

PREPARED FOR:

TOWN OF WOODSTOCK, NEW YORK



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THE TOWN OF WOODSTOCK COMPREHENSIVE PLANNING
COMMITTEE AND THE TOWN BOARD WOULD LIKE TO
EXTEND A SPECIAL THANKS TO ALL THE VOLUNTEERS WHO
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ESPECIALLY:

JERRY WASHINGTON AND BOBBIE COOPER FOR THEIR ASSISTANCE
ON THE COMMUNITY SURVEY



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April 2003
TOWN OF WOODSTOCK
COMPREHENSIVE PLAN

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I. INTRODUCTION

A. A COMPREHENSIVE PLAN FOR WOODSTOCK

In the late 1940s, New York State Historian Albert Corey visited Woodstock for the first time. He was told that he should have come earlier, that Woodstock was losing its distinction, and that the art colony was disintegrating. Whimsical Corey replied, “I’m not so sure of that. It has been my observation that while it’s very easy to start an art colony, once it’s established, it’s almost impossible to root it out.”

Alf Evers, *Woodstock: History of An American Town*, The Overlook Press, 1987, p. 676.

The founding of the Byrdcliffe colony in the Town a century ago placed arts, crafts, and culture at the very center of public life in Woodstock, yet, as a review of the documentation accompanying this plan makes clear, the Town of Woodstock is much more than an art colony. Over the intervening decades, Woodstock has experienced a variety of economic, demographic and social changes. And at every juncture, some residents have raised the specter of the Town “losing its distinction”, losing its character. Yet through it all, Woodstock has remained unsurpassed in its ability to delight residents and visitors alike with its unique combination of scenic beauty intermixed with opportunities for personal solitude and expressions of cultural and artistic vitality.

In a sense, each generation in Woodstock is challenged to respond to that legacy. Each generation makes its effort to preserve Woodstock’s natural and cultural riches, while providing opportunities for residents to prosper and enjoy the exceptional quality of community life in the Town. It is sentiments such as these that have helped shape this comprehensive plan for the Town of Woodstock. The committee of volunteers that has overseen this plan continually sought input and advice from all components of the community. Every recommendation included herein has been carefully reviewed and extensively discussed by the committee. The resulting plan will not be a panacea for all of the challenges facing Woodstock in the new century. But it does represent a community-wide effort to identify and address critical issues and opportunities facing Woodstock at a particular point in its history. At its core, this plan is intended to be useful guide to public and private actions taken on behalf of the Town. In that way, this plan attempts to honor the community’s legacy while embracing the ever-emerging opportunities and energies that continue to make Woodstock an interesting and enjoyable place in which to live.

B. THE COMMUNITY PLANNING PROCESS

Planning activities, such as a comprehensive plan, play an important role in setting a course for the future, as they address a variety of aspects of community life. Specifically, a comprehensive plan:

- Provides a strategic occasion to formally consider the need for town-wide changes in development patterns on a basis that is community-based and community-driven;
- Systematically identifies and creates a public record of community assets, opportunities, and needs;
- Produces a vision for the future of the community that is shared across a variety of community perspectives and interests including neighborhoods, businesses, institutions, and environmental interests;
- Outlines specific actions to achieve that shared vision;
- Establishes a framework for community-wide collaboration on plan implementation.

The Town of Woodstock Comprehensive Plan Update was initiated in November 1998 under the direction of the Town Board. Central to the process was the Comprehensive Planning Committee (CPC), made up of residents with a variety of interests derived from their roles as community volunteers, professionals, and interested citizens. The committee convened twice monthly during the planning process, and guided the development of the plan to respond to a wide range of interests.

The Comprehensive Planning process began with an inventory and analysis of existing conditions followed by an extensive public outreach process. This included monthly stakeholder meetings, a series of public meetings held at firehouses in the hamlets (termed “firehouse meetings”), and a survey sent to all Town residents and property owners. In addition to these formal public outreach methods, all of the CPC meetings were open to the general public. Next, specific policies and actions were developed to address problems and issues that were defined as part of the inventory, stakeholder meetings, firehouse meetings, survey, and general public input. After the policies and actions were developed, strategies and tools to meet the objectives of the vision were refined. These components were graphically summarized in a series of maps. The maps are intended to act as a blueprint to help chart the Town’s growth and redevelopment in a direction that meets the established vision.

C. PUBLIC INPUT

To ensure that all of the residents of Woodstock had the potential to contribute to the comprehensive plan, the CPC designed a public outreach program that reached as many people as possible. To begin the process, a number of firehouse meetings were held in the hamlets including Woodstock, Zena, Lake Hill/Shady/Willow, Wittenburg, and a Saturday meeting was held for people who reside in Woodstock on weekends. In addition to the firehouse meetings, the CPC held a number of stakeholder interviews with different interest groups including business interests, senior citizens, youth groups, environmental groups, artists, etc. Appendix A contains a listing of all the stakeholder groups. These methods of public input were complemented by a community-wide survey designed and administered by the CPC. A discussion of the preliminary survey results can be found at the conclusion of this section.

Firehouse Meetings

Each firehouse meeting began with a brief presentation on the comprehensive plan process followed by a discussion of the overall intent of the meeting. Following the presentation, the participants were broken out into groups of 8 - 10 people with a facilitator, and were asked two questions on four different topic areas. The topic areas included: (i) housing and neighborhoods; (ii) commercial districts and corridors and economic development; (iii) transportation and infrastructure and; (iv) recreation, environment, open space, agriculture, and historic preservation. For each topic area the participants were asked: (1) What works and needs to be protected? and (2) What current and future concerns need to be addressed? At the conclusion of this process, the participants in each group were asked to vote on the most important or urgent item for each topic area.

Following is a brief summary of the items that were selected as the most important or urgent. Appendix B contains a complete summary of each firehouse meeting. In addition to this brief overview, input from the firehouse meetings and other forms of public participation are included later in the plan to help understand the context of certain recommendations.

	HAMLET				
	Zena	Woodstock	Lake Hill, Shady, and Willow	Wittenburg	Weekenders
1. Housing/Neighborhoods					
What works	Current density	Keep current zoning in hamlet area	Preserve rural quality	Existing housing pattern	Current community character
What needs to be addressed	Affordable housing	<ul style="list-style-type: none"> ▪ Housing affordability for seniors, students, artists - consider assisted living for seniors ▪ Improve walkability in hamlet 	Innovative ways to provide affordable housing	Affordable housing for new families - rental and owner occupied	Affordable housing for seniors
2. Commercial Districts and Corridors					
What works	No more commercial other than currently zoned. Would like coffee shop, tea room, etc.	<ul style="list-style-type: none"> ▪ Maintain identity as Colony of the Arts ▪ Protect service businesses in hamlet 	Protect Route 212 Bearsville Corridor	Small stores conveniently located in existing areas	Retain current commercial districts
What needs to be addressed	Residential design guidelines	<ul style="list-style-type: none"> ▪ Restore existing homes for businesses use ▪ Encourage cottage and home based nonpolluting businesses 	<ul style="list-style-type: none"> ▪ Regional economic growth to enable kids to stay living/working in Woodstock ▪ Zoning regulations/ processes should be user friendly 	Encourage home based businesses	Connect new post office to center of hamlet

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	HAMLET				
	Zena	Woodstock	Lake Hill, Shady, and Willow	Wittenburg	Weekenders
3. Transportation and Infrastructure					
What works	Roads are well maintained - need to keep it that way	Protect water supply	Roadways are in good condition	Roads are well maintained - need to keep it that way	Preserve everything in hamlet as is
What needs to be addressed	<ul style="list-style-type: none"> ▪ Town-run "Jitney" bus service to connect to hamlet of Woodstock ▪ Improve fiber optic capability to improve/protect home business ▪ Bike passages on the side of the road - dangerous walking and biking 	<ul style="list-style-type: none"> ▪ Protection of Village Green ▪ Alternate route parallel to NYS Route 212 	Shoulder along NYS Route 212 to improve safer bicycle circulation	<ul style="list-style-type: none"> ▪ Pubic transportation to Woodstock hamlet ▪ Some traffic too fast on Wittenburg Road 	<ul style="list-style-type: none"> ▪ Town-run "Jitney" bus service to connect to outlying hamlets ▪ Better telecommunications capabilities
4. Recreation, Open Space, Agriculture, and Historic Preservation					
What works	Preservation of open space	Clean up the 'green' - no commercial activity	Water protection and conservation campaign	<ul style="list-style-type: none"> ▪ Preservation of Wilson State Park 	Preservation of open space

**Town of Woodstock Comprehensive Plan
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	HAMLET				
	Zena	Woodstock	Lake Hill, Shady, and Willow	Wittenburg	Weekenders
What needs to be addressed	<ul style="list-style-type: none"> ▪ Lack of park facilities in Zena hamlet for young people ▪ Walking and biking trails to Woodstock hamlet 	<ul style="list-style-type: none"> ▪ Need new swimming pool ▪ Need hamlet "park" near center of town ▪ Improve pedestrian circulation with sidewalks and other safe passages 	<ul style="list-style-type: none"> ▪ Preserve environment before anything else ▪ NYC Department of Environmental Protection land open for recreational use and maintained views where appropriate 	<ul style="list-style-type: none"> ▪ Monitor Yankeetown Pond ▪ Pond potential for ice skating and other recreational uses 	<ul style="list-style-type: none"> ▪ Pool facility ▪ Public art center

Community Survey

At the inception of the comprehensive plan process the Comprehensive Plan Committee (CPC) designed a survey to be mailed to every resident in the community. In the spring of 1999, a survey was mailed to all 6,000 registered voters in the Town of Woodstock. For those that were not registered voters, the CPC obtained a list of property owners from the tax assessor's office and sent surveys to addresses that were outside of the local zip code areas. A total of 933 surveys, or approximately 15%, were returned and tabulated by members of the CPC, Town Board, and other Woodstock residents who expressed a desire to help and participate in the process.

Appendix C contains a printout of the frequency distributions for every question on the survey. For each question the number, or frequency, of responses is listed along with its percentage. The revised percentage column lists the percentage without factoring in the "No Response/Does Not Know" answers.

Because the survey was organized by subject area, many of the results are integrated into the plan as each topic is discussed. However, to better understand the profile of survey respondents, a brief overview of the demographic profile is included here.

Age of Respondent

Response Label	Freq.	%	Rev. %
Under 18	4	0.4	0.4
18-25	16	1.7	1.8
26-45	155	16.6	17
46-60	399	42.8	43.8
60+	337	36.1	37
No response / Does not know	22	2.4	
Totals	933	100	100

I reside in Woodstock:

Response Label	Freq.	%	Rev. %
Full Time	752	80.6	82.9
Summers	41	4.4	4.5
Weekends, Year Round	114	12.2	12.6
No response/Does not know	26	2.8	
Totals	933	100	100

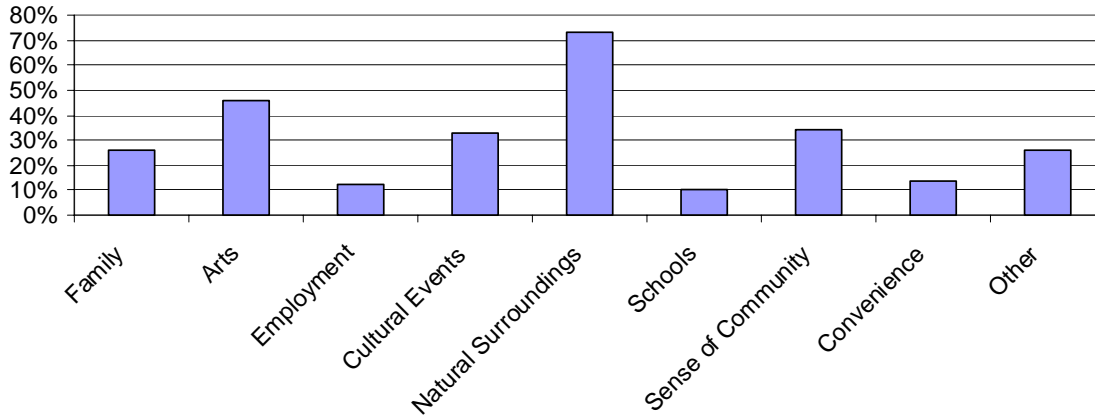
I ____ my home

Response Label	Freq.	%	Rev. %
Rent	95	10.2	10.5
Own	813	87.1	89.5
No response/Does not know	25	2.7	
Totals	933	100	100

Approximate household annual income:

Response Label	Freq.	%	Rev. %
Under 15,000	35	3.8	5.7
15,001-24,999	106	11.4	17.4
25,000-34,999	57	6.1	9.3
35,000-49,999	47	5	7.7
50,000-74,999	142	15.2	23.3
75,000-99,999	32	3.4	5.2
100,000-124,999	65	7	10.7
125,000-149,999	68	7.3	11.1
150,000+	58	6.2	9.5
No response/Does not know	323	34.6	
Totals	933	100	100

What Attracted You to Woodstock?



The profile of the survey respondents is similar to data reported in the 1990 Census suggesting that the sample represents a reasonable cross-section of all Town residents. A brief overview indicates that the majority of respondents were 46+ years in age, full-time residents who own their own home. Among those who reported household income, the majority was between the income ranges of \$50,000 - \$74,999, followed by \$15,001 - \$24,999, and finally, \$125,000 - \$149,000.

The top four choices to the question “What Attracted You to Woodstock?” were: (1) Natural Surroundings, (2) Arts, (3) Cultural Events, and (4) Sense of Community. Although all questions in the survey were important, this question in particular reflects the overall attitude of residents in the community and provides the framework for the Comprehensive Plan.

D. DEVELOPING A PLANNING APPROACH FOR WOODSTOCK

In order for a plan to be an effective guide to the future, the plan recommendations cannot be preconceived formulae. They must be rooted in the history, character, and present possibilities of the community. They should derive their impetus from the long-term trends and day-to-day dynamics that shape all aspects of life in that community. Therefore, prior to setting a direction for the comprehensive plan, those shaping it must consider the forces that contribute to community character.

In this context, the CPC considered a series of questions to aid them in shaping an approach to the comprehensive plan. These questions included:

- What are the key dynamics that have contributed or are contributing to the evolution of the community of Woodstock (e.g., economic change, demographic transition, historical legacies)?
- Do they represent opportunities or threats to important community values or the community's economic and fiscal viability?
- How should the community respond?

For 200 years following the first permanent settlement of the town, the development dynamics in Woodstock were very similar to many of the small communities of the Catskills. It progressed from a largely self-contained economy, based on farming and forestry, into one that included bluestone quarrying, and manufacturing of products that were shipped to external markets via water and eventually rail.

For many of the surrounding communities, their place in the 20th Century economy was ultimately defined by the opening of the Thruway in the 1950s. Some communities were suburbanized, some came to rely heavily on tourism, some moved into niche manufacturing and/or farming, while others fell into decline. By that time, however, Woodstock's course of development had already parted dramatically from that of its neighbors. With the founding of the Byrdcliffe Colony in 1902, the Town of Woodstock was brought into close association with prominent schools of thought in arts and culture. While often a source of tension between 'old timers' and new arrivals from the City, this connection enabled Woodstock to assume a place in the national and global economy long before many of its neighbors.

By the 1950s, Woodstock was already nationally recognized as a community of choice for artists, entrepreneurs, executives, and weekenders. Its legacy as an arts community made it an attractive place for companies such as Rotron, and employees of IBM in Kingston to locate. The influx of people increased Woodstock's year-round population and made it necessary to provide services such as schools – to this day, people coming to Woodstock are willing to pay a premium price for a share in its rare combination of rural beauty and cultural dynamism.

Ultimately, a distinctive community character is the economic engine of Woodstock. This character has emerged from the Town's legacy as an arts colony, and the economic health of the community depends upon maintaining that character.

In summary, there are five (5) key aspects that, in planning terms, define the character of the community:

1. Dynamic cultural and arts institutions;
2. A set of small-scale institutions (government, businesses, cultural/civic groups);
3. Close connections to the New York Metropolitan Area; and
4. A hamlet that serves as the cultural, civic, and ceremonial nexus for all other parts of the community;
5. Opportunities for solitude amid a beautiful natural environment.

It is these aspects of the Comprehensive Plan that help define the policies required to enhance and sustain Woodstock's community character.

II. INVENTORY AND ANALYSIS

A. REGIONAL SETTING AND HISTORICAL DEVELOPMENT

History and Regional Setting

The Town of Woodstock is located in the mid-Hudson region, in Ulster County, New York. It is approximately eight miles from Interstate 87, 100 miles north of New York City, and 50 miles south of Albany, New York. The community, totaling approximately 67.5 square miles in area, is nestled in the Catskill Mountains. Generally, the western two-thirds of the town is distinctly mountainous while the eastern portion of the town contains more gentle terrain. The topography of the town has influenced settlement patterns by physically limiting development to more accessible areas.

Woodstock is bordered by the Town of Hunter in Greene County to the north; the towns of Saugerties, Ulster, and Kingston to the east; the towns of Hurley and Olive to the south; and the town of Shandaken to the west. The main thoroughfares and access points into Woodstock are State Routes 212 and 375.

Historical Development

Since the physical pattern, social life, and economic base of any municipality are a reflection of its historical growth and development pattern, analyzing the past is necessary to understand the present. In large measure, this comprehensive plan recognizes the development patterns of Woodstock as the defining feature of how and why residents choose to live in the community. In fact, there were key events in the history of the community that defined Woodstock's distinct character in the 20th Century.

Native American people were the first to travel through present day Woodstock. After the American Revolution, the area was divided into Great Lots, part of the Livingston Patent. Tenants on these lands were descended from the Palantine emigrants who migrated here from the Saugerties area as well as the Dutch settlers from Kingston. The NYS Legislature passed an Act on April 11, 1787 creating a town called Woodstock out of the settlements of Woodstock, and Great and Little Shandaken (cf., Alf Evers, *Woodstock*, p. 84). In the early 19th Century, following the official creation of town government, the basic road pattern and hamlets of Woodstock were established.

Economic activity flourished in the early 19th Century as settlers began an intensive use of various natural resources. Industry flourished in the town in a modest way by the placement of sawmills and gristmills on Woodstock's streams. Townspeople made barrel stoves, hoops and shingles. Bark stripped from oaks and hemlocks fueled one or two large-scale tanneries located in Woodstock on the Tannery brook. The abundance of hemlock trees provided the bark needed for the curing process, and by the outset of the Civil War, the tanning operations were in full swing.

By 1867, however, the devastation of hemlocks caused the local tanneries to close down and hay growing became a common use of the once-forested land. The hay provided food for horses locally and as far way as New York City. Glass making flourished in Bristol (later known as Shady) for nearly 50 years from the early 19th Century onwards, but ultimately, the two local glass-making companies succumbed to negative economic forces, including the high cost of transporting sand and timber to fire their furnaces.

In the second half of the 19th Century, the barrel hoop industry thrived on the second growth of hardwood trees, and bluestone quarrying commenced in the 1840's, with large volumes of local stone being used in construction in New York City. This industry also languished, however, when concrete replaced bluestone as a paving material.

Another livelihood was the boarding house industry. In the years approaching the Civil War, many people sought respite from the squalid conditions of New York City and came to board with numerous local families who rented rooms in their large country homes.

The Legacy of Byrdcliffe

Up to the end of the 19th Century, Woodstock's development was similar to many of the other towns in the region. The founding of Byrdcliffe in 1902, however, 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 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. In the heyday of Byrdcliffe and its aftermath, the Town of Woodstock became a permanent and seasonal home for artists, artisans and literati who either participated in Whitehead's experiment or were attracted by the cultural and intellectual foment associated with the development of Byrdcliffe, The Maverick, and the other arts-related activities that followed in their wake.

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. When the Interstate arrived in Kingston in 1956, Woodstock was already being sought out as the location of choice for artists, artisans, and entrepreneurs. As IBM and other corporations expanded in the region, many of their executives and employees chose to locate in Woodstock for the scenic beauty, cultural vitality, and choice of schools it offers. As a result of the improved access afforded by the opening of I-87, Woodstock became a choice location for the second homes of affluent New York City residents.

The “Woodstock” Festival and the emergence of Woodstock as a High-Profile Brand Name:

Another influential event in the Town’s history was the staging of a festival that was to become world famous. The Woodstock festival of 1969 was a commercial enterprise staged by four entrepreneurs. The four 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 have been held in Saugerties and Rome, NY, keeping 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.

B. EXISTING LAND USE

Generalized Land Use

Since Woodstock’s beginnings, settlement patterns occurred along a road system that typically follows the stream valleys and lowland areas of the community. Only recently has Woodstock witnessed growth beyond the valleys onto the steep hillsides. The 1962 Master Plan provided a framework for future development that was eventually adopted in the form of a zoning law and map in 1965. The resulting land use patterns have followed the established district boundaries, and generally reflect the intentions of the zoning law.

Unlike many communities in New York State and elsewhere, the town took great care to create districts that served numerous distinct purposes. These purposes included the direction of development toward relatively flat lands and away from the hillsides, the protection of natural features (e.g., the Saw Kill and steep slopes), the concentration of higher density development in established hamlet areas, and the creation of small-scale neighborhood commercial centers to serve the less-developed hamlets.

Most of Woodstock’s physical character is shaped by striking natural features, such as steep slopes, mountaintops, the open space of the New York State Forest Preserve (the state-owned land within Catskill Park boundary), and stream corridors and hollows. These features have also helped dictate development patterns throughout the town.

Map 1, EXISTING LAND USE, illustrates current land use patterns in the Town of Woodstock. Much of the mountainous western portion of town is divided into relatively large lots, while the lands in the flatter eastern portion of the town (Zena) tend to be subdivided into residential neighborhoods featuring smaller lots. The central portion of the town, from Bearsville to the Woodstock hamlet, has small clusters of smaller lots with large lots intermixed.

TABLE 1, LAND USE CLASSIFICATIONS, categorizes land use by type, measured in acres, characterizing Woodstock’s total ground cover. TABLE 1 identifies vacant land as the primary land use type (37%) followed by residential lands (27%) and Conservation lands (27%), which includes Forest Preserve land and state parks. Commercial activity in the town is minor, comprising less than 1% of the town’s total area. This also holds true for industrial use, which accounts for less than 0.2% of the town’s total area.

TABLE 1
Town of Woodstock
Land Use Classifications as Defined by Office of Real Property Services

Property Type Classification Codes	Acres	% of Total
Agriculture*		0.00%
Residential**	9,675	27.03%
Vacant	13,396	37.43%
Commercial	112	0.31%
Community Service	328	0.92%
Conservation Lands	9,601	26.83%
Industrial	50	0.14%
Public Service	1,398	3.91%
Recreation and Entertainment	1,231	3.44%
	35,791	100.00%
<p>*To be classified as Agricultural by the New York State Real Property Division the parcels must be used exclusively for agricultural use without any living accommodations.</p> <p>** Parcels with ten or more acres with up to three dwelling units are classified as Rural Residential—a subcategory of “Residential” Property in the New York State Real Property Tax Codes. Rural Residential parcels may or may not support agricultural-type uses in the Town of Woodstock. To determine the number of acres in actual agricultural production, the Town would need to conduct its own land use survey.</p>		

Source: Ulster County Planning Department.

MAP 1
LAND USE

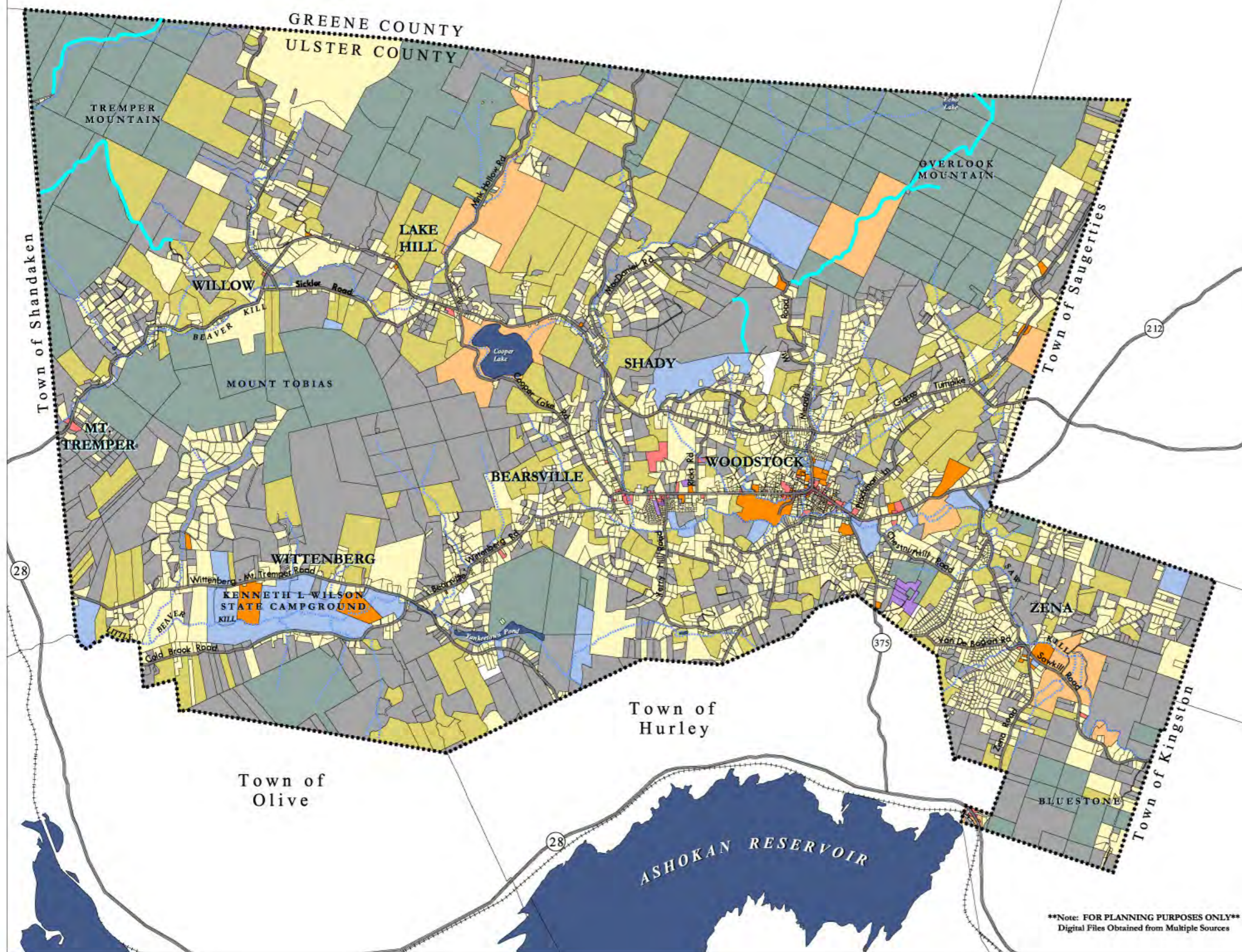


COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 1

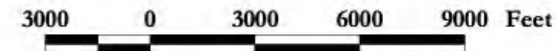
EXISTING LAND USE



LAND USE CLASSIFICATIONS:

- Residential
- Rural Residential
- Vacant
- Commercial
- Recreation
- Community Services
- Industrial
- Public Services
- Forested
- No Data

- Existing Trails
- Municipal Boundaries
- Roads
- Railroad
- Rivers, Streams
- Lakes, Ponds



Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
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****Note: FOR PLANNING PURPOSES ONLY****
Digital Files Obtained from Multiple Sources

Due to the steep topography of many areas in the town (approximately 24% of the land has slopes of 15% or higher) it is not surprising that the predominant land use category is vacant land. However, even with the steep slopes eliminated from the vacant land category, vacant land is still the biggest land use category, accounting for 28% of the total remaining land area, slightly more than the 27% classified as residential land.

