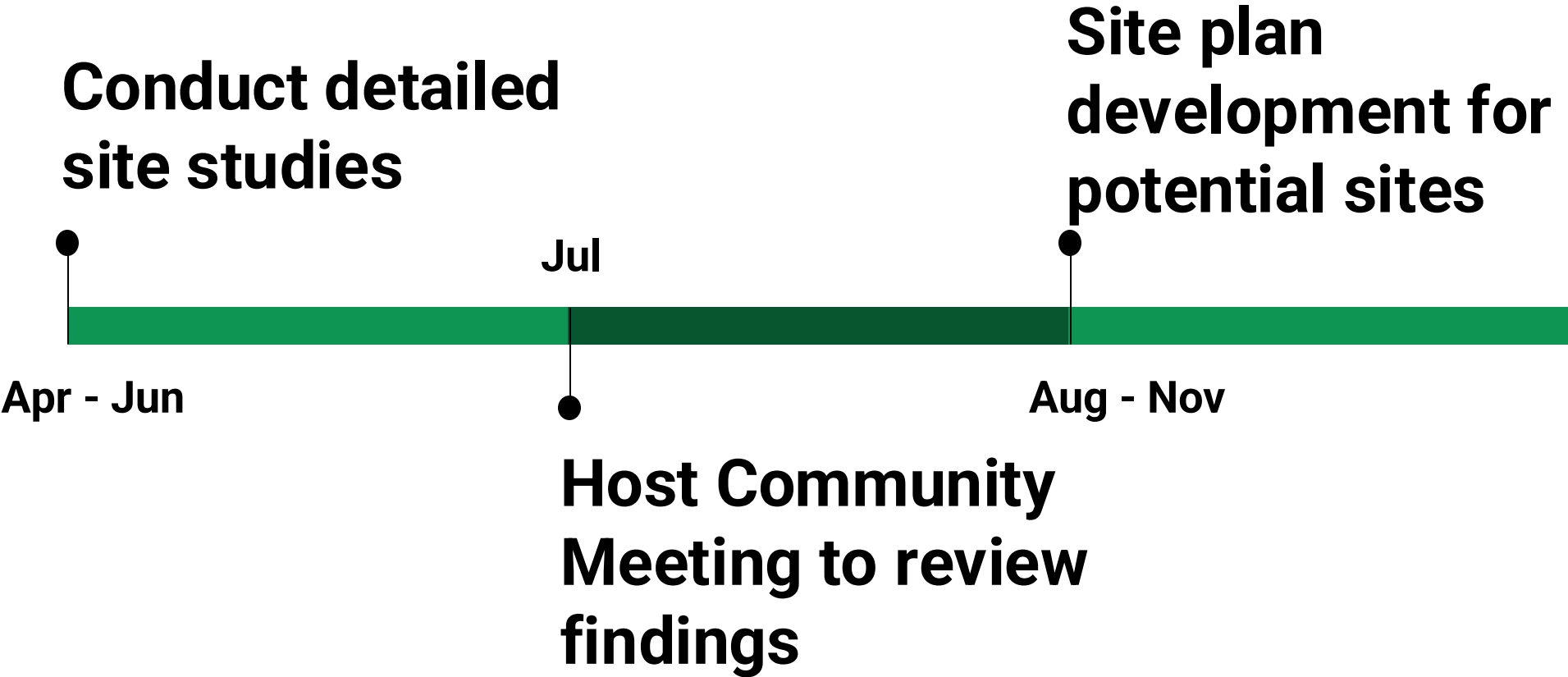
Conclusions

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

Housing Committee Recommendations for Stage 2 Engineering Studies

- 1) Mountain View Parking Lot**
- 2) Zena-Highwoods Road**
- 3) Three Mile**

Next Steps



Woodstock Housing Committee

2025

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John Huber, Co-Chair

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