In terms of residential land uses, there are generally two patterns that are illustrated on the land use map. As suggested above, larger lots of ten acres or more (designated “rural residential”) tend to be found in the western half of the town, with the highest concentrations found in Willow, Lake Hill and Shady. Smaller residential lots tend to be concentrated in the hamlets of Woodstock, Bearsville, and Zena. The land use map also illustrates scattered subdivisions at the base of Overlook Mountain and Mount Tobias.

Woodstock is fortunate to have such a significant amount of conservation land, which is generally protected from development by virtue of the fact that it is located in the NYS Forest Preserve created by the New York State Legislature in the 19th Century, the Forest Preserve consists of over 274,000 acres owned by the State and designated as “forever wild”. Woodstock has 5,881 acres of Forest Preserve land located mainly in the northeast, northwest, and southwest corners of the Town.

The Hamlets of Woodstock

Woodstock:

The hamlet of Woodstock is located near the center of Town and is the commercial, civic, social, and cultural center of the Town. It is the most densely populated area of Woodstock, and it was the primary location for artists’ residences in the early 20th Century, prior to the widespread use of automobiles. Today, it has municipal water and sewer services, allowing for smaller lot sizes and denser development. Its main thoroughfare is Route 212 (Tinker Street to the west of the Village Green, and Mill Hill Road to the east). Much of this thoroughfare contains commercial uses generally consisting of converted single-family homes on Tinker Street, with some larger one-story commercial businesses with large parking lots in front on Mill Hill Road. There are also larger one-story buildings that have been converted from their original uses (e.g. filling stations) that now house similar types of commercial uses to the converted single-family homes.

The lands behind the commercial strip are predominately residential, with scattered parcels of vacant land. The largest area of vacant land can be found to the west of Plochmann Lane. Although there is a large wetland on this site, there appears to be a substantial amount of land available for development. Other land uses in the hamlet of Woodstock include recreation (Andy Lee Field) and community services (Community Center, Town Hall, Library, Comeau property)

Zena:

The hamlet of Zena is located in the southeast corner of the Town. Its main thoroughfares are Zena Road and Saw Kill Road. Zena Road/Saw Kill Road ultimately links Route 212 to the Town of Kingston. Zena's crossroads is generally considered the intersection of John Joy Road, Zena Road and Sawhill Road where some commercial and civic services can be found. Maverick Family Health Care Center, located on Zena Road, sits next to a corner restaurant and across from Woodstock Fire Company #4. Zena also includes a private tennis club, which is located on the south side of Saw Kill Road, directly opposite Zena Elementary School. Zena was the focus of residential development during the IBM-led expansions of the 1950s and 1960s, resulting in a more traditional suburban style community.

Bearsville:

The hamlet of Bearsville is located west of the hamlet of Woodstock along Wittenberg Road and State Route 212. It is primarily residential with a central corner market, theater, and restaurants. Although it primarily serves the surrounding neighborhoods, it also acts as a second 'center' for Woodstock residents, as it houses popular restaurants as well as the Bearsville Theater and a recording studio complex. As with Zena, workers from IBM influenced the residential settlement pattern. There are also four buildings that house light industry and the new Firehouse. Bearsville lies within a mile-wide, three-mile long valley ranging from 500 to 700 feet in elevation. This valley is dramatically bounded on its northern, western, and southern sides by high elevations and peaks, such as Ohayo Mountain, Johns Mountain, Beetree Hill, Mount Guardian, and Overlook Mountain.

Wittenberg:

The hamlet of Wittenberg is located in the southwest corner of the Town along Mount Tremper-Wittenberg Road. The hamlet of Wittenberg is also primarily residential and has a seasonal central general store located near the Kenneth Wilson State Park. The Wittenberg valley extends along the Mount Tremper-Wittenberg Road due west from Bearsville across the Saw Kill/Little Beaver Kill watershed divide. It is separated from the upper hamlets of Shady, Lake Hill, and Willow by the Mount Tobias, Beetree Hill, and Roundtop Mountain group. To the south it is defined by Ticetonyk Mountain and Tonshi Mountain.

Shady / Lake Hill / Willow:

The upper hamlets of Shady, Lake Hill, and Willow are located west of Bearsville, along State Route 212. Shady is situated to the east, and Lake Hill to the north and west of Cooper Lake. Willow is located in the northwest corner of Woodstock.

All three hamlets are primarily residential. They lie within the valley that extends upstream on the Saw Kill, crosses the Saw Kill/Beaver Kill watershed divide, and follows along the Beaver Kill.

Industrial Development

Industrial development in the Town is sparse. The largest employer is AMETEK Rotron Technical Motor Division (formerly EG & G Rotron). AMETEK is one of the world's leading manufacturers of air moving products used in highly specialized applications. They produce motors, fans, and blowers for the military; aerospace, medical, computer and business machines; regenerative type blowers for medical, computer, and industrial markets; and bio-filtration systems for environmental markets. AMETEK Rotron is located on Route 375 in the southeast corner of Woodstock near the Zena and Woodstock hamlet border.

Other light industries include Simulaids, Overlook Press and Model Optics, located south of Route 212 in Bearsville; and Elna Ferrite, located north of Route 212 and west of Ricks Road.

C. DEMOGRAPHIC & ECONOMIC TRENDS

The Regional Setting--An Economy in Transition

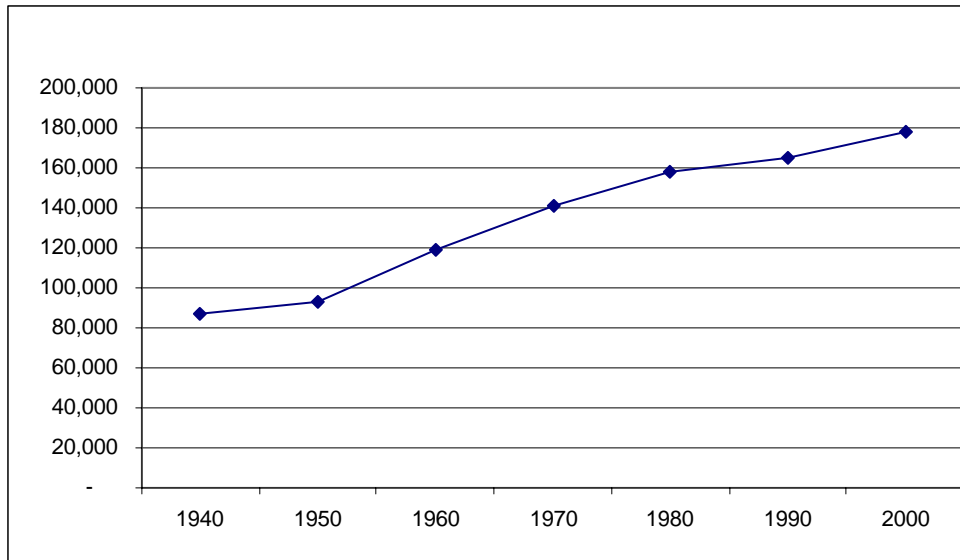
Set in the Catskills portion of Ulster County, the Town of Woodstock has both helped to shape and been shaped by the changes in the County's economy. As shown in Chart 1, Ulster County experienced relatively rapid population growth throughout the post-World War II era. Population growth was fueled by the general economic expansion of the 1950s and 1960s, and more particularly 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. (NOTE: All demographic and occupational data used in this section is from the US Census Bureau. Employment data is from the US Department of Labor's ES202 series.) From 1990 to 2000 the County experienced a greater increase in population than from 1980 to 1990. The 2000 population for Ulster County is now just under 180,000. 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.

As shown in Chart 2, County employment trends reflected this long-term expansion.¹ 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 elimination of the IBM-Kingston plant in the mid-90s was the most visible sign of economic dislocation. However, many other manufacturers in the County went through a similar period of

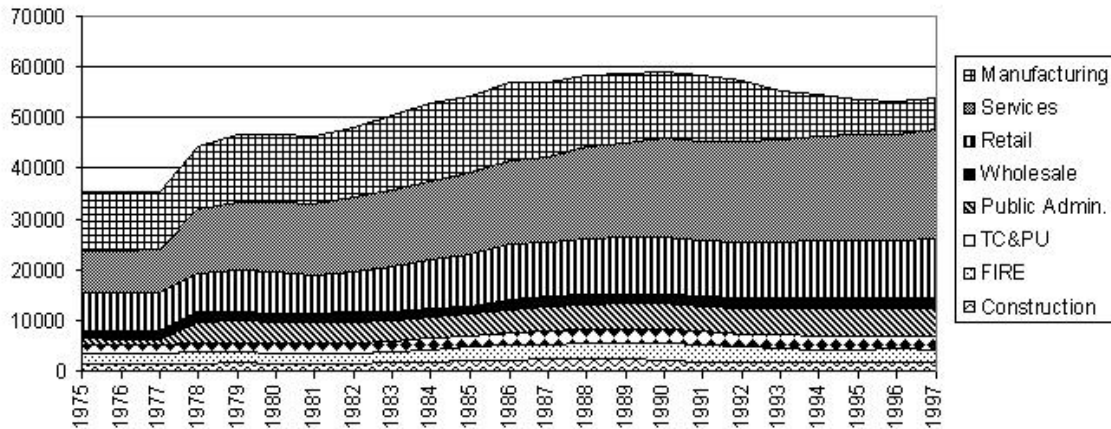
adjustment, with employment reductions in Phillips, Rotron, and others. This corporate downsizing was particularly devastating for the northern portions of Ulster County. From Rosendale and Marletown south, the effect of these dislocations was muted by a large cadre public sector employment in such institutions 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.

Chart 1. Ulster County Population, 1960-2000



¹ Since detailed data (i.e., education, employment, income) for the 2000 Census has not been released, and is not expected until fall 2002, certain elements of the analysis use the 1990 Census. However, based on discussions with the community throughout the comprehensive plan process, we believe these numbers to be an accurate representation of community trends.

Chart 2. Ulster County Employment Trends, 1975-97



It is important to note that, while the changes in total employment in the 1980s and 1990s are not unprecedented, the changes in the *composition* of employment are dramatic. The manufacturing sector shrank substantially, with those losses being offset by an expanding service sector. This is consistent with national economic trends, but has particular importance for the Town of Woodstock. (See below).

Map 2, TOWN AND COUNTY POPULATION DENSITY PER SQUARE MILE, illustrates the population of Ulster County in 1990 by block group. As shown, settlement patterns follow road corridors and hamlet centers. In particular, Woodstock is more densely populated in the center of town and near Zena.

MAP 2
TOWN AND COUNTY POPULATION DENSITY PER SQUARE MILE

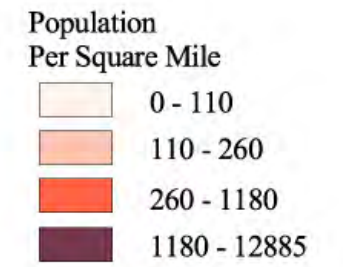
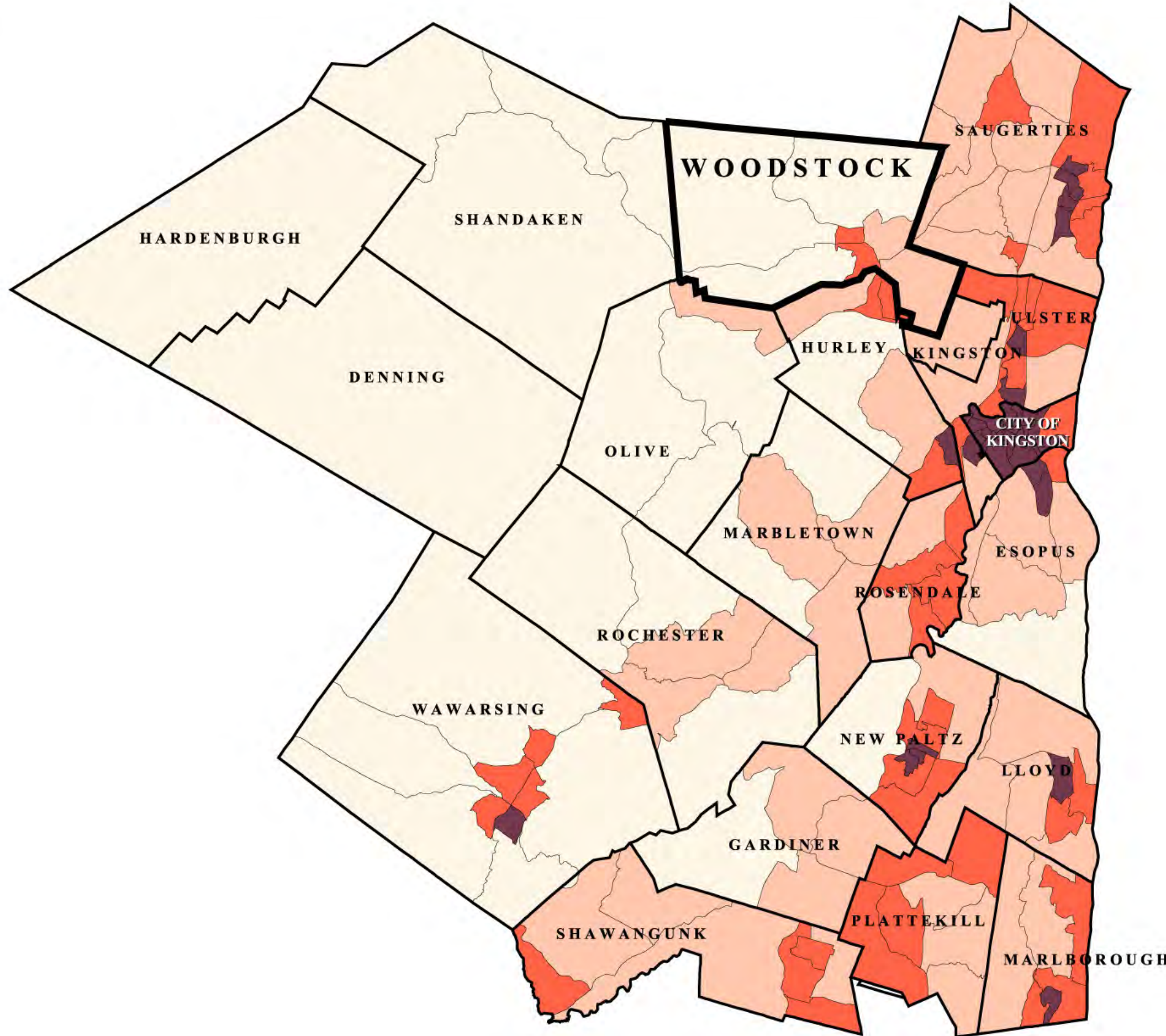
COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 2

TOWN AND COUNTY POPULATION DENSITY

2000 Block Groups



Census Block Group Data provided by Environmental Systems Research Institute, Inc. 2001, and U.S. Census Bureau

FEBRUARY 2002

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
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Woodstock as a Longtime Location of Choice for Corporate Executives

The trends in population in the Town of Woodstock reflect larger economic forces. As shown in Chart 3, Woodstock boomed from 1950 to 1980, more than tripling its population. However, the town's population peaked in 1980, declined slightly by 1990, and remained relatively stable through the 1990s. Based on the 2000 Census, the town's population is 6,241 as compared to 6,290 in 1990. Although a numerical loss in population, this represents only a .01% percent change.

These trends appear to be directly related to the corporate restructuring of the 1980s and 1990s. As illustrated in Chart 4, in 1960, 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. This concentration of professionals and executives was even more pronounced by 1990 (See Chart 5). 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.

Chart 3. Town of Woodstock Population, 1960-2000

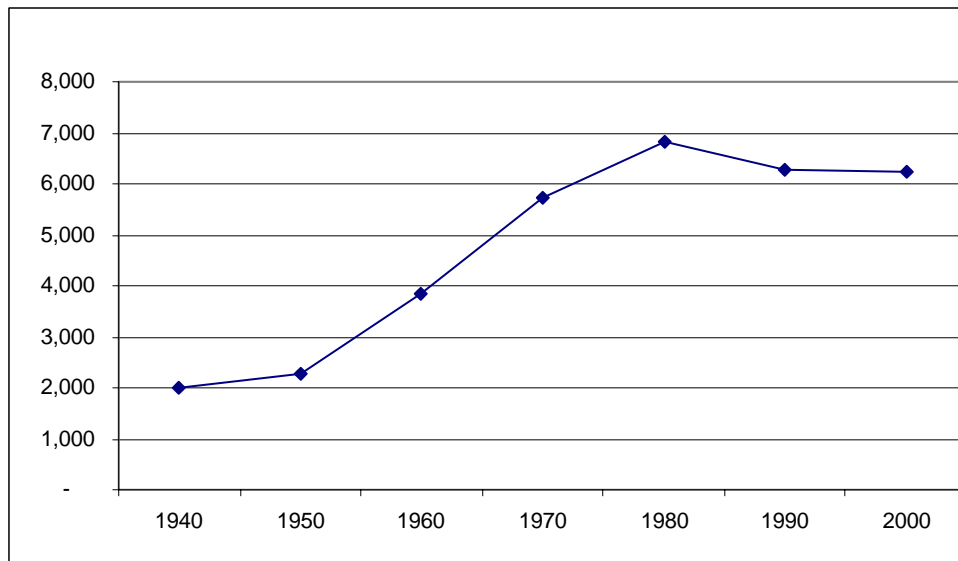


Chart 4. Percent of Employment by Occupation, 1960

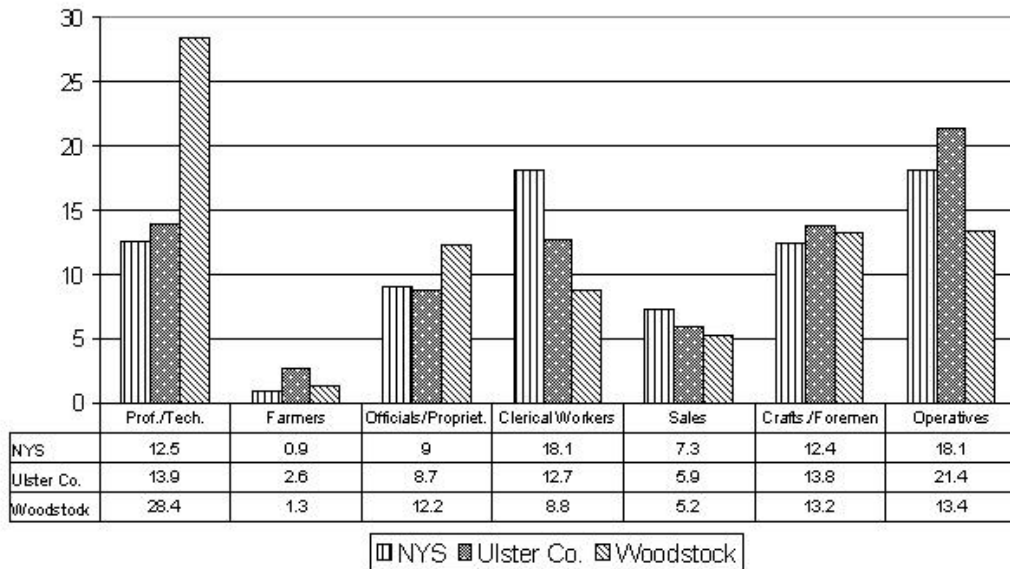
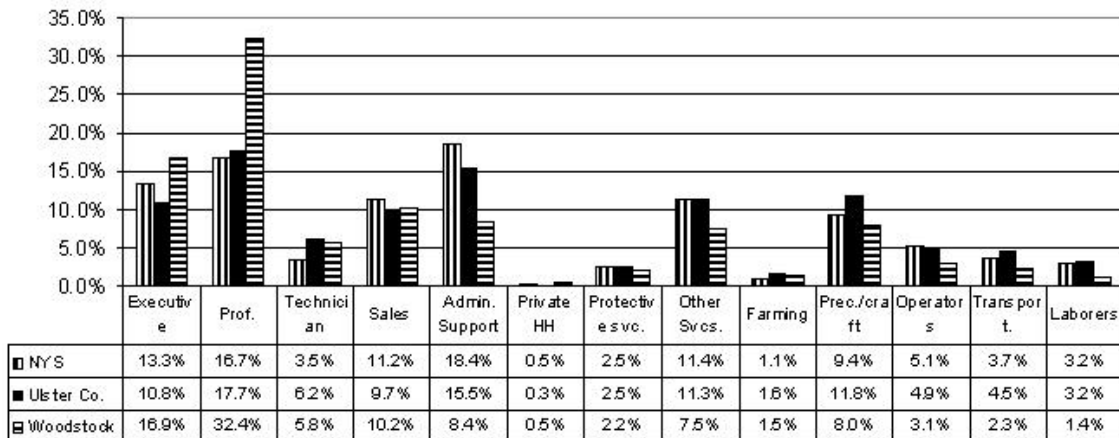


Chart 5. Percent of Employment by Occupation, 1990

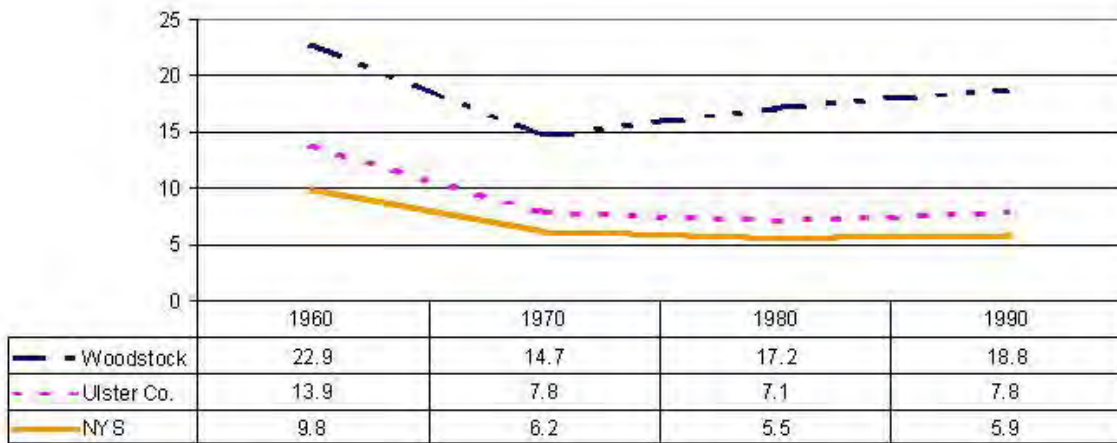


**Town of Woodstock Comprehensive Plan
INVENTORY AND ANALYSIS**

The Other Tradition--Artisans, Inventors, and Entrepreneurs

If Woodstock’s economy were 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 illustrated by Chart 6, the Town of Woodstock has had 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.

Chart 6. Percent Self-Employed, 1960-90



An Affluent, Well-Educated Population

Not surprisingly, the Town’s unique economic position is reflected in its demographics. Chart 7 indicates the extent to which 1990 household income in Woodstock reflected the disproportionate number of executives and entrepreneurs in the Town. Woodstock exceeds the average for Ulster County in all income categories above \$35,000. Educational attainment also reflects the dynamism of the town’s population and economy. In 1990, the percentage of residents aged over 25 years holding a Bachelor’s degree was almost double the average figure for New York State (Chart 8). In the same period, over one-quarter of all of New York State’s residents, over the age of 25, had attained less than a high school education, compared to only ten percent (10%) for the Town of Woodstock.

Chart 7. Distribution of Household Income, 1990

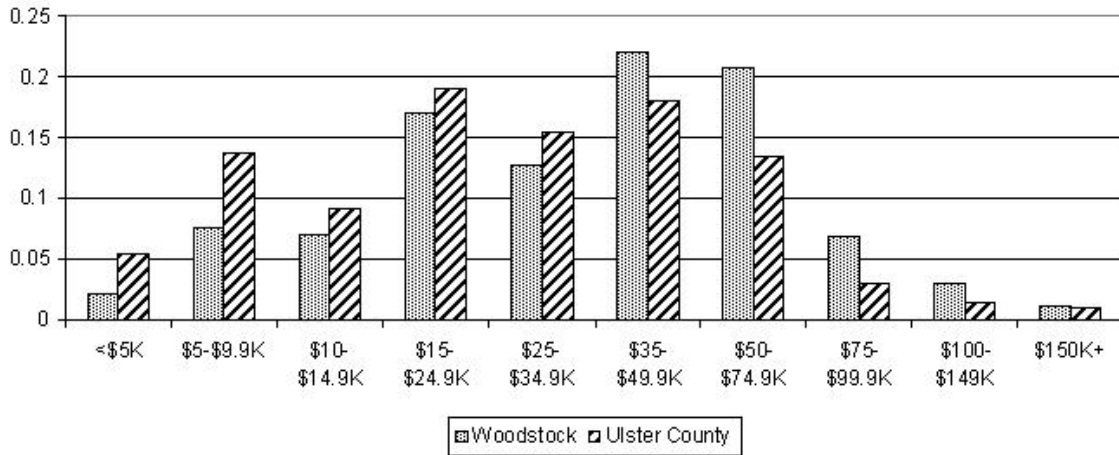
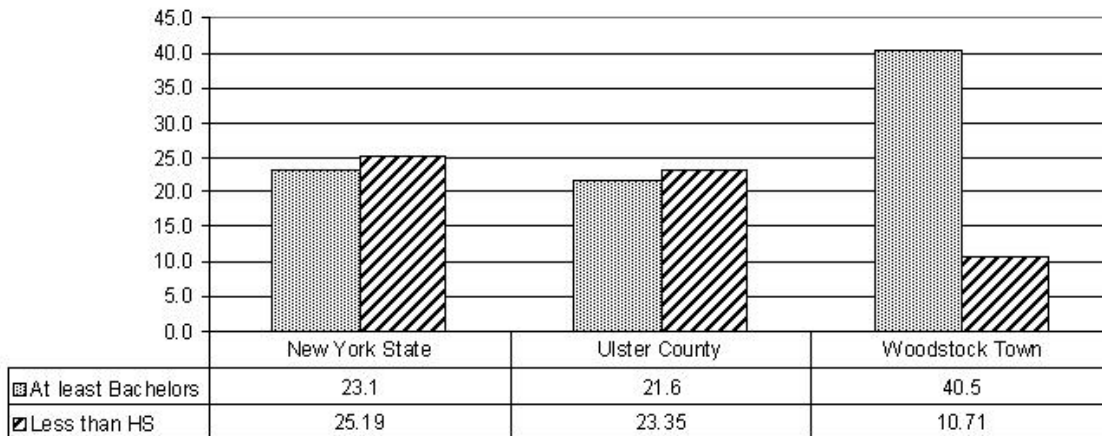


Chart 8. Educational Attainment (% of population >25 years), 1990



An Aging, Increasingly Diverse Population

Despite the unique character of Woodstock’s local economy, the town reflects national demographic trends. Similar to New York State and Ulster County as a whole, the Town’s 2000 population was concentrated in the 25 to 44 year age range. In fact, the town population in 2000 appears to be older than either New York State or Ulster County at the same time, in that Woodstock has fewer residents under the age of 24 years (Chart 9).

A review of historical trends shows that since 1960, the population aged under 24 years has been declining as a share of total population, while the aging ‘baby boomers’ have swelled the ranks of those over 45 years of age (Chart 10). Also consistent with national trends, the Town of Woodstock is becoming more ethnically diverse, with the non-white proportion of the population more than tripling between 1960 and 1990, and almost doubling again from 1990 to 2000. Nonetheless, the Town’s non-white population was only five and three quarters percent (5.75%) in 2000, just under half the eleven percent (11%) recorded for Ulster County and far below the statewide share of thirty-two percent (32%) (Chart 11).

Chart 9. Percent of Population by Age, 2000

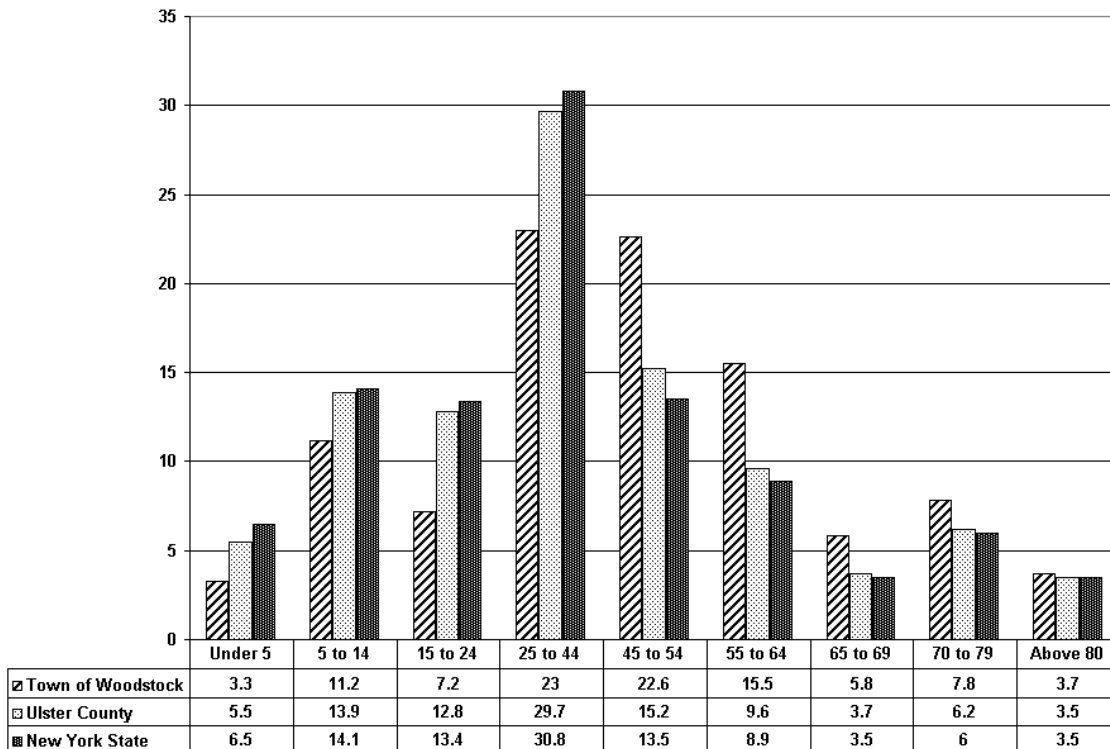


Chart 10. Town of Woodstock, Change in Population by Age Group, 1960-2000

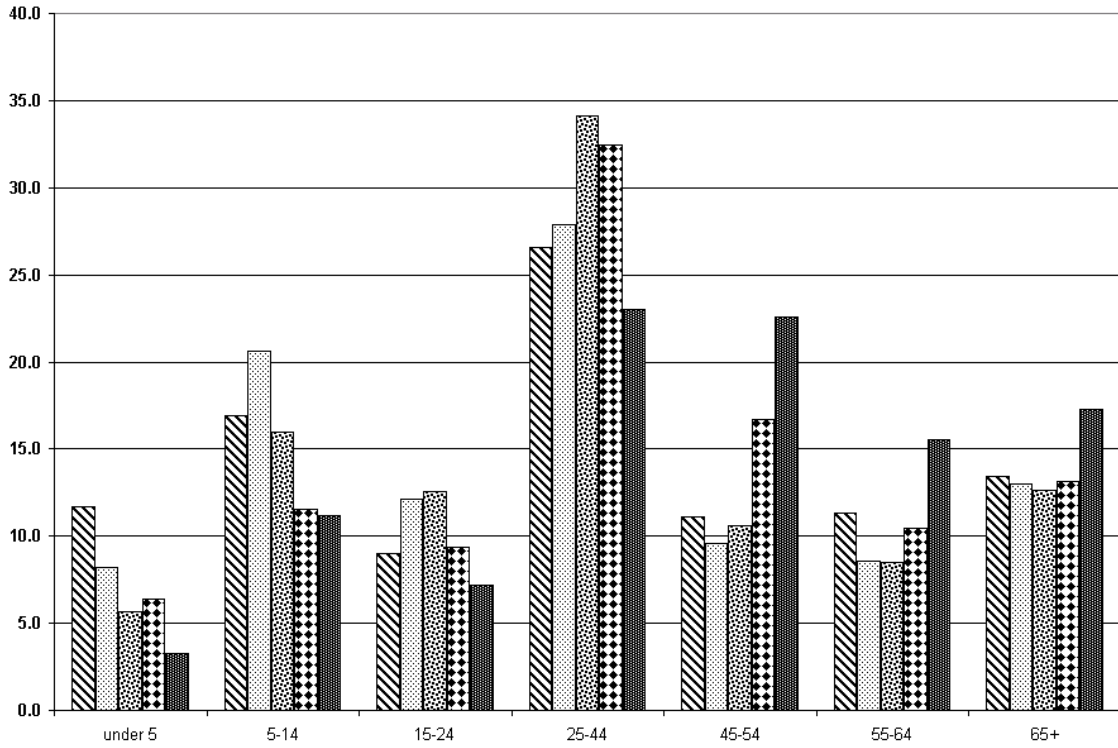
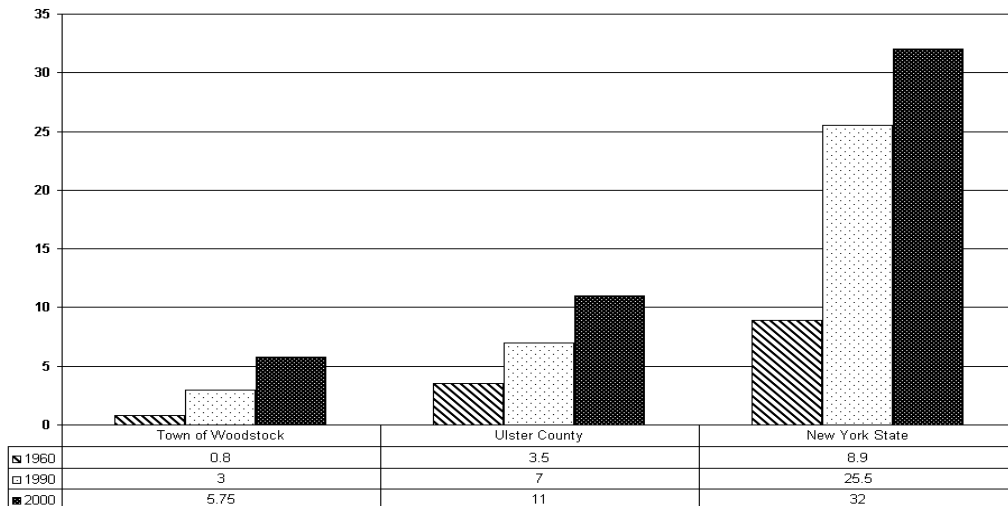


Chart 11. Percent Non-white Population, 1960-2000



**Town of Woodstock Comprehensive Plan
INVENTORY AND ANALYSIS**

D. HOUSING & NEIGHBORHOODS

Description of Housing Market

The 1990 Census indicates that there are 2,715 occupied housing units in the town, of which 1,944, or 71.6%, are owner-occupied and 771, or 28.4%, are renter-occupied. A further 200 units are vacant and 788 units are seasonal homes. These figures represent a 1.2% decline in housing units since 1980.

TABLE 2
Comparison of Housing Statistics
1990

Jurisdiction	Occupied Housing Units	Owner Occupied	% Owner Occupied	Renter Occupied	% Renter Occupied	Vacant	Seasonal Migratory
Woodstock	2,715	1,944	71.6%	771	28.4%	200	788
Ulster Co.	60,807	42,104	69.2%	18,703	30.8%	4,761	6,148
NYS	7,226,891	3,464,436	52.2%	3,174,886	47.8%		
USA	102,263,678	59,024,811	64.2%	32,922,599	35.8%		

SOURCE: U.S. Bureau of Census

Housing Stock

The housing stock of the Town reflects the demographic trends discussed earlier. Consistent with statewide trends, most of the housing stock was built during the post-war boom. The 1960s and 1970s were the most active periods of housing construction in the Town, with one-third of the Town's housing built in those decades. Despite the perception of rapid growth in the 1980s, the proportion of units built in that decade was roughly equivalent to the number built in the 1940s (Chart 12).

Given the relative affluence of the community, it is not surprising that in excess of twenty percent (20%) of Woodstock's housing stock has four or more bedrooms, compared to eighteen percent (18%) for Ulster County and seventeen percent (17%) for New York State as a whole (Chart 13).²

² 1990 U.S. Census

Chart 12. Distribution of Housing Stock by Date of Construction, 1990

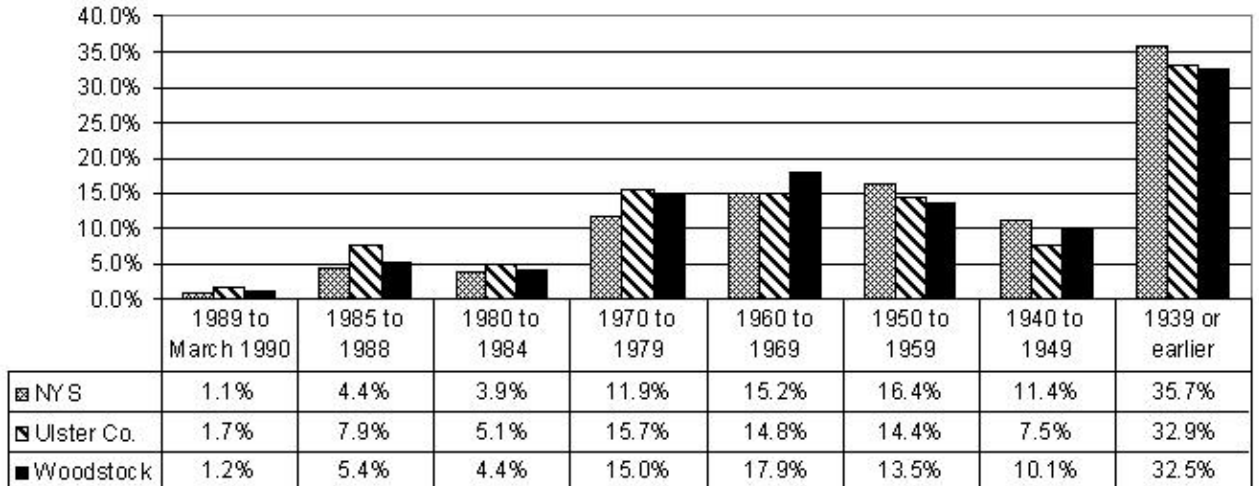
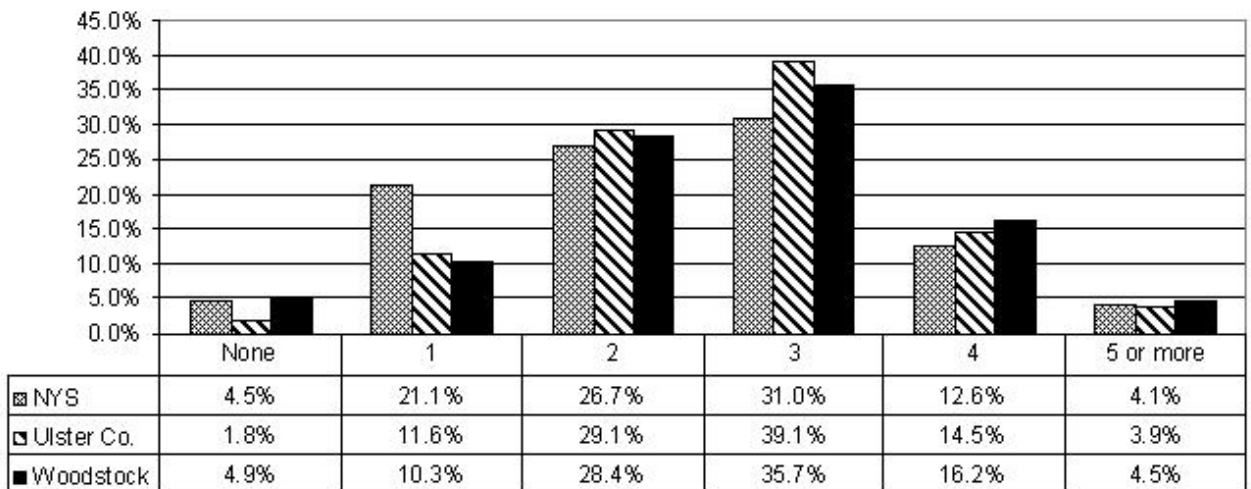


Chart 13. Distribution of Housing Stock by Number of Bedrooms, 1990



**Town of Woodstock Comprehensive Plan
INVENTORY AND ANALYSIS**

Senior Housing

The proportion of the population 65 and older in Ulster County and the Town of Woodstock is roughly equal to the statewide figure. However, as Chart 9 in the previous section indicates, Woodstock has a higher proportion of population between the ages of 45 and 64. As this group continues to age, there is likely to be an increased demand for senior living opportunities. Most of the housing stock in Woodstock was built during the post-war boom, a time in which homes were constructed for growing families with four or more bedrooms. As the population continues to age and children leave the family home, these residents will require smaller one- or two-bedroom living quarters.

The emerging housing demands in the Town of Woodstock are consistent with both national and state trends. Nationally, the demand is being met by several approaches: (1) build one- and two-bedroom town houses and/or condominiums with recreational amenities geared to meet the demands of a healthy retired community, such as congregate care communities and facilities; (2) build for a population that requires assistance in daily routines such as help with cooking meals and doing laundry, as in assisted living facilities. Both congregate care and assisted living housing allow residents to continue to be as independent as possible while providing the security and knowledge that amenities and support services are available. Many such housing opportunities provide regularly organized activity programs including speakers, seminars, and in-house entertainment, as well as transportation to grocery stores, banks, and nearby cultural activities. Another approach (3) is to develop nursing home facilities. Often nursing home facilities are built close to hospitals and other medically related services and provide 24-hour medical attention. Woodstock lacks adequate facilities in all three areas.

Woodstock can be an appealing community for retirees due to its cultural and intellectual activities, low crime rate and appearance and character of the community. A benefit to the Town of attracting retirees is that the proportion of wealth held by this age group is greater than average. Retirees can contribute significantly to the local economy while demanding relatively low levels of public services. If the Town is to attract these residents, it will be necessary to provide housing that responds to the demands of this growing market.

Housing Affordability

Housing costs in Woodstock are much higher than other parts of Ulster County. According to the Multiple Listing Service of the Ulster County Board of Realtors, the median value of homes sold in Woodstock in 2001 is \$228,750. This value is higher than the median housing values in nearby towns. In addition, given the relative affluence of the community, it is not surprising that the Town of Woodstock has more than twenty percent (20%) of its housing with four or more bedrooms, compared to eighteen percent (18%) for Ulster County, and seventeen percent (17%) for New York State as a whole.

TABLE 3, HOUSING COSTS COMPARISON, represents a comparison of median housing values and median gross rents in Woodstock and surrounding communities for the two most recent decennial censuses for which data are available. It also offers a comparison of housing values and rent values from

one decade to another, 1980 to 1990. A tremendous increase occurs in all towns in the comparison, some seeing an increase of 200% or more. Surprisingly, each of the towns saw an increase ranging from 168 – 205% in their median housing values from 1980 to 1990. While the IBM-Kingston closing caused dramatic downturns in some of these communities in the early 1990s, anecdotal evidence indicates that housing prices have regained a strong upward trend.

TABLE 3
Housing Costs Comparison
1980-1990

	Median Gross Rent			Median Housing Value		
	1980	1990	% Change	1980	1990	% Change
Woodstock	\$235	\$459	95.3%	\$52,300	\$145,300	177.8%
Olive	\$179	\$410	129.1%	\$41,000	\$117,000	185.4%
Kingston	\$185	\$450	143.2%	\$31,100	\$94,700	204.5%
Saugerties	\$178	\$422	137.1%	\$34,600	\$103,600	198.6%
Shandaken	\$164	\$362	120.7%	\$33,200	\$89,000	168.1%
Ulster County	\$197	\$450	120%	\$37,500	\$114,300	204.8%

SOURCE: U.S. Bureau of the Census

Woodstock surpasses surrounding communities both in terms of median housing value and median gross rent, again not surprising given the affluence of the town in general. MAP 3, TOWN AND COUNTY HOUSING MEDIAN HOUSING VALUE, shows data for the entire county verifying Woodstock's relative prosperity.

MAP 3
TOWN AND COUNTY MEDIAN HOUSING VALUE



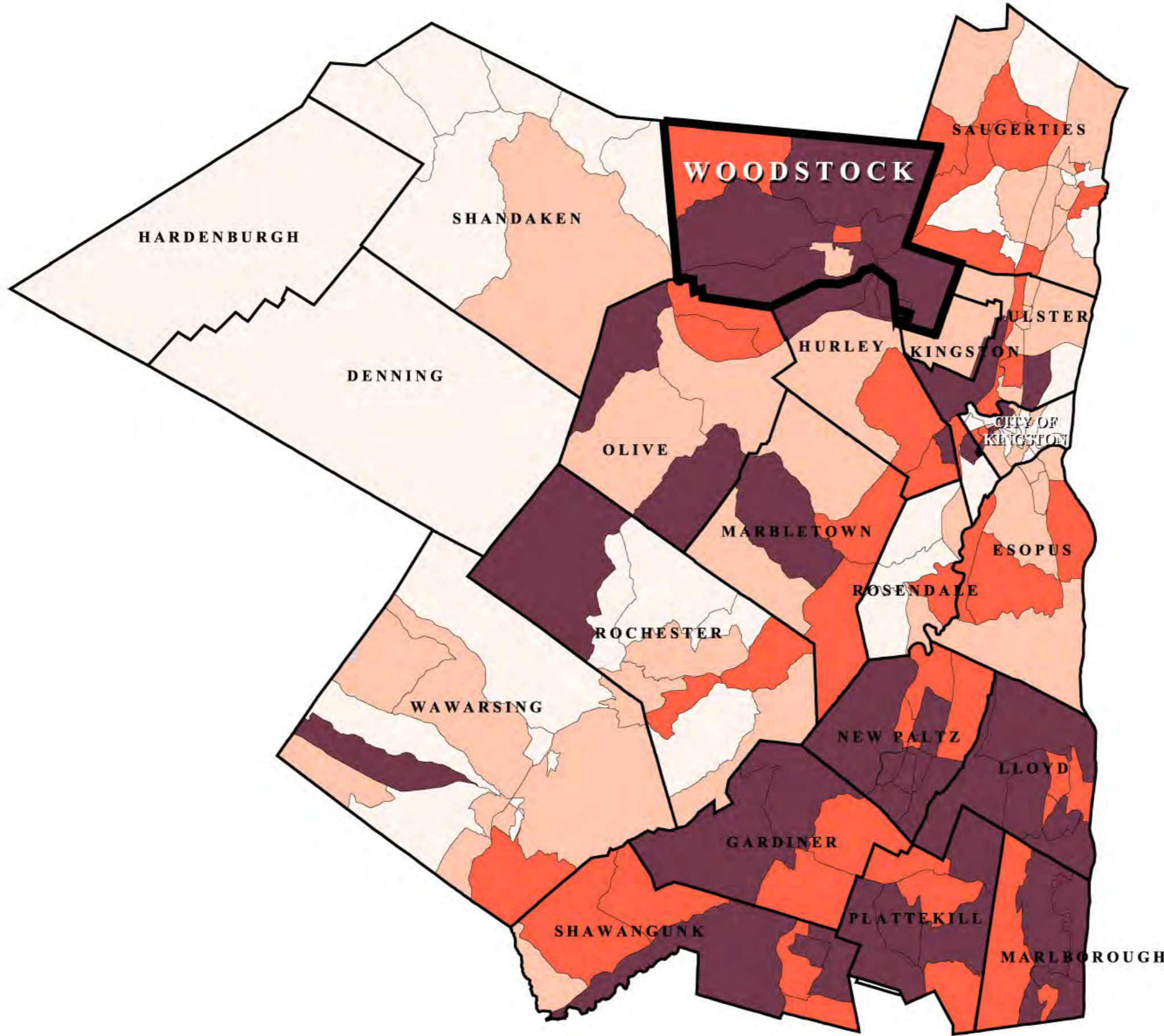
COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 3

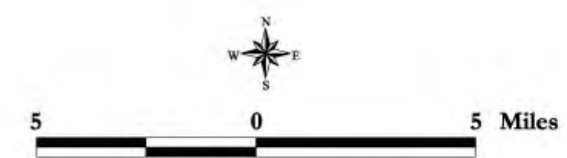
TOWN AND COUNTY MEDIAN HOUSING VALUE

1990 Block Groups



Median Market Value
(in \$)

Lightest shade	\$0 - 93,800
Light orange shade	\$96,000 - 112,300
Orange shade	\$112,500 - 129,400
Darkest shade	\$129,500 - 200,000



Census Block Group Data provided by
Environmental Systems Research Institute, Inc. 1999

FEBRUARY 2002

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SARATOGA SPRINGS NEW YORK CITY BUFFALO BOSTON

E. RECREATIONAL FACILITIES

Existing Facilities

The Town of Woodstock has a number of parks and public areas that provide a variety of activities, supervised recreation, and educational programs. There is a unique combination of large-scale recreational opportunities (e.g., state-owned forest preserve) and small-scale opportunities including Rick Volz Field, Big Deep, and others. Combined, these facilities offer a multitude of choices for Woodstock residents, and contribute to the natural beauty of the Woodstock area. Some of the larger-scale facilities are also responsible for attracting significant numbers of visitors to the Town.

The largest publicly held recreational lands include 5,881 acres of Catskill Forest Preserve property owned by the State of New York. This land is located in the Overlook Mountain/Echo Lake vicinity in the northeast corner of the town, and south and north of Willow at Mount Tobias and Olderbark Mountain. These State properties are largely forested and only minimally disturbed by hiking trails and limited campsites.

Below is a listing of the town's major recreational parcels:

- *Kenneth Wilson State Park:*
Located on the Little Beaver Kill west of Wittenberg, this park is largely undeveloped and campsites are available. It is open from May to October and there are numerous activities including hiking the nature trails, swimming, and riding the mountain bike trail. The campground is handicap accessible.
- *Byrdcliffe:*
This tract is especially important from an historic point of view. In 1902, Ralph Radcliffe Whitehead bought 1,500 acres of land and established an artist's colony modeled on the ideals of the Arts and Crafts Movement. Today, the Woodstock Guild owns and operates the site, restoring White Pines, Whitehead's residence, running a theater, hosting artists in residence, and offering self-guided walking tours of the premises.
- *Mallory Grove:*
This site is a 16.2-acre parcel along the Saw Kill at Bearsville. The site offers recreational opportunities and access to the Saw Kill.
- *Big Deep:*
Big Deep totals 6.4 acres further down the Saw Kill along Route 212, to the east of the hamlet of Woodstock. This area is a popular spot for swimming, however, over the years, sediments have filled in Big Deep so that the water depth is much more shallow.
- *Andy Lee Field:*
Andy Lee Field and adjoining properties, 15.1 acres in total, are located on Rock City Road. Andy Lee Field is the most fully developed of the town's recreational lands, with two baseball fields,

swimming pool, tennis courts, playground equipment, and the community garden. The area also offers adequate parking, enhancing its use.

- *Rick Volz Field:*
Rick Volz Field is a 12-acre town well site off Dixon Avenue at Bearsville. It serves as a neighborhood playground and a Little League baseball field.

- *The Comeau Estate Property:*
Located at the western edge of the hamlet of Woodstock, the majority of this property is used for recreational purposes, including a sledding hill, hiking trails, and hosts the Shakespeare's Byrd on a Cliff series. Non-recreational uses include town offices. The Comeau property is a well-known recreational asset.

- *New York City Department of Environmental Protection Lands:*
These lands may be used for hiking and hunting in season, is recommended by the Town of Woodstock.

In addition to the amenities outlined above, Woodstock is in close proximity to numerous recreational opportunities in Catskill Park, including the Ashokan Reservoir, which has a paved biking, skating, and walking trail that runs along the water.

MAP 4
ENVIRONMENTAL FEATURES AND LAND ACQUISITION AREAS

Town of Woodstock Comprehensive Plan
INVENTORY AND ANALYSIS

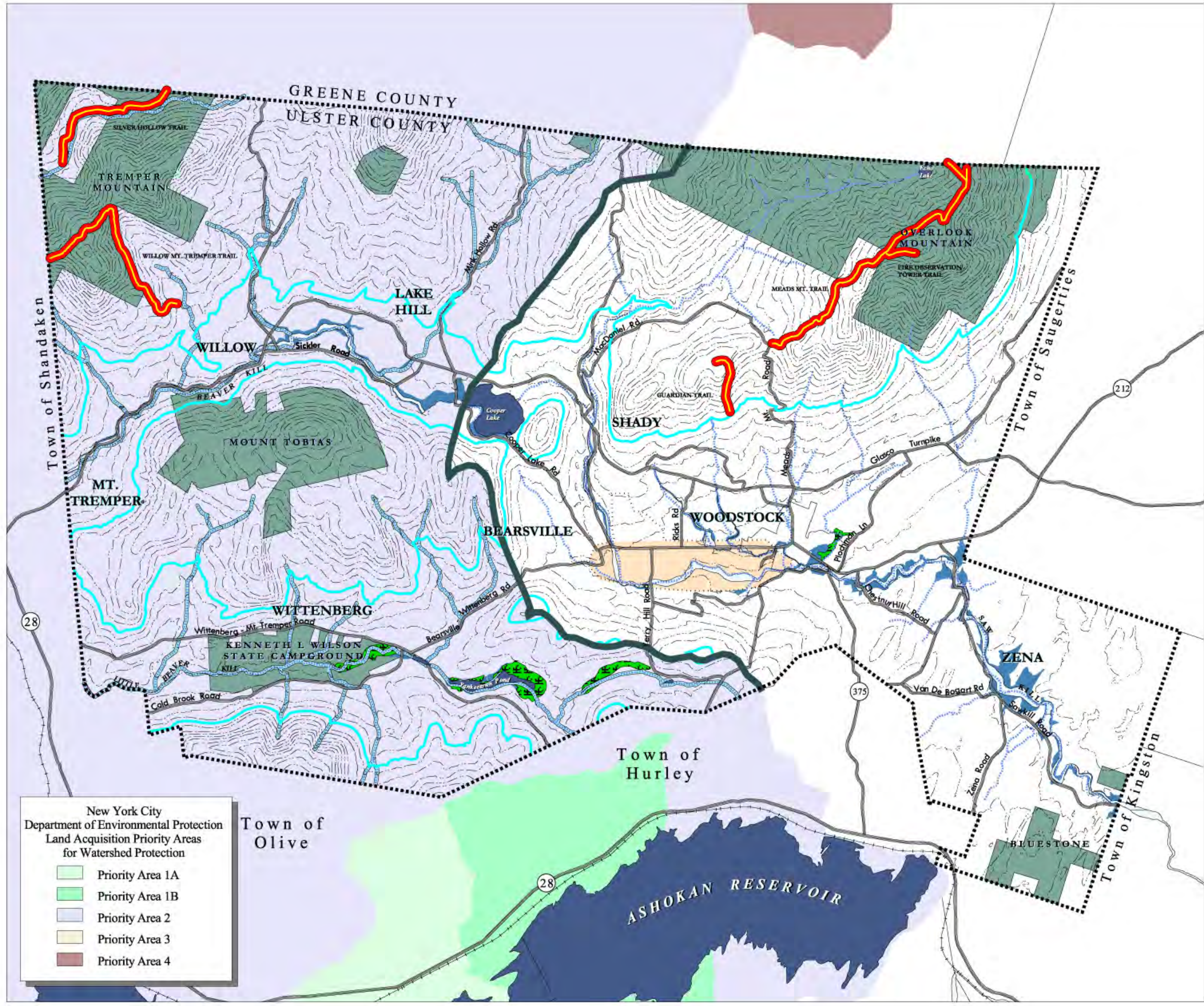


COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 4

ENVIRONMENTAL FEATURES AND LAND ACQUISITION PRIORITY AREAS



- Town Boundary
 - Scenic Overlay District (1200' Elevation)
 - NYC Watershed Boundary
 - 100' Contours
 - Roads
 - Railroad
 - Rivers, Streams
 - Watershed to WellHead Protection Area
 - Aquifer Deposits
 - Existing Trails
 - NYS DEC Wetlands
 - State - Owned Land
 - Lakes, Ponds
 - 100' Stream Buffer within Catskill Watershed
-
- Federal Emergency Management Agency Q3 Flood Data**
- Floodway
 - 100 - Year Flood Zone Designation

- New York City Department of Environmental Protection Land Acquisition Priority Areas for Watershed Protection
- Priority Area 1A
 - Priority Area 1B
 - Priority Area 2
 - Priority Area 3
 - Priority Area 4



Source of Watershed Data provided by New York City Department of Environmental Protection in 1998

APRIL 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

F. RELIGIOUS / SPIRITUAL ORGANIZATIONS

Spiritual and Religious Organizations

For those seeking spiritual retreats, there are many centers of discovery and spiritual work. The Karma Triyana Dharmachakra (KTD) is a Tibetan Buddhist Monastery that was founded in 1976 by His Holiness the 16th Gyalwang Karmapa. KTD is a popular retreat center where Tibetan Buddhism is studied and taught on a daily practice schedule.

The Karma Kagyu Institute, a non-profit educational foundation established to preserve Tibetan culture, is also based at the KTD. The Institute teaches the Tibetan language, and translates and publishes Tibetan religious texts.

The Monastery of Holy Ascension, on Cold Brook Road, is the town's second monastery. It is part of the Hellenic Orthodox Traditionalist Church of America. Purchased in 1999, it currently serves as a getaway for seven monks, priests and bishops who serve in New York City. Two retreats are held at the monastery each year.

In addition to these monastic centers, there are a number of churches located in and near the Town, including Christ's Lutheran Church, St. Gregory's Episcopal, St. John's Roman Catholic Church, Woodstock Reformed Church, Shady Methodist, Overlook Methodist, Woodstock Jewish Congregation, and the First Church of Christ, Scientist. Many of these churches are very active in the local community. For example, the Daily Bread Soup Kitchen is located at Christ's Lutheran Church. The Good Neighbor Food Pantry is located at the Woodstock Reformed Church. Both programs are sponsored by the local and local religious organizations on a rotating basis. The Reformed Church also houses the kitchen for the Woodstock Area Meals on Wheels.

G. ARTS AND CULTURAL ORGANIZATIONS

Visual and Performing Arts

The Hamlet of Woodstock continues to enjoy a lively visual and performing arts culture. Numerous centers for the performing arts thrive in the area, of which the Byrdcliffe site is the most famous. Other centers and organizations include the Woodstock Artist's Association, the Woodstock Guild, the Woodstock Playhouse, Catskill Center for Photography, numerous private galleries and a movie theater.

The Woodstock Artists Association (WAA), the oldest artists organization of its kind in America, was founded in Woodstock in 1920. Since its inception, the WAA has been committed to supporting the

tradition of Woodstock as ‘Colony of the Arts’. It fulfills this role in part by exhibiting and collecting work in all media by area artists. The WAA functions as a fine art center, as well as an archive for the work of esteemed painters and sculptors who have lived and worked in the vicinity. The WAA functions as a fine visual arts center, presenting a full schedule of concurrent solo and group exhibitions of local artists in one of its spacious galleries. Some of these events are juried, and some are non-juried.

The Woodstock School of Art was established in 1968. It is located in the stone building formerly occupied by the Arts Students League of New York. Built in the 1930s as a WPA project, the building is listed on the National Register of Historic Places.

The Center For Photography, located on Tinker Street, is internationally known, with a gallery and collections featuring the work of photographers from around the globe.

Woodstock boasts a number of visual and performing arts groups, including the accomplished Woodstock Youth Theatre. The Town is also host to a numerous festivals, such as the Woodstock Poetry Festival, the Woodstock Film Festival, and the Maverick Concert Series.

H. ENVIRONMENTAL FEATURES

MAP 4, ENVIRONMENTAL FEATURES AND LAND ACQUISITION AREAS, illustrates several of the environmental features of the town. These features include New York State Department of Environmental Conservation (DEC) delineated Wetlands, Department of Environmental Protection Land Acquisition Areas, 100-foot regulated and non-regulated stream buffers, Catskill Watershed boundary, three sub-watersheds for the Saw Kill, Little Beaver Kill, and the Beaver Kill basins, and the aquifer as delineated in the Wellhead Protection Study.

Watersheds and Floodplains

Watersheds

A watershed is the land area that drains to a particular stream or wetland. The human activities and land uses (forest versus field, or urban versus rural) within a watershed influence the water quality and biological health of its stream. Therefore, planning to improve the biological health of a stream or to reduce erosion and flood hazard risks, one must consider its whole watershed.

MAP 5, WATERSHED BOUNDARIES, depicts the three major watersheds which drain the Town of Woodstock - the Saw Kill, the Beaver Kill, and the Little Beaver Kill. The lowland areas within these drainage basins are especially susceptible to flash flooding. This is due to a combination of several factors such as the steep gradient of the mountain sections of these streams, the steep slopes throughout the upland areas, and the relatively impervious soil conditions.

The largest of these watersheds is the Saw Kill, which has its headwaters in Echo Lake on the north side of Overlook Mountain. The Saw Kill is of special significance because some 85% of the town's population lives in its watershed, almost 50% of the town's land area drains to it, and it indirectly provides the Hamlet's drinking water supply.

The Saw Kill flows southwesterly at a moderate to steep slope through its upper reaches, however, upon approaching Shady the slope increases substantially. There is significant erosion of the clay-rich streambed and banks above Shady near old and new Keefe Hollow Roads, due to a substantial number of streambank trees having fallen in and jammed areas of the stream, exacerbating erosion and creating increased treefall into the stream. This upper section of the Saw Kill is classified by NYSDEC as AT(s), reflecting its importance as a drinking water supply recharge for the Town of Woodstock, an emergency supply for the City of Kingston, and a trout stream.

From Shady, the Saw Kill turns south and flows past Mount Guardian towards Bearsville. This section is moderately sloped and has been bermed along its course to allow the settlement of homes along its banks and floodplain and to prevent flooding of those homes. Despite these berms, it experiences only a modest amount of streambank erosion between Shady and Bearsville. In Bearsville, the Saw Kill takes a sharp turn to the east, and has been "trained" to flow against the south side of its valley (beneath Broadview Avenue). In other words, historically the Saw Kill meandered across the Bearsville flats. To allow development within this floodplain of Route 212 and Bearsville, the Saw Kill was moved to the south side, running past the town's public water supply's well field helping to recharge the shallow groundwater aquifer which supplies these wells. In this area, the stream is extensively bermed, overwidened, and is experiencing substantial erosion and loss of streamside trees. Fisheries habitat is degraded. The area between Bearsville and Woodstock is gently sloped, more densely settled, and more susceptible to damaging flooding. The Saw Kill then flows through the hamlets of Woodstock and Zena. Between Woodstock and Zena the Saw Kill is channelized along much of its course, and is dammed twice for City of Kingston reservoirs.

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

The Beaver Kill, generally located in the Northwest sector, is a stream that has been identified as meeting the criteria for possible inclusion in the Federal Wild and Scenic Rivers system. The Beaver Kill's headwaters in Mink Hollow have been developed by the City of Kingston as a source of water supply. The Beaver Kill flows westerly through a forested watershed and drains areas of limited residential development and agricultural land near the hamlets of Lake Hill and Willow. About 10% of the town's population lives within the Beaver Kill drainage area.

Because nearly one half of the town is located in the New York City watershed, the New York City Department of Environmental Protection's (DEP) regulatory rules apply to the main stem and tributaries of the Little Beaver Kill and the Beaver Kill (see Map 5, Watershed Boundaries). Generally, DEP has regulatory oversight of some land uses within 100 feet of a perennial stream or wetland. These uses include siting of septic systems, replacement or siting of new fuel and chemical storage tanks, and the construction of impervious surfaces for roads and driveways. The Ulster County Department of Health regulates the siting of septic systems throughout Woodstock and the DEC regulates activities within wetlands and within stream channels, such as the removal of gravel, streambank stabilization projects and stream crossings. The US Army Corps of Engineers regulates activities in wetlands and streams.

MAP 5
WATERSHED BOUNDARIES

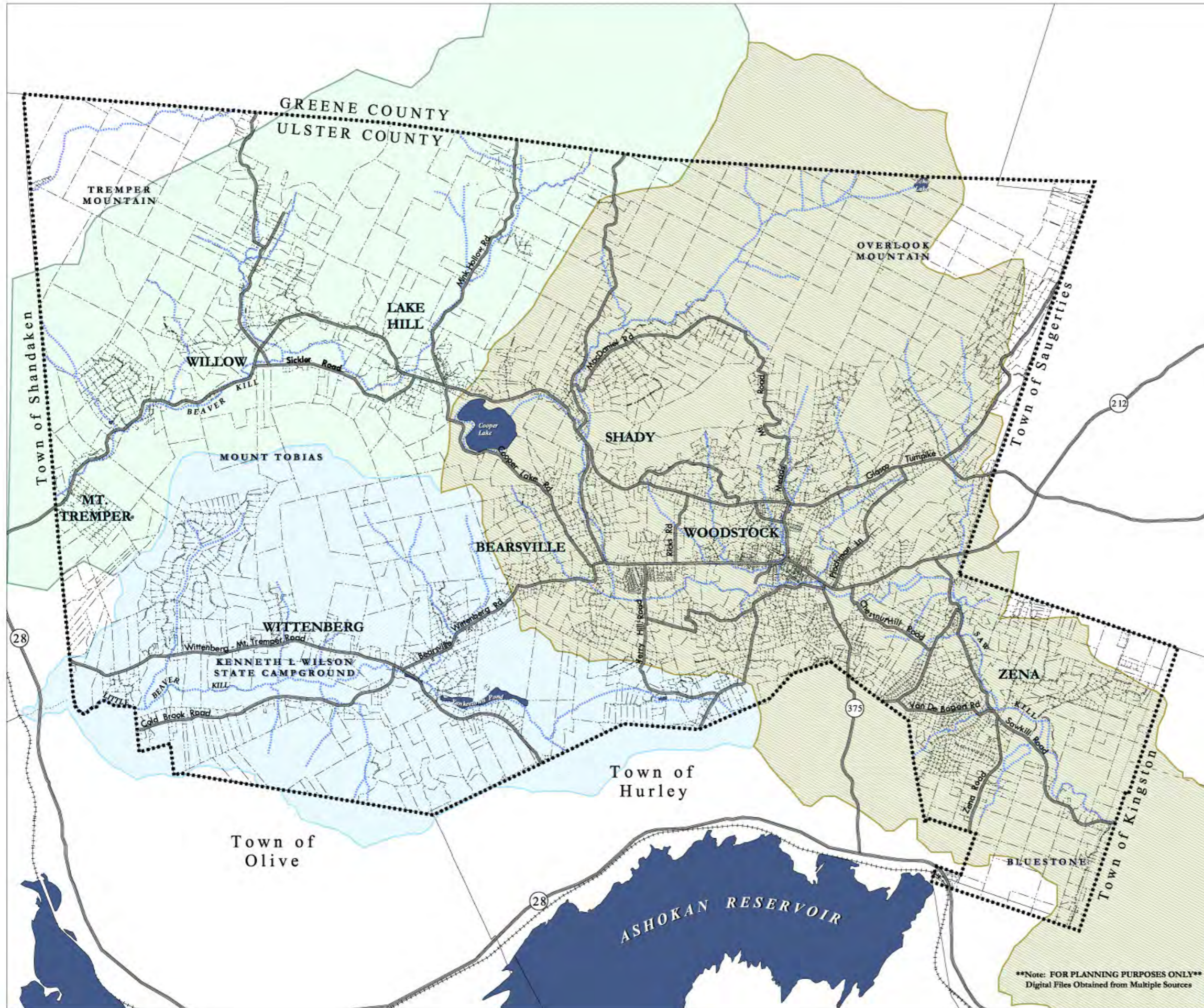
Town of Woodstock Comprehensive Plan
INVENTORY AND ANALYSIS

COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

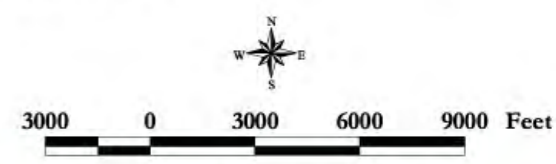
MAP 5

WATERSHED BOUNDARIES



- Saw Kill Basin
- Little Beaver Kill Basin
- Beaver Kill Basin
- Municipal Boundaries
- Tax Map Parcels
- Roads
- Railroad
- Rivers, Streams
- Lakes, Ponds

Note: Sub-watershed boundaries are delineated from USGS 7.5 minute quadrangle maps, and are therefore an approximation.



Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

****Note: FOR PLANNING PURPOSES ONLY****
Digital Files Obtained from Multiple Sources

Floodplains

Floodplains are the lands adjacent to streams and rivers that receive the overbank flows of the river when it floods. In steep headwater areas, floodplains are generally narrower than they are in valley bottoms because the steep slopes shed the water more quickly and they have smaller drainage area. Floodplains serve as a buffer to minimize the extent of flooding by allowing the water to spread out and reduce its velocity and damaging stream power. When streams are bermed at their streambanks, floodplains are cut off from the stream and the floodwaters are contained in the channel, which can increase downstream flooding and cause excessive streambank erosion.

Floodplains are an integral part of a river or stream's ecosystem, and for this reason are environmentally sensitive areas. The frequency and duration of flooding influences the biodiversity of streams, in part because flooding washes organic material, such as leaves and wood, into streams that provide food for fish and invertebrates. Floodplains also absorb floodwaters in their porous deposits of sand or silt and release it back into the stream, which in turn, increases the area flooded but reduces the degree of the flood's hazard. For these reasons, it is important to plan for development in floodplains and to ensure that floodplains are not unnecessarily cut off from their ability to be flooded, for example, by using berms that are set back from the stream as far as possible rather than on top of the streambank.

Development on a floodplain poses a threat to property when spring rainfall combines with melting snow to produce major run-off, or periods of extremely heavy rain cause run-off from the steep slopes and impervious soils of upland areas to flow rapidly into relatively small streams such as the Saw Kill. The problem can be particularly crucial in the town because mountainous areas in the northwest experience heavy winter snowfall and are influenced by a "wet belt meso-climate" caused by the rapid uplift of moist air over the east-facing Catskill mountain barrier.

Flood hazard areas in Woodstock were designated in 1976 by the Federal Insurance Administration of the U.S. Department of Housing and Urban Development (now known as the Federal Emergency Management Agency). The Town of Woodstock has delineated flood hazard areas on their Zoning Map. They are designated as "Floodway" and "Flood Fringe Overlay" (FFO). The Zoning Law of the Town of Woodstock describes the Flood Fringe Overlay as follows:

The Flood Fringe Overlay (FF-O) District has been designated by the FEMA as a "flood plain area with special flood hazards that has a 1% chance of receiving a 100-year flood event in any given year." The FF-O District may include other lands, designated by the Town Board, which experience periodic flooding. All development within the FF-O District is subject to special standards as provided by Section V of the Local Zoning Law.

The FF-O District follows the Saw Kill from the Town of Kingston border to the hamlet of Shady. It also marks some minor tributaries, which branch off the Saw Kill in the hamlet of Woodstock, north of Route

212. The Beaver Kill, from Cooper Lake in Lake Hill to the Town of Shandaken border, also lies within the FF-O District.

The ‘**Floodway (FW) District**’ has been designated 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’.

The Floodway is also delineated along the Saw Kill from the Town of Kingston border to the hamlet of Shady and the two tributaries which branch off the Saw Kill in the hamlet of Woodstock, north of Route 212. The Beaver Kill, from Cooper Lake in Lake Hill to the Town of Shandaken border, lies within the Floodway as well.

In general, the Floodway runs as a narrow channel along the Saw Kill, the Beaver Kill, and 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. Overall, both districts are defined along the same environmental features. However, no development is allowed in the Floodway, whereas development is allowed in the FF-O District with special standards.

Wetlands

Marshes and meadows, riparian (streamside) zones and some floodplain areas, forested swamps (such as those with dense red maple stands), vernal pools (areas in forests and fields that are ponded only in the spring) and seeps comprise Woodstock’s wetlands.

Wetlands can be difficult to identify because they are transitional environments that occur throughout Woodstock and exhibit a gradation of moist to saturated conditions. All areas considered wetland must be flooded with water for a period of time during the growing season. Wetlands are identified by the occurrence of certain kinds of vegetation, the presence of hydric soils (soils that are saturated much of the time), and their hydrology. Plants that thrive in wet soils have developed adaptations that enable them to tolerate anaerobic conditions, so wetlands can often be identified by the presence of certain types of plants.

Riverine wetlands occur within the floodplains of the Saw Kill, Beaver Kill and Little Beaver Kill 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.

These headwater wetlands provide critical storage capacity to retain water from snowmelt and precipitation, reducing downstream flooding. Wetlands in the riparian zone and floodplain intercept runoff from roads and other impervious surfaces, and catch sediment and other pollutants before they

enter streams and impair water quality and aquatic habitat. Wetlands provide habitat for unique flora and fauna, including amphibian populations that rely on the changes in water levels as physiologic cues to undertake the next stages of their life cycle. High productivity in streamside wetlands provides the base of the aquatic food chain, providing spawning, feeding, and nursing grounds for fish and other aquatic species. Wetlands provide open space for aesthetics, recreation, outdoor education, and scientific research.

In order to track wetland loss nationally, the United States Fish and Wildlife Service (USFWS) produced the National Wetlands Inventory (NWI) in the 1990s. The Planning Board Clerk has a complete set of NWI maps for Woodstock. The NWI maps are not considered comprehensive coverage of wetlands. As a result, they are non-regulatory and are intended to identify areas where wetlands may be present, subject to field verification. Another useful source of information indicating the potential presence of hydric soils, and therefore wetlands, is the County Soil Survey, produced by the USDA Natural Resources Conservation Service and available through their office in Highland, NY.

State Wetlands

The New York State Department of Environmental Conservation (DEC) regulates activities in wetlands that are 12.4 acres or larger, including 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 as depicted in Map 5, Watershed Boundaries. These include:

- **Yankeetown Pond - DEC Class I**
- **Little Beaver Kill - DEC Class I**
- **Bradley Meadows (WAT 12 acres)**
- **Wittenberg Sportsmen 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. In short, a Class I wetland may be a classic kettlehole bog containing “special features” such as endangered or threatened animal and/or plant species, it may support an animal species in abundance or diversity unusual for the state or for the major region of the state in which it is found. Furthermore, a Class I wetland may be a tributary to a body of water which could subject a substantially developed area to significant damage from flooding or from additional flooding should the wetland be modified, filled or drained. Finally, Class I wetlands

may be located adjacent or contiguous to a reservoir or other body of water that is used primarily for public water supply, or is hydraulically connected to an aquifer which is used for public water supply.

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")

Bradley Meadows:

The "WAT 12 Acres" is a wetland identification code. When a wetland includes uplands, water bodies, tidal wetlands or other features, the polygon of the wetland feature is coded with UPL, WAT, TID or OTH respectively. The Bradley Meadows wetland is associated with a 12-acre open body of water.

Little Beaver Kill

According to the DEC wetlands maps, there are two wetlands associated with the Little Beaver Kill in Woodstock in addition to Yankeetown Pond. A 48.5-acre Class II wetland is located east of Yankeetown Pond, adjacent to Yerry Hill Road (this may actually be a tributary to Little Beaver Kill), and a 44.3-acre Class II wetland located west of Yankeetown Pond, near the intersection of Cold Brook Rd. and Wittenberg - Mount Tremper Road.

In total, there are four DEC regulated wetlands in Woodstock, according to the Official Map. Three associated with Little Beaver Kill described above and Bradley Meadows wetland.

Federal Wetlands

Through section 404 of the federal Clean Water Act, the US 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 has developed regulations to protect wetlands of any size if they 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.

Activities in the buffer areas surrounding wetlands are not addressed by the Corps.

Since federal wetlands do not appear on any regulatory maps, it is incumbent on the landowner and the Planning Board 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.

Local Protection

Local wetlands protection can be achieved through:

1. Petitioning the state to designate wetlands smaller than 12.4 acres as wetlands of Unusual Local Importance;
2. Adopting a local ordinance or law;
3. Amending zoning, subdivision and site plan requirements;
4. Working for their acquisition or easement by a conservation group.

A brief tabular summary of the zoning districts and regulations is included overleaf.

Zoning Districts	Bulk	Brief Description
Residential District (R8)	>8 acres	Most environmentally sensitive areas – e.g. mountain faces and peaks, and the Catskill Escarpment. Building to be kept to a minimum.
Residential District (R5)	>5 acres	Very low-density residential, including those “ecologically most sensitive.”
Residential District (R3)	>3 acres	Low-density residential, generally with a 10% to 15% slope, including “ecologically sensitive areas.” Clustering is allowed.
Residential District (R1.5)	>15,000 sq. ft.	Moderate-density residential outside the Hamlets and protected open spaces.
Hamlet Residential District (HR)	20,000 - 30,000	Higher-density residential in developable areas near existing residential development.
Hamlet Commercial District (HC)	>20,000 sq. ft.	Commercial, residential and civic/institutional uses co-exist at a moderate density with public services.
Neighborhood Commercial District (NC1 & NC2)	25,000 – 1 acre	Retail & service establishments for daily consumer needs. No alcohol permitted in NC1 restaurants.
Light Industrial District (LI)	3 -5 acres	Research, heavy commercial, manufacturing and wholesale, under strict performance standards.
Floodway District (FW)	N/a	Flood discharge course - no development permitted.
Planned Residential Development District (PRD)		Flexible land use & design regulations to encourage development of public/private low- and moderate-income housing and senior citizen’s housing.

Overlay Zoning Districts	Bulk	Brief Description
Flood Fringe Overlay District (FF-O)	N/a	“Flood plain area with special flood hazards that is likely to be flooded at least once every 100 years”.
Hamlet Preservation Overlay District (HP-O)	N/a	All parcels contiguous to Route 212 from the eastern entrance to Woodstock at Chestnut Hill Rd & Route 212
Gateway Overlay District (G-O)	N/a	Created to protect the aesthetic and historic qualities of the District, it is located at the eastern entrance to the town.
Scenic Overlay District (S-O)	N/a	Provides for special permit review of all development at an elevation of greater than 1,200 above sea level to mitigate the visual impact of such development to the extent practicable.

**Town of Woodstock Comprehensive Plan
INVENTORY AND ANALYSIS**

Wellhead Protection Area

In April 1995 the town sponsored a report entitled *Wellhead Protection Area Delineation*. The main purpose of the report was to delineate the aquifer that provides the town's public wells and the draw down area that directly serves the town's wells. The resulting mapping illustrates the aquifer deposits, the watershed to the aquifer, the wellhead protection area, and the watershed to the wellhead protection area. Refer to MAP 7, WATER RESOURCE SYSTEM PROTECTION, for an illustration these areas.

In the fall of 1997, the Woodstock Environmental Commission prepared an educational document entitled *The Best Management Practices of Woodstock's Wellhead Protection Area*. The report defines a wellhead as being the surface and subsurface area through which contaminants are likely to pass before reaching a well or a group of wells used for public water supplies. Woodstock's Wellhead Area is delineated as an area, which includes a 200-foot Remedial Action Area, a one-year time of travel zone, and the complete wellhead zone as was defined in the 1995 study.

The report educates the public on threats to groundwater. The most common threat to ground water quality is elevated nitrate-nitrogen levels caused by such elements as lawn and garden fertilizers, household wastes and chemicals, erosion and siltation from the watershed area, and improper disposal or leaks of oil and gasoline from cars and trucks. However, according to the Woodstock Environmental Commission, the major identified potential threat to the wellhead area is underground storage tanks for fuels including commercial, industrial, and home heating fuel; while road salts and fertilizers are the major potential threat to the quality of runoff in the watershed that washes into the Saw kill Creek.

The Woodstock Environmental Commission identifies three factors for consideration in wellhead protection:

- The nature of potential contaminant sources
- The geographic location of potential sources in relation to the wells
- The appropriate management options, sources with the greatest potential for groundwater degradation, as well as the geographic areas most vulnerable to contamination should be subject to the most stringent regulations

The WEC has proposed several options for the protection of the wellhead and watershed areas. The following name a few:

- Local law establishing an aquifer district in the town
- Wellhead and watershed overlay district as part of Zoning Law
- Clear signage denoting entering and leaving watershed area

Forests and Wildlife Habitats

Some 65% of the Town of Woodstock is forested, most of which is second growth due to forest fires or extensive cutting for agricultural and commercial activities. Re-growth has generally taken place since the turn of the 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.

The whitetail deer population in Woodstock, as throughout the Catskills, is overabundant and this is preventing Woodstock's forests from adequately regenerating. Deer graze on new tree saplings, preventing their survival. As a result, much of Woodstock's forest is at very serious risk of being susceptible to disease and fire.

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

Limited populations of timber rattlesnakes can also be found on certain rocky and exposed mountain slopes, for instance, Trewper Mountain and Overlook Mountain.

Topography

MAP 6, SLOPES, illustrates the town's steepest slope characteristics. In general, these are found in the mountainous areas of Mount Tobias, Overlook Mountain, Trewper Mountain and the north face of Ticetenyk Mountain. Many of the slopes in these areas are in excess of 15% thereby making development very costly and difficult.

As discussed in the land use section, some areas of steep slopes have been a constraint to development and have remained classified as vacant on the land use map. In fact, when the steep slopes map is overlaid upon the land use map, approximately 3,000 acres of undeveloped land have slopes in excess of 15%. In addition, when comparing Map 1 and Map 6, it becomes apparent that slope has helped divert human settlement into the flatter areas of the community.

Elevations within the town range from 250 feet in the bed of the Saw Kill at Zena, to 3,350 feet above sea level on the ridge of Olderbark Mountain along the Town of Woodstock/Greene County border. The low-lying Zena section of Woodstock generally ranges between 400 and 500 feet in elevation, and is relatively flat.

To the north and west along the Saw Kill is a broad valley area ranging from 500 to 700 feet in elevation. The main concentrations of development within the Town, the hamlets of Woodstock and Bearsville, are situated in this mile-wide, three-mile-long valley. The Saw Kill Valley, though open to the east along

Route 212, is bounded on its other three sides, by higher elevations and peaks, such as Ohayo Mountain (1,300 feet), John's Mountain (1,540 feet), Beetree Hill (1,820 feet), Mount Guardian (2,100 feet), and Overlook Mountain (3,150 feet).

In the western portion of the town a similar pattern of valleys, though narrower, bordered by hills occurs. These principal or collector valleys join the broader Saw Kill Valley noted above at Bearsville. The first crosses the Saw Kill/Beaver Kill watershed divide with the Beaver Kill flowing generally west to the Esopus Creek water gap at Mount Tremper. This is the general route of the Route 212 from Bearsville, 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), the Beetree Hill (1,820 feet), and Roundtop Mountain (1,980 feet.)

The second valley, the Wittenberg Valley, is separated to its north from the Shady/Lake Hill/Willow area by the Mount Tobias, Beetree Hill, and Roundtop Mountain group. This valley extends along Wittenberg-Mount Tremper Road west of Bearsville across the Saw Kill/Little Beaver Kill watershed divide, following the Little Beaver Kill on to its confluence with Esopus Creek. The hamlet of Wittenberg is the only settlement in this valley, with Yankeetown Pond 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.

Smaller valleys abound throughout the northern and western sections of Woodstock. Each is typically narrow, steeply-sided, and drained by a mountain brook. See MAP 6, SLOPES.


**MAP 6
SLOPES**

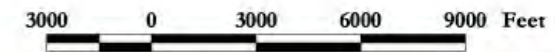
COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 6

SLOPES

- Slopes
-  Comparatively Level Land (0 - 15%)
- Suitable for all Land Use types
 -  Steep (15% - 25%)
- May be suitable for Commercial and Residential Development
 -  Very Steep (25+ %)
- Not suitable for development
-  Municipal Boundaries
 -  Scenic Overlay District (1200' Elevation)
 -  100' Contours
 -  Tax Map Parcels
 -  Roads
 -  Railroad
 -  Rivers, Streams
 -  Lakes, Ponds

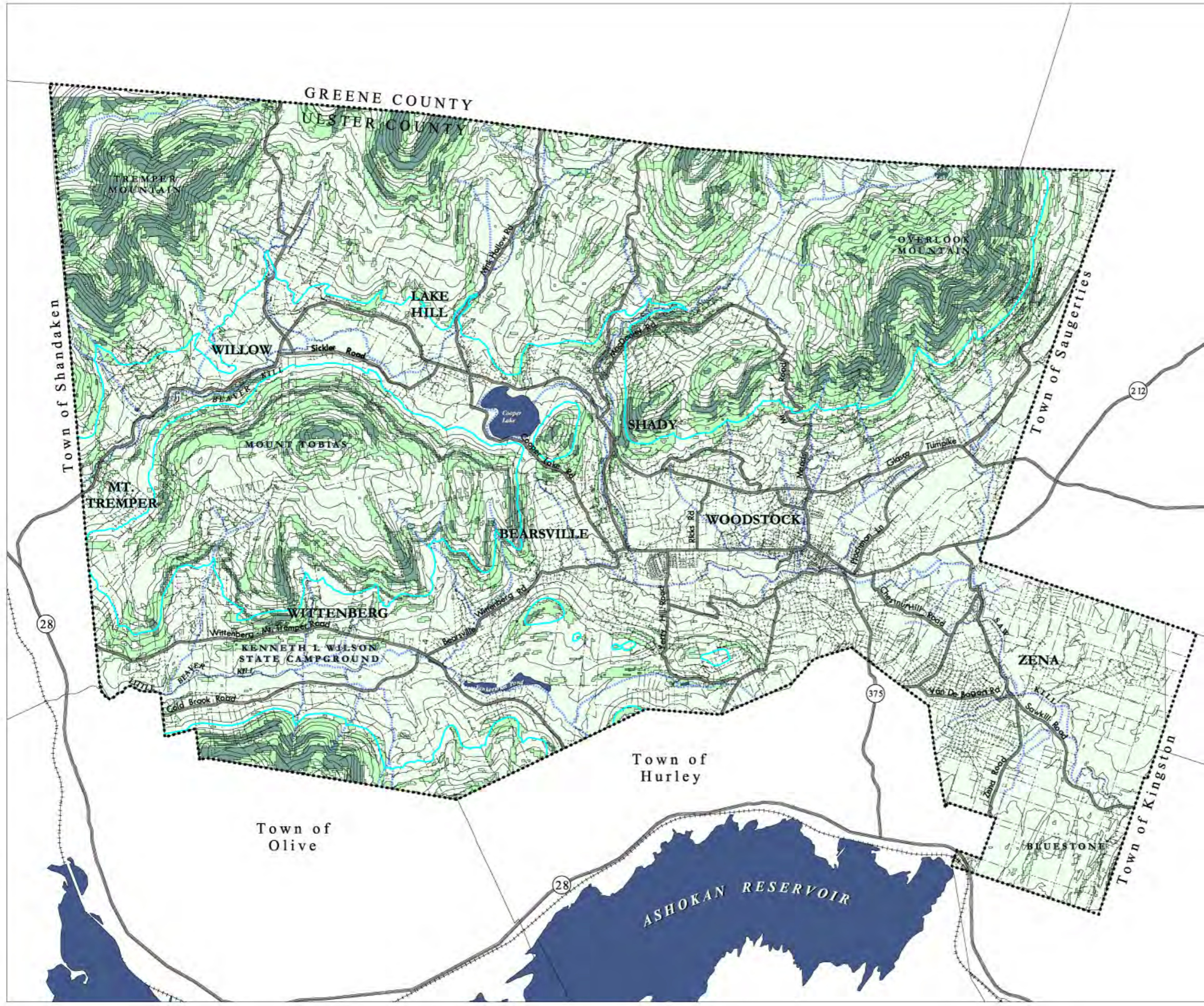


Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON



Build-out Analysis

Zoning District	Total Acres	Acres of Vacant Land	Percentage of Total	Potential Units	
				Residential	Commercial
Hamlet Commercial	62.43	3.02	4.8%	0	6
Hamlet Residential	73.70	2.50	3.4%	3 - 5	0
Residential (R8)	7353.45	1326.98	18%	0	165
Light Industrial	36.17	0	0%	0	0
Neighborhood Commercial	71.06	9.66	13.6%	0	10 - 16
Residential 1.5	406.90	42.66	10.5%	123	0
Residential 3	9070.86	2084.56	23%	694	0
Residential 5	26510.5	6452.00	24.4%	1290	0
STATE [Forest Preserve]	6885.48	0	0%	0	0

A build-out analysis allows a town or village to assess at a glance the amount of vacant, developable land currently available in each zoning district. The zoning ordinance requirements for lot sizes and densities permitted are then applied to establish the maximum number of units that could potentially be developed per district. Naturally, the development of the maximum number of units allowable by law is not necessarily the optimum result. Rather, the build-out analysis is intended to illustrate the extent of development allowed under the current zoning ordinance. In that sense it establishes a basis of comparison by which to evaluate development possibilities.

The number of potential units that each district could currently support reflects the individual density allowances for each of the zoning districts. The minimum lot sizes vary greatly from district to district, for example, the Hamlet Commercial (HC) district will not allow development of sites of less than 20,000 square feet, whereas the Light Industrial (LI) district requires lots of a minimum of three to eight acres depending on the zoning district acres in area.

In addition, some of the zoning districts specifically state that they favor low-density development in order to protect environmentally sensitive areas. These include the Land Conservation district, which advocates that building in general be kept to a minimum, with a minimum lot size requirement of eight acres, and residential districts R5 and R3, which require minimum lot sizes of greater than five acres and three acres respectively.

The Hamlet Residential (HR) and the Neighborhood Commercial (NC) districts have minimum and maximum lot size requirements. In these cases, we have provided the upper and lower limits of unit development potential.

I. TRAFFIC AND TRANSPORTATION

General

Three state highways provide adequate access from the east, west, and south (the north being restricted by mountains). Route 28, which is fully outside the town, connects to Route 375, which serves as the principal entrance to the town from Kingston and joins Route 212 east of the Hamlet.

Arterials/Collectors

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 good two-lane east/west roadway, burdened only by the congestion that occurs through the hamlet of Woodstock.

State Route 375, the principal entrance to Woodstock from Route 28, which is the two-lane link from Kingston-to-West Hurley, and is located south of the Town.

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.
- Saw Kill 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 (**County Road 40**) combine to connect Route 212 at Bearsville to Route 28 at Mount Tremper.
- Glasco Turnpike (**County Road 33**) an east/west road between Shultis Corner in Saugerties and Route 212 south of Shady.

- Wittenberg-Glenford Road (**County Road 40**) connects Route 28 at Glenford to the Wittenberg-Mount Tremper Road (**County Road 40**).

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. Traditional urban systems of blocks and streets are restricted to the more heavily developed hamlets such as Woodstock, Bearsville, and Zena.

Traffic Counts

Traffic counts are helpful in determining potential traffic areas within the community. The graphic on the following page illustrates traffic counts provided by a Woodstock resident as 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.

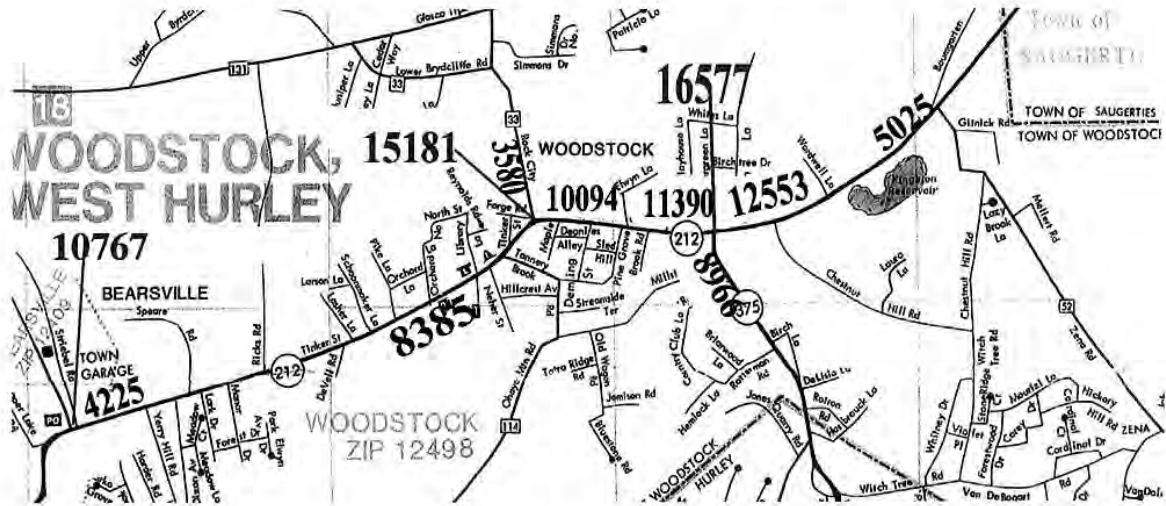
The traffic counts reveal that the heaviest traffic occurs on Route 212 between County Route 33 (Rock City Road) and Route 375. Heavy traffic can be expected here since this section of road lies in the commercial, civic, and social center of town. Outside of the center of the community, traffic drops by nearly one half. The results indicate that people are arriving in Woodstock as a destination rather than using the road system to by-pass the community.

The graphic also displays traffic counts at key intersections in the community. Not surprisingly, the intersection of Route 375 and Route 212 has the highest traffic count, closely followed by the intersection of Route 212 and Rock City Road.

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 via G.G. Washington 1999

III. GOALS AND RECOMMENDATIONS

A. VISION OF THE COMMUNITY PLAN

The essence of the plan for Woodstock is to maintain the town's distinctive community character in the face of economic and demographic change. Through work with the committee and with input from the community, the following general goals were developed. The intent was to define broad goals that identified the major components of community character in Woodstock. In turn, these goals provide the foundation upon which to build specific recommendations:

1. Maintain dynamic cultural and arts institutions as part of the cultural, civic, and economic definition of the community
2. Maintain a diversified economic base built upon an established set of small-scale institutions (retail service, restaurants, manufacturing, government, and cultural/arts institutions)
3. Maintain connections with the arts community and entrepreneurs in New York Metropolitan Area to sustain the cultural and economic vitality of the community
4. Maintain the hamlet of Woodstock as the cultural/civic/ceremonial nexus for all other parts of the community
5. Protect the opportunities for solitude amid a beautiful natural environment

B. RECOMMENDATIONS

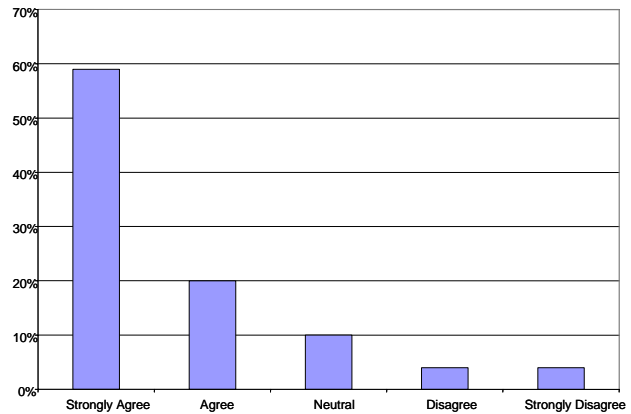
1. Environment and Natural Resources

Like recreation and open space, preserving the environment and natural resources is key to maintaining the unique setting that exists in Woodstock today. The challenge in this case is protecting significant natural resources from potential contamination or degradation as growth continues. The community survey and other forms of public input, indicates overwhelming support for the preservation of the natural environment.

Survey Results:

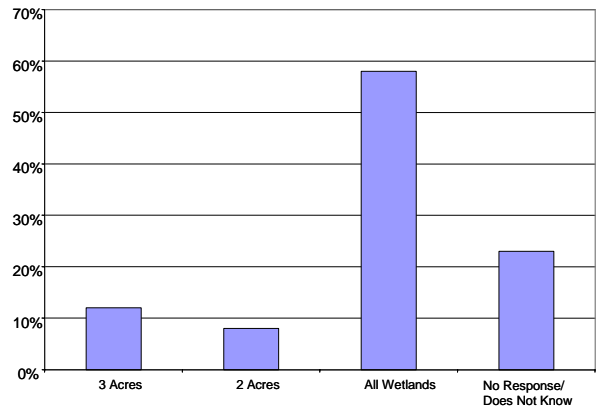
Should Logging or Clearing of Land for Site Development in Highly Visible Upper Level Elevations be Better Regulated?

As the graph to the right indicates, nearly 78% of the respondents strongly agree or agree that logging in upper elevations should be better regulated. In contrast, less than 10% disagree or strongly disagree with this statement.



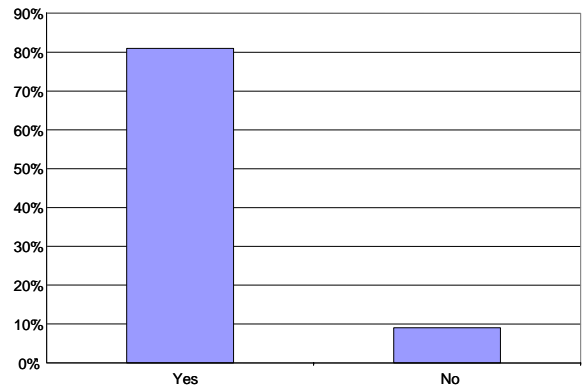
Support Extending Legal Protection to Wetlands?

Roughly 58% of the respondents indicated a desire to protect all wetlands regardless of size.



Limit Development over Aquifers?

Eighty percent (80%) of survey respondents indicated that development should be limited over aquifers, indicating an overwhelming support for protecting groundwater supplies within the town.



Plan Goal:

Protect, maintain, and enhance the quality of Woodstock's natural setting and ecosystems (e.g., forests, streams, drainage systems, groundwater sources, wetlands, meadows, and others) to preserve the distinctive natural setting and ensure a sustainable future for the Town and its residents.

Recommendations:

Map 7, WATER RESOURCES SYSTEM PROTECTION, graphically illustrates many of the recommendations set forth below.

- *Create Programs to Educate Town Residents about issues related to Water Resources:*
Protecting the environment can be achieved in many ways. A relatively inexpensive, yet far-reaching technique is through a public education process. Public outreach and education programs can take a variety of forms and oftentimes communities can solicit grant funds to achieve this goal. To be effective, a public education program must reach all residents from school groups to senior citizens. Consider teaming with other agencies such as New York City Department of Environmental Protection (DEP), USDA NRCS, New York State Department of Environmental Conservation (DEC), and others to achieve this recommendation. These agencies offer grant programs to develop brochures and other materials that can be widely distributed.

- *Adopt Erosion Control Law to Minimize Erosion-Related Problems:*
During construction, exposed soil becomes vulnerable to erosion by the wind and water. Once the erosion process begins, it can adversely affect natural features and degrade water quality. In addition, the clearing of vegetation can negatively affect the visual quality of a site and affect neighboring properties by removing the vegetative buffer between the two uses. Unregulated land disturbance is of particular concern for the Town of Woodstock's abundant hillsides, mountains, and other steeply sloped areas where these problems can be greatly exacerbated.

To address this issue the Planning Board is working on an Erosion Control Law. The purpose of the law is to prevent damage to the environment from unregulated site development. The draft law promotes proper site development by guiding, regulating, and controlling the design, construction, use, and maintenance of any development or activity that disturbs the topsoil.

Due to the significant contribution the wooded hillsides have to the town's unique and special setting, the town should adopt the proposed Erosion Control Law as a mechanism to minimize potential for runoff problems, soil erosion, and flooding.

MAP 7
WATER RESOURCE SYSTEM PROTECTION

Town of Woodstock Comprehensive Plan
GOALS AND RECOMMENDATIONS

COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

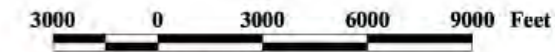
MAP 7

WATER RESOURCE SYSTEM PROTECTION

Protecting the Natural Environment

-  Scenic Overlay District (1200' Elevation)
-  Town Boundary
-  100 Foot Contours
-  Tax Map Parcels
-  Roads
-  Railroad
-  Watershed to WHPA *
-  Aquifer Deposits *
-  NYSDEC Wetlands
-  Lakes, Ponds
-  Proposed Well Head Protection Area *
-  Saw Kill Management Plan (Current Application)
-  State Land
-  Land Conservation (R-8) Zoning District (Includes State Land)
-  100' Stream Buffer within Catskill Watershed
-  100' Stream Buffer outside Catskill Watershed

* Data from Figure 3. USGS Map Illustrating Wellhead Protection Area and Watersheds in Best Management Practices of Woodstock's Wellhead Protection Area, Prepared by the Woodstock Environmental Commission, Fall 1997.



Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

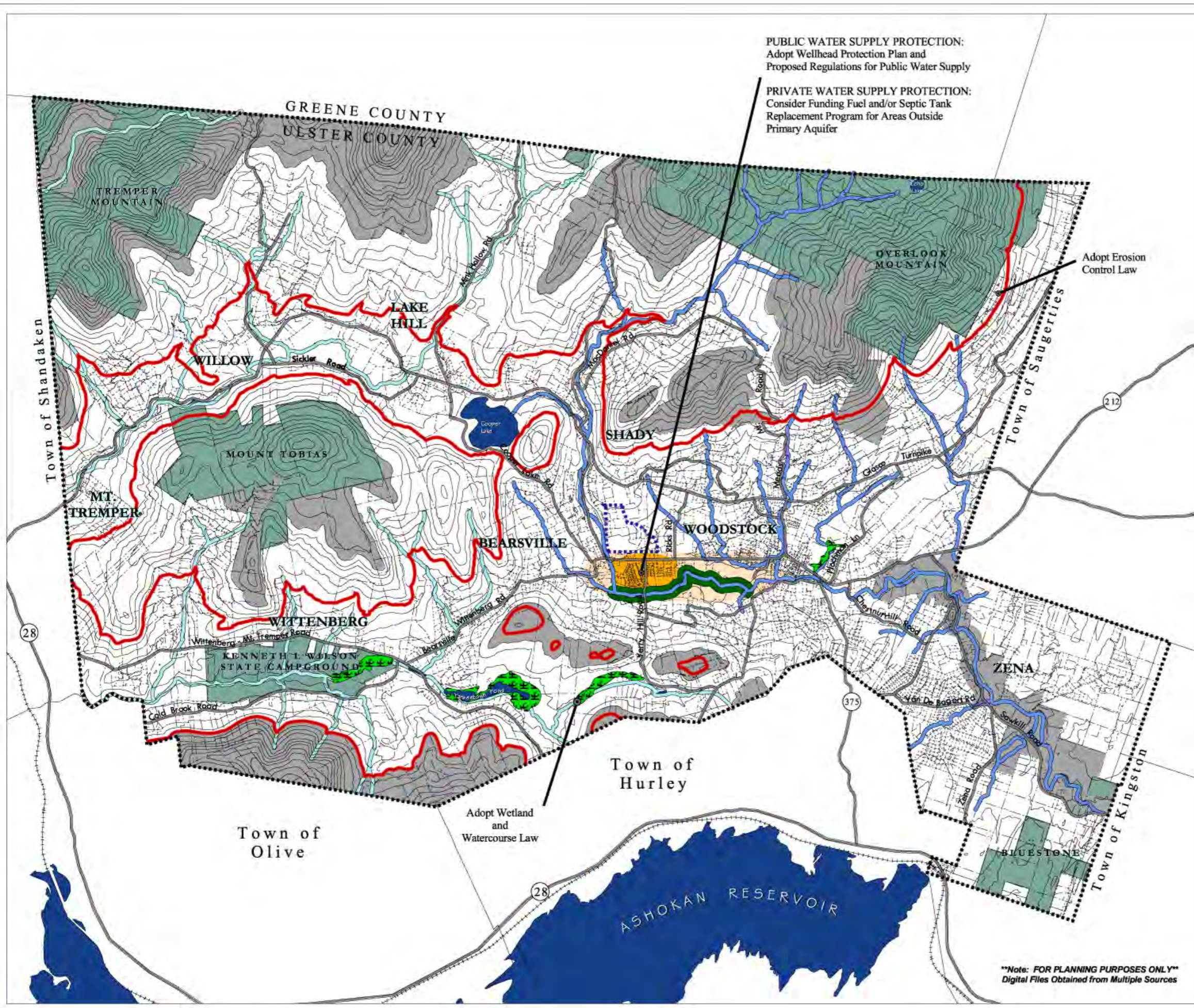
PUBLIC WATER SUPPLY PROTECTION:
Adopt Wellhead Protection Plan and
Proposed Regulations for Public Water Supply

PRIVATE WATER SUPPLY PROTECTION:
Consider Funding Fuel and/or Septic Tank
Replacement Program for Areas Outside
Primary Aquifer

Adopt Erosion
Control Law

Adopt Wetland
and
Watercourse Law

****Note: FOR PLANNING PURPOSES ONLY****
Digital Files Obtained from Multiple Sources



■ *Adopt Wellhead Protection Law to Protect Groundwater (Public and Private):*

High water quality is vital to the well being of any community. For Woodstock in particular, almost all of the water used for everyday purposes comes from local sources rather than relying on ground or surface water sources outside of the municipal boundaries. For the public drinking water system, the recharge area for the aquifer is located within the Saw Kill watershed, which is almost entirely located inside the town's boundaries. In fact, only a small portion of the Saw Kill watershed is located outside of Woodstock in Greene County. The town is fortunate as this affords the ability to protect its own drinking water for residents using the public water system as well as those with their own private wells.

In 1995, a study of the town's public water supply system was conducted, and in the fall of 1997 the Woodstock Environmental Commission prepared *Best Management Practices of Woodstock's Wellhead Protection Area*. It was used as an educational/outreach tool and had specific recommendations for protecting the wellhead and watershed areas. The report recommends the following:

- Prepare a local law establishing an aquifer district and a wellhead and watershed overlay district as part of any updated Town of Woodstock Zoning Law; and
- Install clear signage denoting entering and leaving the watershed area of the town.

In addition to adopting these recommendations, the town should continue to support and fund the Woodstock Environmental Commission's public outreach efforts. Continued public outreach can be beneficial for both the public drinking water system and private wells.

■ *Address Threats to Groundwater:*

Using the *Best Management Practices of Woodstock's Wellhead Protection Area* prepared by the Woodstock Environmental Commission as a guide, identify and address specific threats to groundwater. While the above mentioned report addresses specific threats to groundwater in the wellhead protection area, the sources identified as potential contaminants (e.g., buried fuel tanks, septic systems, improper land uses) are threats, whether they are in the wellhead protection area or not. The town should work with the Woodstock Environmental Commission to address this issue.

■ *Create Program to Replace Buried Fuel Tanks and Failing Septic Tanks:*

Although there are a number of threats to groundwater, buried fuel tanks and failing septic tanks are two potential problems that can be proactively mitigated. Similar to programs in the New York City Watershed, the town should create a program to replace buried fuel tanks and failing septic tanks throughout the entire town. This may involve obtaining grant funds from various state and federal agencies to provide a certain percentage match to homeowners to mitigate the problem.

- *Actively Manage and Maintain the “green edges” created through the "Trees on Business Streets, Destruction and Removal" Ordinance of 1956:*

In 1956, the town enacted an Ordinance that prohibits the removal of larger trees within twenty feet of Routes 212 and 375 in the center of the town. As a result, the major corridors in town still have a “green edge”. Since some of the trees are aging, and may pose a threat to public safety should they fall within the road, the town should develop and implement a proactive program to replenish aging trees, shrubs, and other vegetation types along primary road corridors. Any recommendations should be integrated with the 1956 Trees on Business Streets, Destruction and Removal Ordinance.

- *Develop Stream and Watershed Management Plans:*

Throughout the public outreach efforts, many residents expressed a desire to protect the major streams. Fortunately, there are existing groups that are already taking steps to protect portions of the Saw Kill. Toward this end, the town should support the current grant application for the management plan for the selected portion of the Saw Kill watershed as a means of preventing further erosion-related flooding along riparian rights-of-way. In addition, the town should support further funding efforts to inventory, locate problem areas (e.g., Saw Kill from Yerry Hill Road to Comeau Property), and prioritize issues on the remaining portions of the Saw Kill and other major streams in the community. The study results can be used to submit new applications to appropriate granting agencies for remediation and stream restoration efforts.

- *Remove the Log/Gravel Jam on the Saw Kill beneath the Yerry Hill bridge, and restore the stability of the Saw Kill using Natural Channel Design techniques between the Bearsville bridge and below the Comeau Property:*

There has been extensive manipulation of the Saw Kill in this area, including channelization, dredging and berming. As a result, a massive jam has formed that has divided the Saw Kill into several channels, has damaged the Mallory Grove, and endangers private properties.

- *Adopt Wetland and Watercourse Law:*

Currently, the streams and wetlands in the town have a limited level of protection. Specifically, the current town Zoning Law only protects the Saw Kill, Beaver Kill, Little Beaver Kill, and Tannery Brook, as well as all freshwater wetlands as mapped by DEC. For areas within the New York City Watershed, streams have a slightly higher level of protection as all streams and watercourses are protected based on the recently adopted regulations to protect New York City’s drinking water supply.

To help protect streams and wetlands in the entire community, the town should adopt the proposed Wetland and Watercourse Law that is being completed by the Planning Board. To assist in locating wetlands in the community, begin with the National Wetlands Inventory. The purpose of this proposed law is to avoid activities that may damage the functions or cause the loss of wetlands, watercourses, and/or wetland/watercourse buffers as defined by the law and, where avoidance is not

practical, minimized to the greatest practicable extent. Adopting this law is a significant step toward helping to preserve critical natural resources that define the unique character of the town.

- *Study Availability of Water:*
When new development is proposed in the town, the availability of sufficient water should be studied. This may include updating the study of capacity of the municipal water supply and requiring applicants to study groundwater availability for new development outside the water district.
- *Research Alternatives to Chlorination:*
Currently, the town uses chlorination as a means to treat the municipal water supply. At smaller scales, alternative technologies, such as ultra-violet light, have been employed to treat water. As these technologies are refined, the town should explore their availability and applicability to large-scale water systems.
- *Refine the Boundaries of the Scenic Overlay (S-O) District:*
When an applicant comes before the Planning Board, they must comply with the guidelines in the Scenic Overlay District Handbook. The handbook is intended to help applicants design projects that reduce the potential for negative visual impacts while reducing erosion resulting from improper construction. S-O regulations address such items as limiting cut and fill, respecting contours and land forms, prohibiting development on ridge lines, providing buffers, selecting a lighting pattern that reduces spillage, selecting colors that blend with the natural environment, and many other items are included in the handbook.

There are certain areas located on ridgelines just below 1,200 feet that do not have to comply with the guidelines. This lack of regulation means that many of these homes are being built in a manner that is both changing the character of the wooded hillsides and, in some cases, causing erosion-related problems. Conversely, there are areas above 1,200 feet that are located in the hollows and cannot be seen from other locations. Although homes built in these areas are virtually invisible, they must comply with the S-O regulations, adding an unnecessary burden to the property owner.

As seen on MAP 9, RECREATION AND OPEN SPACE, there are areas that follow ridgelines and steep slopes that can be categorized as “Major Scenic Viewshed Resource Sites”. These areas were selected based on an initial analysis of contour lines and a cross-sectional analysis. The intent was to roughly outline the top of the ridge and the tow of the slope. This mapping exercise reinforces the notion that there are areas along the mountainsides that are clearly visible from lower elevations, while there are many areas in hollows at higher elevations that are obscured from view. To help the town properly evaluate the effectiveness of the current boundaries of the S-O District, a viewshed/slope analysis should be conducted using the recently awarded New York State Department of State grant award. This can be completed using a geographic information system that is capable of analyzing landforms in three dimensions. The result would be a very specific outline of those areas

that constitute the major visual resources in the town. This information could be used to refine the current S-O boundary to provide more effective protection of scenic resources.

- *Ensure enforcement of Scenic Overlay District Special Use Permit:*
Following the adjustment of the S-O boundary, the town should ensure strong enforcement of the permit. Although the guidelines have been successful in designing homes that initially have little impact on the hillsides, after the permit has been issued, some land owners are cutting a significant amount of trees in front of the home to improve their view. This action is contrary to the intent of the S-O district and, as a result, greatly exposes the home to lower elevations. The town should ensure that the regulations are enforced and consider raising the fine to deter homeowners from significant cutting.

In addition to enforcement, stricter rules should be established for all new construction. The town should review the concept of bringing existing structures into compliance with those standards. Being mindful of the town's historic character, all its residences and structures built prior to 1940 should be exempt from any standards that would operate or alter their historic character. If the owner of a structure or residence, however, proposes a change or alteration that would significantly alter its historic character, such structure or residence must then be brought into compliance with the Scenic Overlay standards.

- *Identify and Designate Critical Environmental Areas:*
The town currently has a number of wetland areas that are categorized as Critical Environmental Areas (CEA). The town should identify additional environmentally sensitive features, including additional wetlands, steep slopes, wildlife corridors, threatened, rare or endangered species and streams, and designate them as CEA for their protection, and should use CEA to preserve biodiversity.
- *Update Flood Maps:*
Over the years, floodplain boundaries can change either naturally as streams change their course or in response to increased development in a watershed. As these events occur, communities should update the Flood Insurance Rate Maps (FIRM) to accurately depict the floodplains. The town should coordinate with the DEC Flood Bureau and the Federal Emergency Management Agency to update FIRM.

- *Adopt Sustainability Principles in the Following Form:*

The Town Board of the Town of Woodstock believes that it is important for the Town to establish a strong environmental ethic in its actions and dealings. The following principles are adopted in an effort to move the Town towards a strong commitment to environmental excellence and to human health and safety. The Town Board and its employees, boards, and committees should consider these principles in making decisions. The Town Board hopes that by its example, the citizens of the Town of Woodstock will also consider these principles in their actions both at home and at work. The Town Board, however, is not intending by the adoption of these principles to have them enforced as a law or regulation. They do not create new legal liabilities, expand existing rights or obligations, waive legal defenses or otherwise affect the legal position of the Town or its citizens. They are not intended to be used against the Town in any legal proceeding for any purpose.

The Principles

PRINCIPLE #1: Protection of the Biosphere –*We will reduce and make continual progress towards eliminating the release of any substance that may cause environmental damage to the air, water, or the earth or its inhabitants. We will safeguard all habitats affected by our operations and will protect open spaces and wilderness, while preserving biodiversity.*

PRINCIPLE #2: Sustainable Use of Natural Resources —*We will make sustainable use of renewable natural resources, such as water, soils and forests. We will conserve non-renewable natural resources through efficient use and careful planning.*

PRINCIPLE #3: Reduction and Disposal of Wastes – *We will reduce and where possible eliminate waste through source reduction, reuse and recycling. All waste will be handled and disposed of through safe and responsible methods.*

PRINCIPLE #4: Energy Conservation -- *We will conserve energy and improve the energy efficiency of our operations. We will make every effort to use environmentally safe and sustainable energy sources.*

PRINCIPLE #5: Risk Reduction -- *We will strive to minimize the environmental, health and safety risks to our employees and the communities in which we operate through safe technologies, facilities and operating procedures, and by being prepared for emergencies.*

PRINCIPLE #6: Safe Products and Services -- *We will reduce and where possible eliminate the use of products and services that cause environmental damage or health or safety hazards. We will inform our employees and the citizens of Woodstock of the environmental impacts of our actions and try to correct unsafe conditions.*

PRINCIPLE #7: Environmental Restoration – *We will promptly and responsibly correct conditions we have caused that endanger health, safety or the environment. To the extent feasible, we will redress injuries we have caused to persons or damage we have caused to the environment and will restore the environment.*

PRINCIPLE #8: Informing the Public -- *We will inform in a timely manner everyone who may be affected by conditions caused by the Town of Woodstock that might endanger health, safety or the environment. We will regularly seek advise and counsel through dialogue with persons in our community. We will not take any action against employees for reporting dangerous incidents or conditions to their supervisors or to appropriate authorities.*

PRINCIPLE #9: Management Commitment – *We will implement these Principles and sustain a process that ensures that the Town Board is fully informed about pertinent environmental issues and is fully responsible for environmental policy. In selecting appropriate employees and committees, the Town Board will consider demonstrated environmental commitment as a factor.*

PRINCIPLE #10: Audits and Reports -- *We will conduct an annual self-evaluation of our progress in implementing these Principles. We will support the timely creation of generally accepted environmental audit procedures. We will annually complete such an audit, which will be made available to the public.*

The foregoing principles have been adapted from the CERES Principles (See [www. CERES.org](http://www.CERES.org) for further information) .

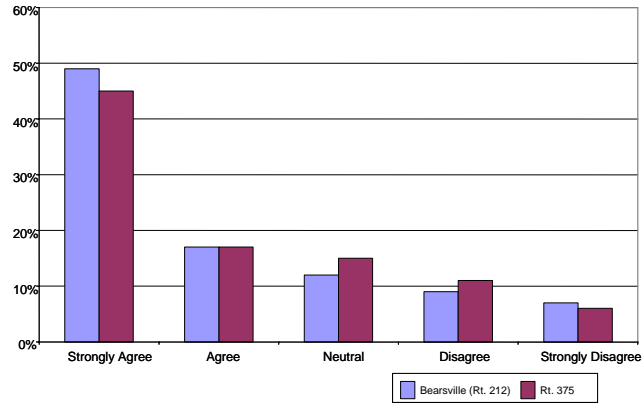
2. Recreation and Open Space

The vast areas of open space in the community, coupled with the variety of unique recreational opportunities, create a pleasant and enjoyable atmosphere. The challenge is to balance open space preservation while still allowing for aesthetically appealing growth in a controlled manner.

Survey Results:

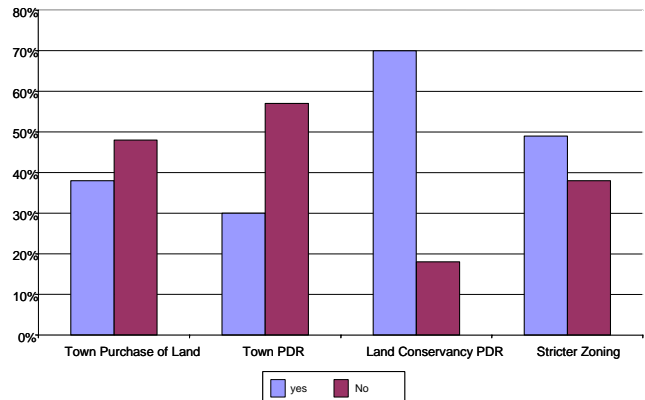
Should the Town Preserve Open Spaces and Restrict Development Along Major Corridors?

As indicated in the graph to the right, there is strong support for the protection of the Route 212 and Route 375 corridors. Nearly 1/2 of the respondents strongly agree to protect both of these corridors.



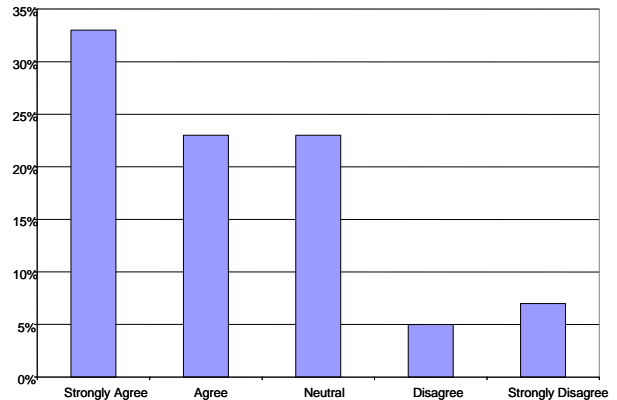
If You Agree it is Important to Protect Open Space, Which Method Would you Support?

In choosing the most appropriate method for protection, respondents opted to utilize the Land Conservancy or stricter zoning rather than utilizing town resources to purchase the land or development rights.



Develop Saw Kill and its Tributaries as a Quality Fishing Stream?

In addition to the desire to preserve the Saw Kill as predominant natural resource in the community, residents expressed a desire to once again be able to utilize it as a recreational resource by restoring the stream so that it can support fish habitat.



Plan Goal:

Maintain balance between small-scale recreation opportunities and large-scale environmental features to provide a variety of recreational and cultural opportunities for all residents and visitors.

Recommendations:

The RECREATION AND OPEN SPACE SYSTEM MAPS 8, 9, and 10 graphically illustrate many of the recommendations set forth below.

- *Create a greenway network:*

To help retain the beauty of the natural environment; the unique feel of the town; provide passive off-road walking areas; and create wildlife habitat corridors, create greenways along stream corridors such as the Saw Kill, Tannery Brook, Beaver Kill, and Little Beaver Kill. The intent is to strive for a continuous pathway along selected streams that would create off-road linear connections throughout the town. The town can work with the Woodstock Land Conservancy to obtain easements along appropriate stream corridors.

- *Promote On-Road Bicycle Network:*

Many people during the public input phase of the plan discussed the need for a safe road network for walking and bicycling. Map 10, RECREATION AND OPEN SPACE, highlights primary and secondary on-road bicycle networks. The primary roads include Route 212 from the eastern town boundary to the Glasco Turnpike in Shady and Route 375 from the southern town boundary to Route 212. The town should coordinate with NYSDOT to add a four-foot wide shoulder on these roads, as they are repaved. Further, the town should further determine what plans the Department of Transportation (DOT) has for bike paths and greenways in Woodstock and should advocate for their plans being consistent with the Comprehensive plan recommendations.

Since the secondary roads are somewhat narrower, a shared-roadway program is recommended rather than creating a separate shoulder. However, where feasible, shoulders should be widened or provided. When established, all shoulders and/or bike lanes should be cleaned regularly. On these selected roads, the town should install “Shared Roadway” signs to clearly indicate to drivers that a bicyclist may be encountered and therefore caution should be used.

MAPS 8, 9, & 10
RECREATION AND OPEN SPACE SYSTEM

Town of Woodstock Comprehensive Plan
GOALS AND RECOMMENDATIONS



COMPREHENSIVE PLAN UPDATE

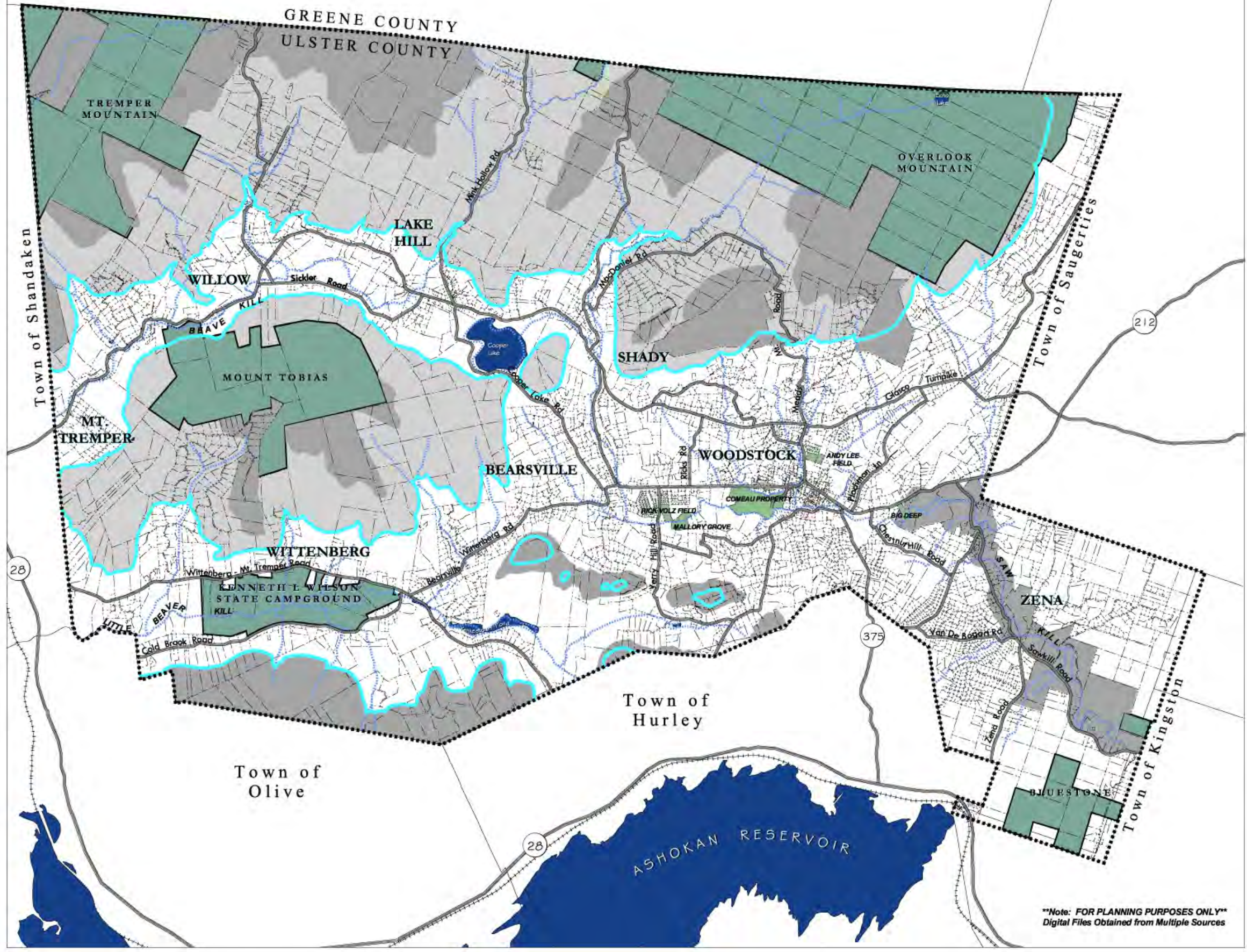
WOODSTOCK, NEW YORK












MAP 8

RECREATION AND OPEN SPACE SYSTEM

Connecting People to the Landscape
Providing Access to the Resources

MAP 1 OF 3



-  Scenic Overlay District (1200' Elevation)
-  Town Boundary
-  Tax Map Parcels
-  Roads
-  Railroad
-  Rivers, Streams
-  Lakes, Ponds
-  Town Parks
-  Lands within 1200' Scenic Overlay District
-  Land Conservation (R-8) Zoning District
-  State Land



Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS P.C.
SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

****Note: FOR PLANNING PURPOSES ONLY****
Digital Files Obtained from Multiple Sources

COMPREHENSIVE PLAN UPDATE






WOODSTOCK, NEW YORK

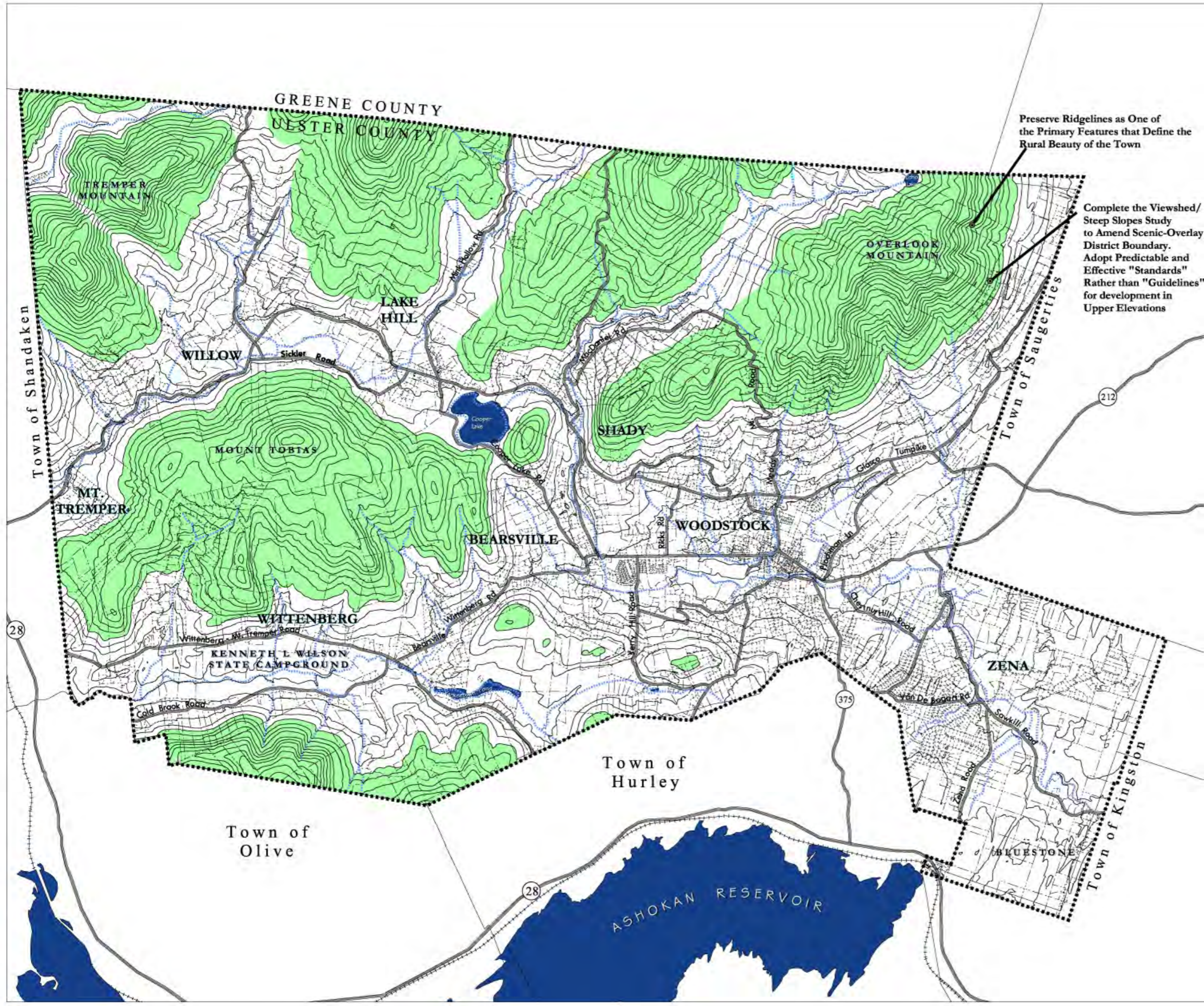
MAP 9

RECREATION AND OPEN SPACE SYSTEM

Connecting People to the Landscape
Providing Access to the Resources

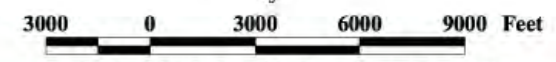
MAP 2 OF 3

-  100 Foot Contours
-  Town Boundary
-  Tax Map Parcels
-  Roads
-  Railroad
-  Rivers, Streams
-  Lakes, Ponds
-  Major Scenic Viewshed Resource Sites



Preserve Ridgelines as One of the Primary Features that Define the Rural Beauty of the Town

Complete the Viewshed/Steep Slopes Study to Amend Scenic-Overlay District Boundary. Adopt Predictable and Effective "Standards" Rather than "Guidelines" for development in Upper Elevations



Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

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SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 10

RECREATION AND OPEN SPACE SYSTEM

Connecting People to the Landscape
Providing Access to the Resources

MAP 3 OF 3

-  Hamlet Gateway
-  Existing Trails
-  Open Space and Development Guidelines
-  Tree Replanting Program
-  State Land
-  Primary On-Road Bikeway
-  Secondary On-Road Bikeway
-  Future Greenway Access System
-  Fishery Restoration
-  Town Boundary
-  Tax Map Parcels
-  Roads
-  Railroad
-  Rivers, Streams
-  Lakes, Ponds

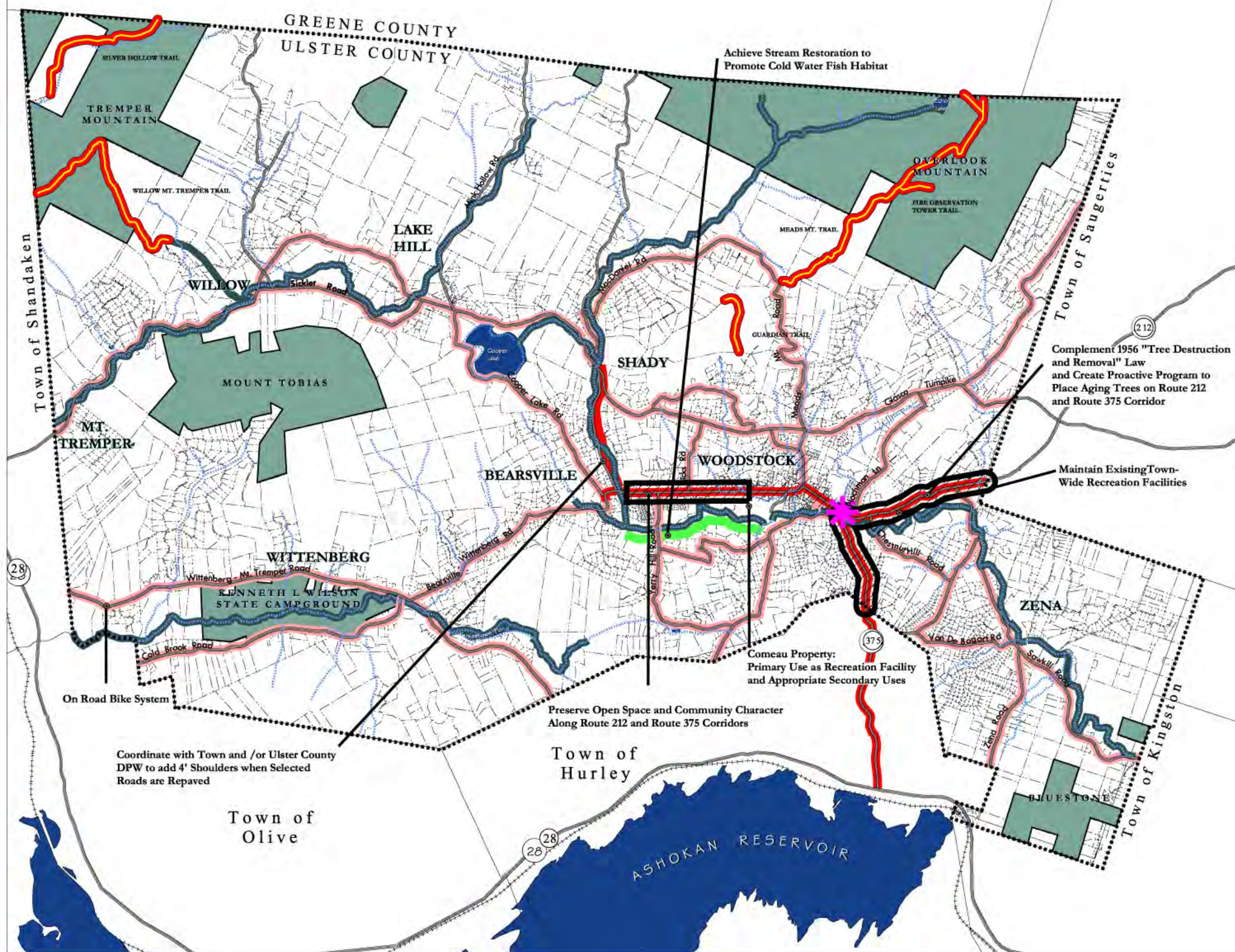


Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

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SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON



Achieve Stream Restoration to Promote Cold Water Fish Habitat

Complement 1956 "Tree Destruction and Removal" Law and Create Proactive Program to Place Aging Trees on Route 212 and Route 375 Corridor

Maintain Existing Town-Wide Recreation Facilities

Comeau Property: Primary Use as Recreation Facility and Appropriate Secondary Uses

Preserve Open Space and Community Character Along Route 212 and Route 375 Corridors

Coordinate with Town and/or Ulster County DPW to add 4' Shoulders when Selected Roads are Repaved

Town of Olive

Town of Hurley

ASHOKAN RESERVOIR

BLUESTONE

Town of Kingston

Town of Shandaken

Town of Saugerties

GREENE COUNTY
ULSTER COUNTY

28

212

375

28

- *Preserve Open Space Along Major Road Corridors:*

Routes 212 and 375 are the major roadways into the community. As such they are instrumental in creating and shaping the image of the community. Currently, much of the land in these corridors appears relatively undeveloped; where development exists, the structures are relatively small on a large lot. As a result, the undeveloped nature of the corridor contributes to the natural beauty of the community in the same fashion as the undeveloped hillsides. As discussed above, the community survey results suggested widespread support for preserving the corridors and protecting open space. When asked how this should be accomplished, respondents preferred using a Land Conservancy or stricter zoning to public purchase of either the land or development rights to the land. The goal is to prevent sprawl and maintain the open fields along Route 212 between Woodstock and Bearsville and Route 375 from the town-line to Route 212, as well as to protect the distant mountain views and scenic beauty that contribute to Woodstock’s sense of place. This can be accomplished by using an array of tools, which are described in greater detail as follows:

The town can work with the Woodstock Land Conservancy to obtain conservation easements in major viewsheds along the corridor. The landowner could receive tax relief proportionately related to the amount of land in the easement in exchange for setting aside a portion of the land “in perpetuity”.

In addition to conservation easements, support the adoption of the proposed design guidelines and apply them to these corridors. With respect to any proposed development in these corridors, the guidelines should address building placement, scale, materials, landscaping, and lighting. The intent is to minimize the impact of the development and integrate it into the existing landscape as much as possible. This same technique is currently being used by the town in the Scenic-Overlay District through the application of the *Scenic Overlay District Handbook*.

Working with the Woodstock Land Conservancy and the Woodstock Environmental Commission, the town can prioritize parcels and identify key acquisition sites. When completed, the town can purchase the development rights from the landowner to prohibit any development. The intent is to distinguish critical areas in the corridor where no development is desired. To fund the purchase of the development rights the town can seek grant funding or establish an Open Space Protection Fund that is capitalized through developer impact fees or consider obtaining funds through a municipal bond that would be subject to a public referendum.

Similar to a conservation easement, tax relief could be provided to the landowner in exchange for a temporary development prohibition period. For example, if the landowner agrees to prohibit development on the site for 50 years then he/she would receive a certain percentage (perhaps 50% for 50 years) of tax relief on the assessed value.

- *Establish a Transfer of Development Rights Program to Protect Open Space:*

A Transfer of Development Rights Program (TDR) is one method that can be employed to help preserve large areas of open space throughout the town. A TDR program works in this manner: areas within the community are designated as “sending” or “receiving” zones. Sending zones are the undeveloped areas that are designated for protection, while receiving zones are the areas that can accommodate growth. Property owners in sending zones are assigned “development rights” to sell to willing buyers who can then use them in the receiving zones. The Committee believes that a TDR program is necessary to prevent further development on the higher reaches of Overlook Mountain and no further commercial or residential development in the Bearsville flats immediately adjacent to Route 212.

Recommended sending zones might include: Overlook Mountain, the Bearsville flats, other highly visible areas, areas with proven water shortages, and other environmentally sensitive areas. Recommended receiving zones would include areas where municipal water and sewer are available or could be provided. To accomplish this task, the town should conduct a study to specifically designate sending and receiving zones.

- *Create and Adopt a Local Scenic Roads Program:*

Many roadways in the town are very scenic thus contributing to the character of the community. To help preserve this character the town should move toward protecting the most scenic roads. In helping to identify which roads would qualify for protection the town can consider a variety of variables including: a highly, or potentially highly, traveled roadway, roadways leading into the community therefore acting as a gateway, heavily wooded roadways (e.g., trees, shrubs or other vegetation within 50 feet of the road), roadways with scenic vistas, historic or cultural roadways, roadways with interesting architectural or landscape features such as stone walls or an historic barn, roadways with a number of curves making it somewhat difficult to drive at higher speeds but are interesting to travel.

After roadways are designated for this program the Town Board or Planning Board should adopt standards for development. One goal would be to provide appropriate screening without unnecessarily restricting diversity in development styles. Depending upon the road type, a second goal would be to preserve the unique historic or cultural character of the roadway.

- *Reestablish Cold Water Fisheries:*

At one time, the Saw Kill was able to support cold-water fisheries such as trout. Over the years, development has created large-scale and small-scale changes in vegetative cover, slope conditions, and soil infiltration rates that have direct impacts on stream bank erosion. Changes such as newly paved roads, filled wetlands, parking lots, and housing development can increase the volume and rate of rainfall runoff reaching streams. As a result, the equilibrium of the stream has been disrupted filling the stream with sediment, eliminating aquatic food sources, and increased erosion related flooding.

As per the survey results, a strong desire was expressed by residents to restore the Saw Kill to a state that can support cold-water fish habitat. This stream restoration may be achieved by promoting the reintroduction of cold-water fisheries using a variety of techniques including:

- Partnering with Trout Unlimited to utilize their previously employed stream restoration techniques
 - Adopting the proposed Wetland and Watercourse Law and incorporate design options landowners can employ to eliminate streambank erosion problems. Design options may include vegetative practices such as plantings, but may also require structural practices where potential problems are more severe
 - Partnering with USDA NRCS to recreate riparian buffers along a selected portion of the Saw Kill
 - Creating a public outreach program educating adjoining landowners on the benefits of proper use of lands directly adjacent to the stream bank.
-
- *Coordinate Public Access to DEP Lands:*

The western portion of the town is located within the New York City Watershed and, as a result, the New York City Department of Environmental Protection (DEP) has targeted the more environmentally sensitive of these lands for acquisition on a willing buyer/willing seller basis. Their intent is to acquire lands to prohibit development and thus protect water quality. Interestingly, DEP's goals are consistent with the goals of this comprehensive plan - to protect the natural environment. However, as lands are acquired they may present new opportunities to expand the recreational resources in the community. To meet this future need, coordinate with DEP to continue to allow public access for hiking, hunting, and fishing on city-acquired land per the New York City watershed protection effort.
 - *Continue Collaborating with Non-Profit Organizations to Protect the Natural Environment:*

Continue to support and coordinate with non-profit organizations, such as the Woodstock Land Conservancy, whose primary mission is to utilize contemporary tools for the protection of open space and ensure that key areas are preserved. Form partnerships on critical issues such as preserving the open space along primary road corridors.
 - *Retain Comeau as a Primary Active and Passive Recreational Facility:*

Over the years, the Comeau Property has provided an area for town residents to recreate. Through public input it was suggested that this is a highly valued resource to community residents and that people would like to preserve its current use. Therefore, retain the Comeau property as a primary recreation facility for all town residents including sledding hill, soccer fields, and trails, as well as for appropriate complimentary secondary uses.

- *Confirm need for, and establish appropriate siting of a community pool:*
 During the development of the comprehensive plan there was much debate over the need for a community pool. It was generally agreed upon that a pool would be used; however, no clear conclusions were made as to its location. In fact, the survey results indicated 39% responded no as compared to 30% responding yes to the need for a community pool. It was also noted that there are a number of pools in the vicinity of Woodstock and some questioned the need for a community pool. To resolve this issue the town should undertake a feasibility study to confirm the need and possible location of a community pool.
- *Monitor Evolving Recreational Needs:*
 As societies and communities evolve, recreational demands change. Where communities once desired passive parks and small playgrounds, people today desire more active recreational activities such as hiking, soccer, hockey, etc. To ensure that the recreational demands of the residents are met, the town should conduct a regular survey of residents to determine their satisfaction with existing recreational facilities and to understand their desires for other options.
- *Address Youth Needs:*
 Activities for youth, including Woodstock Youth Theater, Little League, the Soccer Program, Summer Recreation Program, School for Young Artists, Teens and Parents Program, religious organization's youth activities, and other youth organizations should be identified. Recommendations to accommodate today's youth recreational needs include creating a larger space for youth concerts, a larger, better equipped darkroom and vending machines at the Youth Center, and a way to encourage a late-night diner or other eating establishment open at night.
- *Maintain Big Deep as a town-wide recreation destination:*
 During the public input phase of the plan, people articulated their satisfaction with this town recreational facility. However, Big Deep is gradually being filled with sediments and making the swimming area much more shallow. The town should address excessive stream erosion of the Saw Kill between Bearsville and the Hamlet of Woodstock (by removing the log jam and restoring stable stream morphology) to address the excess siltation of Big Deep. With these sources treated, the sedimentation of Big Deep will clear up on its own over time.

3. Hamlet Preservation

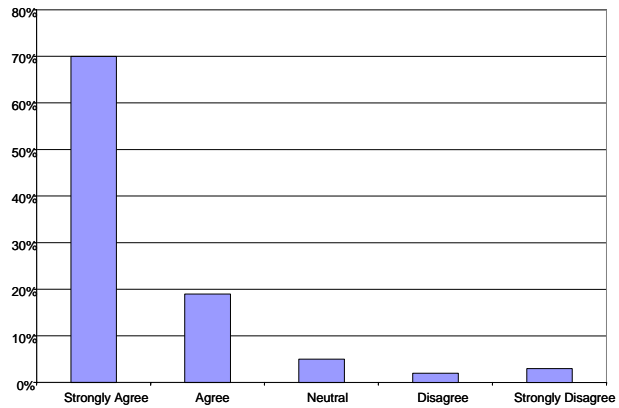
Vital community centers have several common characteristics. These include (1) a physical setting that is compact and walkable, (2) an ability to serve as a central location for social, cultural, and economic functions of the community and (3) the presence of “layers” of activity that are both seasonal and daily. The hamlet of Woodstock serves the cultural/civic/ceremonial center for all other parts of the community. As the community continues to grow, the hamlet center can provide opportunities to complement the high quality of life found throughout the town.

Given the role of the hamlet of Woodstock, the hamlet areas in the remaining portions of the town become important “satellite” centers offering small-scale neighborhood commercial services to adjacent neighborhood areas. The plan recognizes the unique character of these areas and seeks to preserve them as important attributes to the community.

Survey Results:

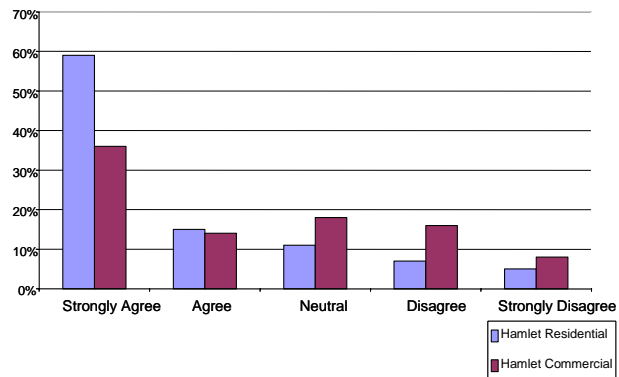
Should Rural Artistic Character be factored in New Construction in the Hamlet Town Center?

Although the terms “rural/artistic character” can be interpreted in different ways, the general notion of protecting the character of the Woodstock hamlet is strongly supported. Nearly 90% of the respondents strongly agreed or agreed with this statement.



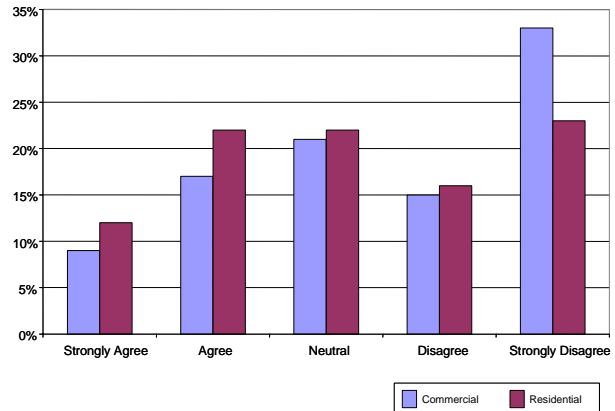
Should hamlet residential/commercial districts be protected from commercial growth?

This question illustrates a strong desire (60% strongly agree) to protect hamlet residential neighborhoods from commercial growth. Conversely, there is slightly more support to allow commercial development in the hamlet commercial district which translates to the center of the Woodstock hamlet.



Should Development be Encouraged in Outlying Hamlets?

This question relates to both commercial and residential development in the hamlets outside of the Woodstock hamlet. With regard to commercial development, there is strong support to disallow new commercial development in outlying hamlets. Conversely, there is slightly more agreement in allowing residential development in the same areas.



Plan Goal:

Preserve and enhance existing hamlet centers as complementary buttresses to the overall quality of life in the Town.

Recommendations:

- *Ensure that each hamlet maintains its capacity to fulfill its complementary role with respect to the other hamlets and the town as a whole:*

As stated above, the hamlet of Woodstock serves as a center for all community residents and the outlying hamlets serve as small service centers for surrounding residential areas. Based on this observation, consider preserving the following roles for the hamlet centers:

- Woodstock as the “full-service” center of town.
- Bearsville as a limited commercial center.
- Zena as a residential center area with limited neighborhood commercial development in the district near the firehouse and at the intersection with Route 28, currently zoned NC.
- Willow, Shady, and Lake Hill as “satellite” clusters of residential activity with small commercial activity in the presently zoned Neighborhood Commercial Districts.

This objective may be achieved through appropriate levels of local regulation, including maintaining existing Neighborhood Commercial zoning districts, and supporting the adoption of design guidelines to ensure that any new development compliments rather than detracts from the existing character.

- *Reduce Impacts From Commercial Development In Established Neighborhoods in the HR District:*

Within the hamlet of Woodstock, there are established neighborhoods in the HR District with little or no commercial activity. Residential neighborhoods should be honored, valued, and respected by maintaining their integrity and eliminating commercial encroachment. Achieve this objective by eliminating commercial encroachment. A review of the allowable commercial uses in the Zoning Law suggests that the following commercial uses be removed from the Hamlet Residential (HR) district:

- Private Non-Profit Academic, Parochial, or Technical School
- Day Nursery or Nursery School
- Nursing Home
- Cultural Facilities (e.g., Library, Museum)
- Funeral Home and Human Crematory
- Golf Course or Country Club
- General or Professional Office
- School Conducted For Profit
- Hotel or Motel Development
- Restaurant
- Restaurant (without liquor license)
- Recreational Club
- Audio and Video Studio - allow as special permit in LC, R5, R3, R1.5
- Health Services Facility or Clinic - change to special permit and only allow one (1) practitioner.

These uses can have the potential to negatively detract from the surrounding neighborhood if the proposed use generates a large amount of parking, requires daily deliveries, or produces a large amount of traffic.

- *Protect Woodstock's Heritage Through Historic Property Designation:*

The Town's Historian currently maintains an active record of existing and proposed properties on the National Historic Register. In an effort to maintain a link to the town's historic past and to educate future generations of children, protect significant historic properties through continued designation on the state and federal historic registers.

- *Adopt the Proposed Design Guidelines:*

The existing buildings in the Woodstock hamlet help define its distinctive character. The building styles, location, and pattern suggest a different atmosphere from what many other communities in the country are experiencing. In many commercial centers in other communities, businesses require significant on-site parking and compete for visibility by using dominant signage, site lighting, and other means of attracting attention. The result creates a haphazard, "suburban" appearance, with limited continuity. To its credit, Woodstock has avoided this fate and has maintained its distinctive

character. In an effort to continue this progress and to ensure that new development or redevelopment fits in with the character of the hamlet, support and adopt the development guidelines currently being prepared by the Planning Board for use by the Commission for Civic Design (CCD) in the HP-O District. Once created, the guidelines should be incorporated into the town's Zoning Law as a required set of standards.

- *Evaluate setback requirements in HC District to ensure that new construction is consistent with the Town's existing built environment:*

Currently, the bulk and density table in the zoning ordinance lists front and side yard setbacks with which new construction must comply. As a result, the building is forced to be located in the center of the lot. In many cases in the hamlet commercial district, buildings are much closer to the street edge. The setback requirements in the Zoning Law result in a building location that does not match the existing form and pattern of development. Modify the setback requirements so that the setback of new construction matches buildings on both sides. If the buildings on each side have different setbacks, use the smaller setback. Where existing buildings are at the back edge of the sidewalk, the front yard setback should be amended to zero (0) feet. The Zoning Law should be further amended to disallow parking in front yards anywhere in the HC district.

- *Make Selected Land Use/Zoning Changes:*

In some areas of the hamlet, there have been land use changes since the last revision to the zoning law. During the update of the zoning law as a result of this plan, evaluate parcels in the hamlet of Woodstock that may be considered appropriate for re-zoning. Potential areas that may be considered for rezoning include four parcels on Elwyn Lane from HC to HR, the vacant parcels to the west of Plochman Lane from Residential (R1.5) to a Planned Residential District (PRD) as in the housing and neighborhood section below, the parcels behind Cumberland Farms affected by deed restrictions from Hamlet Commercial (HC) to R1.5. In general, the Town Board or Planning Board should review all district boundaries and reestablish zoning district boundaries to follow lot lines wherever possible.

- *Develop a safe pedestrian circulation system into and throughout the hamlet of Woodstock:*

Aesthetics and functionality of streets, buildings, and sidewalks are important factors in creating an exciting and inviting pedestrian atmosphere. Improving the pedestrian realm in the hamlet is vital to creating an inviting and pleasant environment. Examples of enhancements include sidewalk improvements, highly visible crosswalks, portable pedestrian crosswalk markers, historic lighting installation, and carrying out street enhancements such as tree planting, parallel parking, and appropriate street furniture.

Map 11, CONNECTING TO THE CENTER OF THE COMMUNITY, illustrates approximate locations for sidewalk improvements and an integrated greenway network. More specifically, sidewalks should be extended on the eastern end of Mill Hill Road (both sides where appropriate) to Plochmann Lane and to the Woodstock Elementary School, to the Lower Comeau Parking Lot, and sidewalk improvements should be made up Rock City Road to the Community Center. Construct sidewalks of concrete or other appropriate material, with black top or asphalt expressly prohibited. In all cases, the bridges in the hamlet should be more pedestrian friendly using sidewalks where appropriate.

Due to the busy nature of the streets in the hamlet of Woodstock, additional handicapped accessible crosswalks should be provided. Areas to consider are along Mill Hill Road and Tinker Street as well as where these roads intersect busier streets. Since Mill Hill Road and Tinker Street are New York State highways, it is the New York State Department of Transportation's (DOT) responsibility to create and maintain crosswalks. The proposed routes follows streams, vacant land, and town-owned property. Where connections cannot be made due to private property, the greenway network utilizes a portion of a hamlet street. Given the location of the large wetland to the west of Plochmann Lane and large tracts of vacant land, the town has a unique opportunity to create infill development that preserves the wetland and provides land set aside for the portion of the trail network that connects Mill Hill Road north toward Patricia Lane and then west to Andy Lee Field.

In addition to sidewalk improvements and a greenway network, the town should provide facilities for bicyclists, which was expressed through the public input process. Toward this end the town should install bike lockers and/or racks at key locations so that bicyclists feel comfortable leaving their bike and walking in the hamlet.

If necessary, the town should establish a sidewalk district to accomplish these goals. In this district, a special tax could be levied that could only be used for the express purpose of enhancing the pedestrian realm as described above.

- *Establish a Pedestrian/Greenway Link with the Saw Kill:*
To further enhance connections to the Woodstock hamlet, create a greenway along the Saw Kill and connect it to the hamlet by using appropriate streets or continuing the greenway along Tannery Brook. This enhancement will add a recreational and tourism component to the established mix of uses in the hamlet area. Walkways throughout the business district will promote a healthy manner by which people may visit the many shops and galleries and restaurants.

- *Maintain Hamlet of Woodstock as a Central Place for Entertainment:*
 Maintain and further develop the hamlet of Woodstock as a central place for shows, performances, and festivals related to the arts by continuing to support established arts organizations such as the Woodstock Arts Association (WAA), Woodstock Guild, Bird on a Cliff and the Woodstock Arts Board. Continue the use of town building/facilities to host artist venues.
- *Retain the Village Green as primary open space in the center of the hamlet of Woodstock and disallow commercial activity:*
 The public input showed that the Village Green is a special and defining space for Woodstock residents. For many, when they envision Woodstock, the image of the Village Green appears first. The intent of this recommendation is to retain the current function of the Village Green as the primary open space in the center of the hamlet.
- *Prohibit Drive-Through Services in the HC District:*
 Mill Hill Road and Tinker Street are the two primary roadways in the center of the community. As such, there is often congestion and the pedestrian traffic is often intermingled with the vehicle traffic. To help alleviate further traffic congestion and to reduce conflicts between the pedestrian and vehicle, update the Zoning Law to prohibit drive-throughs in the HC district. When this specific change is made, there will be little doubt as to whether the town desires this use or not therefore leaving the ZBA will little room for interpretation. Additionally, when a use is specifically prohibited for a sound reason, it is more likely to stand up in a court of law.
- *Address the Role of Rock City Road and Mountain View Avenue:*
 These two roads are inextricably linked to the center of the community. Rock City Road not only provides access to the northern portions of the town, but is also host to one of the town's primary recreation areas. Mountain View Avenue links residential areas to both Rock City Road and Tinker Street. Given these important attributes, sidewalks along these roads should be extended where feasible. (See Map 11, CONNECTING TO THE CENTER OF THE COMMUNITY AND NATURAL SETTING)
- *Create Public Amenities Through Density Bonuses:*
 Where appropriate, the town should amend the Zoning Law to provide density bonuses when the developer provides public amenities such as benches, flowers, small public green space, etc.

MAP 11
CONNECTING TO THE CENTER OF THE COMMUNITY

Town of Woodstock Comprehensive Plan
GOALS AND RECOMMENDATIONS

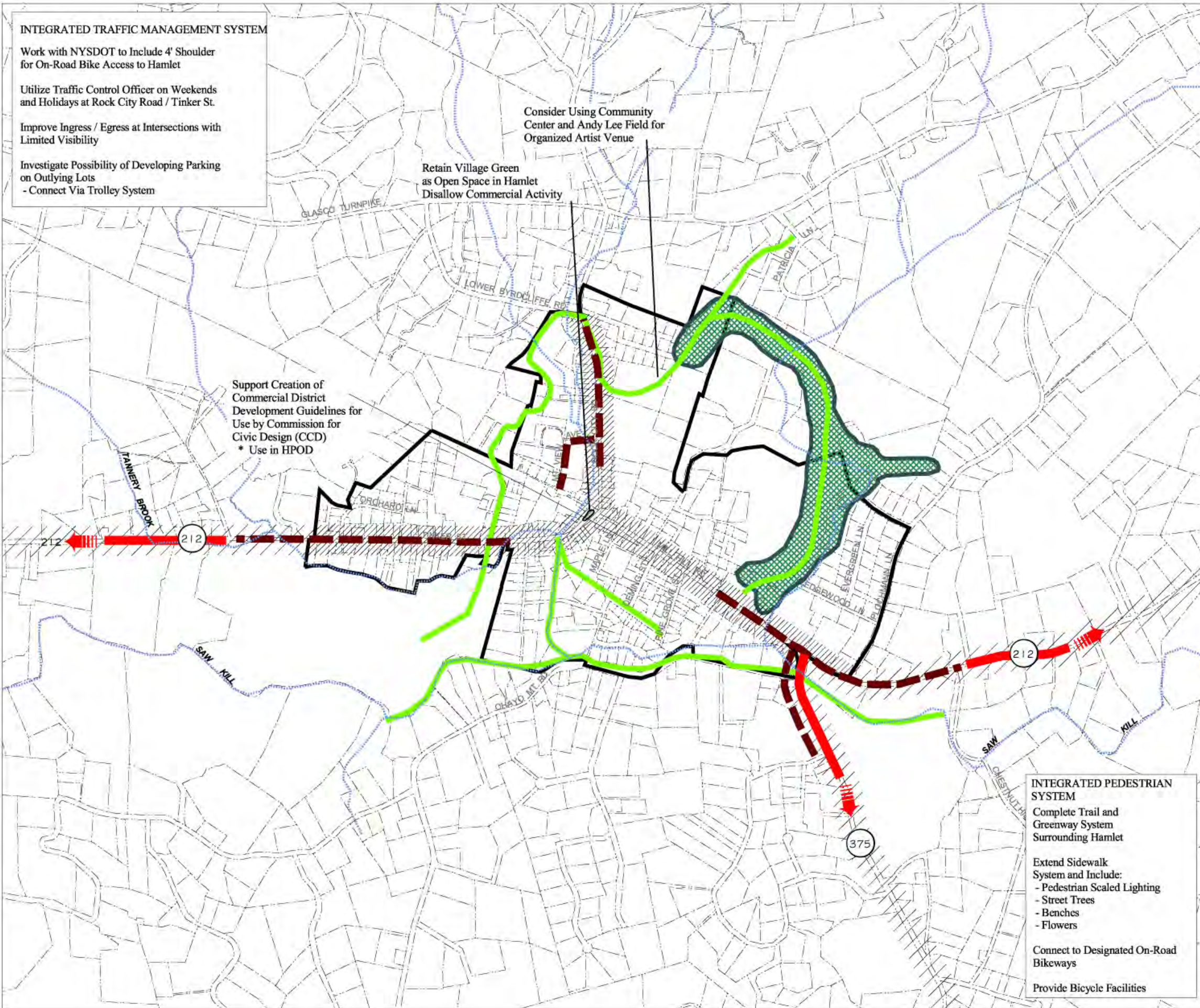


COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 11

CONNECTING TO THE CENTER OF THE COMMUNITY AND THE NATURAL SETTING



INTEGRATED TRAFFIC MANAGEMENT SYSTEM

- Work with NYSDOT to Include 4' Shoulder for On-Road Bike Access to Hamlet
- Utilize Traffic Control Officer on Weekends and Holidays at Rock City Road / Tinker St.
- Improve Ingress / Egress at Intersections with Limited Visibility
- Investigate Possibility of Developing Parking on Outlying Lots - Connect Via Trolley System

Consider Using Community Center and Andy Lee Field for Organized Artist Venue

Retain Village Green as Open Space in Hamlet Disallow Commercial Activity

Support Creation of Commercial District Development Guidelines for Use by Commission for Civic Design (CCD) * Use in HPOD

- Hamlet Boundary
- Tax Map Parcels
- Rivers, Streams
- Extend Sidewalks
- Greenway Network
Stream Corridors and "Green Streets"
- Primary On-Road Bike Access
- Tree Planting Program
- Streetscape Enhancements
- Open Space
- Village Green
- Lakes, Ponds

INTEGRATED PEDESTRIAN SYSTEM

- Complete Trail and Greenway System Surrounding Hamlet
- Extend Sidewalk System and Include:
 - Pedestrian Scaled Lighting
 - Street Trees
 - Benches
 - Flowers
- Connect to Designated On-Road Bikeways
- Provide Bicycle Facilities



FEBRUARY 2002

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
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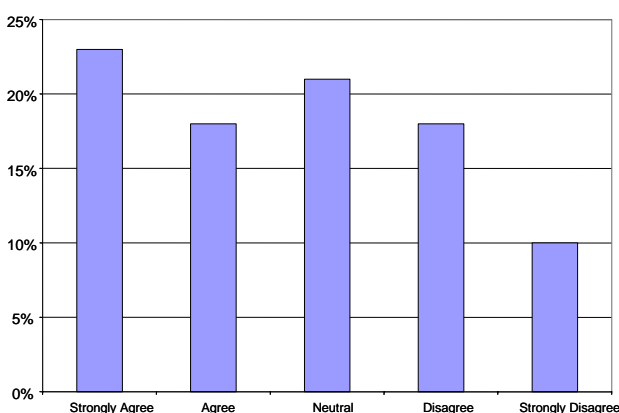
4. Housing/Neighborhoods

The residential settlement pattern in the town has created a unique setting. Development outside of the hamlet of Woodstock is generally on larger wooded lots with some development extending upon the hillsides. Development in the hamlet is much more dense, thus offering a diversity of options including more affordable housing. The challenge of the plan is to create opportunities for all residents to reside in the community, regardless of income bracket.

Survey Results:

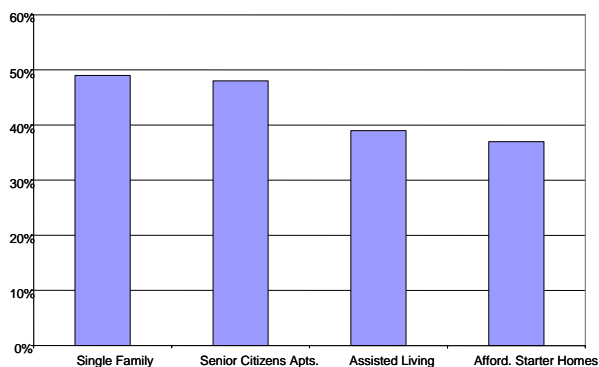
“The Town is Sufficiently Populated and New Housing Starts Should be Discouraged.”

Overall, the survey respondents indicated that the town is sufficiently populated and new housing starts should be discouraged. However, when asked about specific housing types, there was more tolerance.



“The Town Should Work to Encourage:”

Of the 10 housing choices on the survey, single family, senior citizen apartments, assisted living units, and affordable starter homes came to the forefront. This result indicates a changing trend in housing styles towards such styles as senior living and a concern for housing affordability, which was also a concern at numerous public forums.



Plan Goal:

Since affordability breeds diversity, which spurs economic and cultural dynamism, the Town should encourage a variety of housing types to accommodate the varying needs of all Woodstock residents including seniors, starting artists, and young families.

Recommendations:

- *Make Selected Land Use/Zoning Changes to Provide a Diversity of Housing Types:*

Through the public input process of the plan, many residents expressed a desire to provide opportunities for affordable housing for all residents. At each venue, including the firehouse meetings, stakeholder interviews, the community survey, and public meetings, residents were very concerned with the lack of affordability of housing - thus greatly reducing the opportunity for young residents to remain in the community. Toward this end the Town should provide for a diversity of housing types to address affordability for all.

When providing affordable housing it is important to consider location. Because of high land values throughout the community, the larger lots outside of the Hamlet of Woodstock are not likely candidates for affordable housing. The water and sewer areas within the hamlet of Woodstock provide the ability to create smaller lots capable of supporting affordable housing. The close proximity of services in and near the Hamlet reduces the need for a private automobile, which is a benefit for the senior population. Below are recommendations that build on this concept.

- *Create Village Scale Residential Development with Diversity of Housing Types West of Plochmann Lane:*

As illustrated in Map 12, PROVIDING OPPORTUNITIES TO ENHANCE CULTURAL DIVERSITY, there are various vacant lots throughout the Hamlet that can provide opportunities for infill housing. One such location is a large area of vacant land just west of Plochman Lane. Given the close proximity of these lands to the center of the Hamlet, it is recommended the Town rezone this area to a Planned Residential Development (PRD) to accommodate a village scale development with a variety of housing types and an integrated open space system. Housing types may include senior living such as assisted living units, congregate care, independent units, and small affordable units for seniors, young families, and artists.

Re-zoning this area to a PRD is the first proactive step the town can take to spur private interests in developing a site in an integrated manner. The town's current PRD regulation in the Zoning Law is appropriately worded, however, it is a floating district, which means that the applicant must come to the Town Board to seek approval on a selected site that meets the criteria set for in the Law. This recommendation, however, suggests placing the PRD on the map to eliminate the potentially lengthy process a developer must go through in assembling the appropriate amount of acreage then coming before the Town Board.

Integrating an open space system into a PRD and preserving large significant wetland should be priorities when reviewing a proposed plan. This large vacant area near Plochman Land is perhaps the Town's last chance to create a fully integrated housing development that incorporates green space and links back into the Hamlet center. The alternative would be typical suburban development on uniform lot sizes without an open space and trail network. The result of this alternative would not likely provide affordable housing opportunities for residents.

- *Provide Opportunities for Starter Homes:*
To be able to provide for affordable starter homes, the houses will have to be built on smaller lot sizes. To accomplish lower lot sizes in Woodstock, access to public utilities is needed because it is more difficult to incorporate a septic system with proper drainage on smaller lots. Given these parameters, consider lowering lot sizes in the Hamlet of Woodstock for areas serviced by public sewer and in areas where sewer and water can be extended.

- *Infill Vacant Lots with Diversity of Affordable Housing:*
As shown on Map 12, PROVIDING OPPORTUNITIES TO ENHANCE CULTURAL DIVERSITY, the remainder of the Hamlet has a number of vacant sites that should be targeted for infill residential development for lower income groups. Incentives can be provided to potential developers to ensure that the proposed residential development is affordable.

- *Create Incentives for Affordable Housing through Land Use Regulations:*
As an incentive to provide a certain percentage of affordable housing units, incorporate an incentive program into the site plan application process. In exchange for the provision of a certain number of affordable units, the developer could receive a density bonus to create additional higher end housing units.

- *Proactively Create Affordable Housing:*
Adjusting land use regulations and providing incentives to private developers is one way in which to provide affordable housing. Another way is for the public sector, such as the town or a non-profit organization, to proactively provide housing to lower income groups. The town should start by identifying properties that may be more affordable to purchase because they are in a state of disrepair, tax delinquent, or bank foreclosed. Once identified purchase the properties, make any necessary improvements, then sell them to a willing buyer that meets established income guidelines.

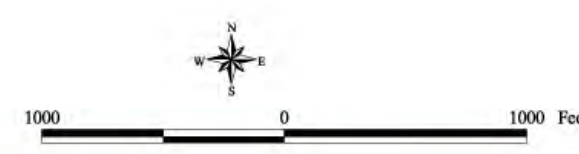
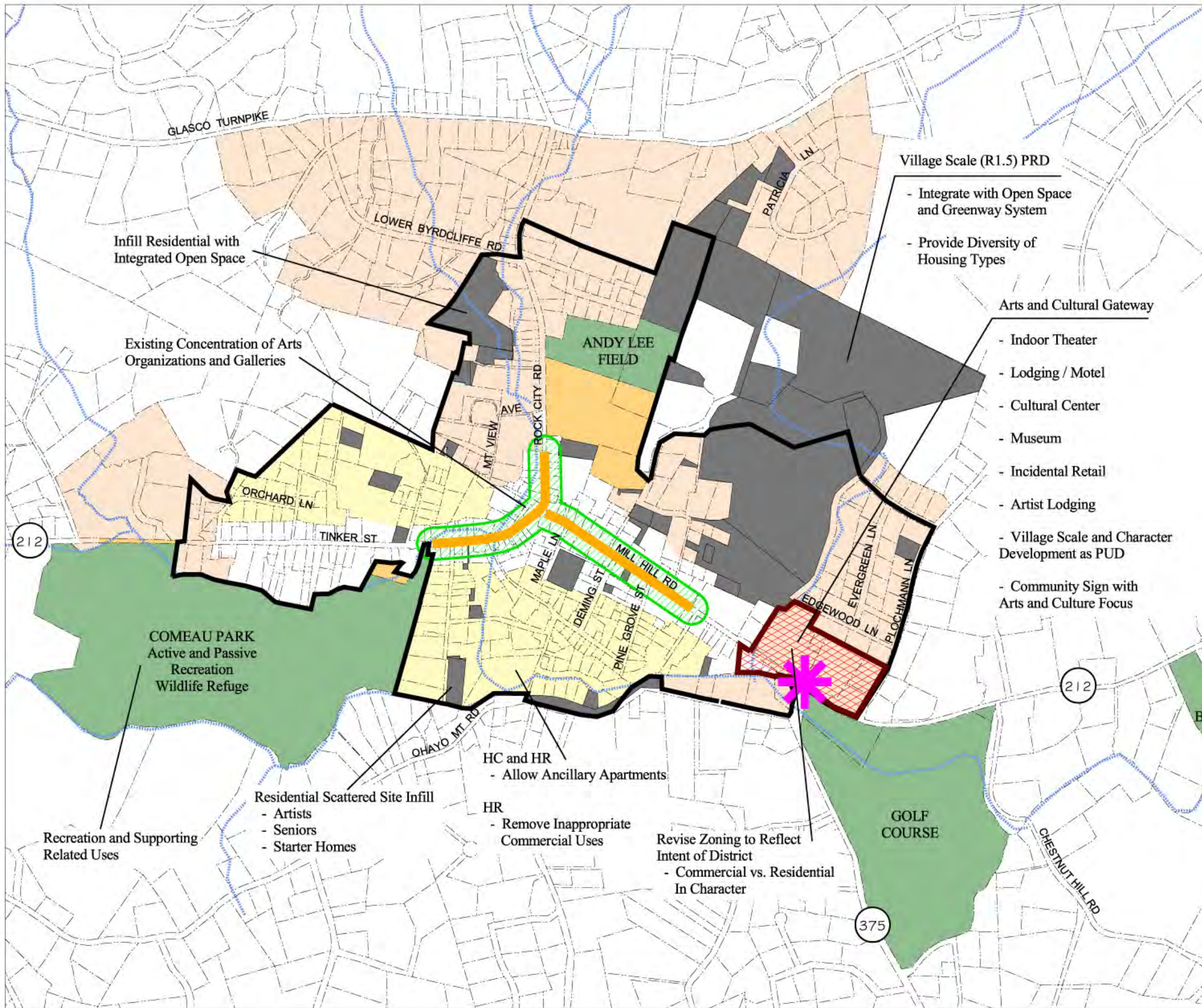
MAP 12
PROVIDING OPPORTUNITIES TO ENHANCE CULTURAL
DIVERSITY

COMPREHENSIVE PLAN UPDATE

WOODSTOCK, NEW YORK

MAP 12

PROVIDING OPPORTUNITIES TO ENHANCE CULTURAL DIVERSITY



FEBRUARY 2002

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.
SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

- *Conduct a Feasibility Study to Establish an Affordable Housing Non-Profit Organization:*
 The Town should conduct a feasibility study on establishing a non-profit agency strictly focused on providing affordable housing. Similar to The Housing Partnership New Homes Program; administered by the New York City Housing Partnership, the town can study the potential to create a non-profit that would facilitate partnerships between the town, private developers, and the non-profit organization. Under the NYC program, the city contributes land targeted toward middle-income home ownership and \$10,000 per unit in infrastructure costs. The Housing Partnership selects the builders, packages the financing (using below-market rate interest mortgages available from New York State Housing Finance Agency) and supervises the marketing along with community-based organizations. Each proposed program undergoes public review thus helping to remove controversy that may occur if the developer were to proceed ‘as of right.’³
- *Preserve Residential Lot Sizes:*
 Preserve the R1.5, R3, R5 and R8 lot sizes to protect existing residential areas from incompatible encroachments. Promote preservation of single-family zones without commercial encroachment.
- *Establish a Task Force on Housing Needs:*
 In an effort to increase communications across the various affected groups and to gain a complete understanding of low to moderate income groups’ housing needs, establish a Housing Task Force made up of representatives from every agency involved in providing housing. Topics of discussion should include, provision of safe and affordable rental units, housing affordability, and absentee landlords. This committee would report to the Town Board and be brought into negotiations with prospective developers early in the process to ensure that the proposed development meets the objectives of the Comprehensive Plan.

5. Economic Sustainability

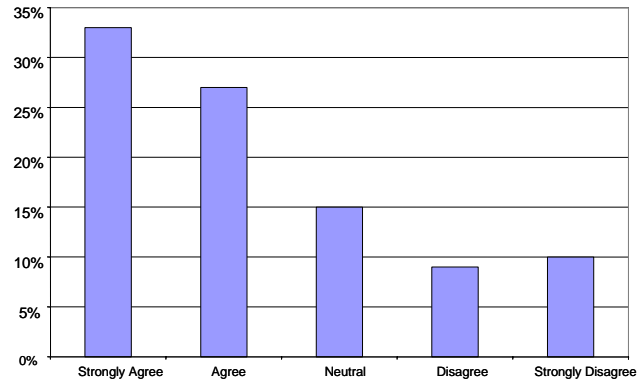
By the 1950s, Woodstock was widely recognized as a community of choice for artists, entrepreneurs, executives, and weekenders for the unique combination of scenic beauty and cultural vitality it offered. This attractive character had emerged from the town’s legacy as an arts colony. The economic health of the community depends upon maintaining that character through a continued blending of arts and conventional businesses

³ Source: Middle-income Housing Programmes in American Cities, David P. Varady, March 1994.

Survey Results:

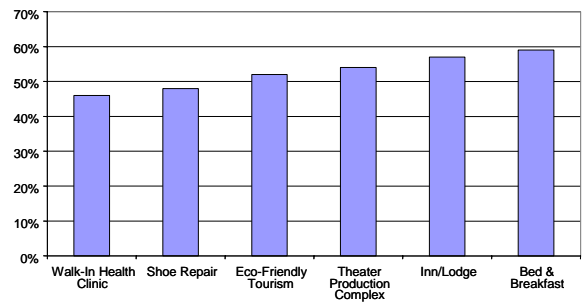
Is Economic Growth Necessary to the Future of Woodstock?

Results to this question indicate a desire to have some economic growth as an element to sustain the future of Woodstock. Approximately 60% of the respondents strongly agree or agree to this statement.



Desired Type of Business

The chart to the right indicates businesses that closely match the five key aspects of the plan and would result in a continued emphasis on small-scale arts related businesses. Some of the least desirable businesses per the survey results were large office complex, fast food restaurants, bars/taverns, auto service stations, and specialty shops.



Plan Goal:

Protect and enhance the town’s community, cultural, environmental, and natural resources to maintain Woodstock as a location of choice for residents, artists, artisans, entrepreneurs and others seeking a dynamic cultural life in a rural setting.

Recommendations:

- *Maintain a diversified economic base in Woodstock:*
This could be 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 community. It is important to cultivate them in a manner that is consistent with the environmental quality of the community. Therefore, the plan proposes to locate such uses in designated hamlet growth areas and foster adaptive reuse of existing commercial buildings when possible to serve as sites for such micro enterprises.

- *Foster the growth of home-based businesses:*
 Foster the growth of home-based businesses by continuing to encourage home occupations. It is important that such uses be allowed in a way that is not burdensome to the person operating the home-based business. At the same time, these regulations should protect existing residential neighborhoods from excessive traffic, noise, and parked vehicles.
- *Adopt business graduation policies in the community to allow start up firms that outgrow the commercial and industrial sites in Woodstock to remain in the Woodstock area:*
 By formally recognizing the fact that the community hosts many start-up businesses that may expand beyond a size appropriate to Woodstock, the community can encourage such firms to consider locating in nearby communities so that Woodstock residents working for those firms can retain their jobs even after the firm ‘graduates’ to a larger site within the region. As part of implementing such a policy, the town should work closely with the Ulster County Development Corporation (UCDC) to ensure that the UCDC is aware of the needs of firms likely to be seeking larger facilities outside of Woodstock.
- *Identify sites that can host appropriate industry within the Town, (without compromising environmental standards such as traffic, noise, visual impact, etc.)*
 While some firms may be better located outside the town, there will be others that are small scale and with minimal impacts such that it would be appropriate to have them located in the community. This will enable the town to encourage the growth of local employers in a way that is consistent with maintaining environmental quality. It will also allow the town to reap some of the property tax benefits associated with industrial development in a manner that is consistent with the maintenance of environmental standards. Map 13, MAINTAINING THE TOWN’S DISTINCTIVE CHARACTER, illustrates the location of the proposed districts.
- *Consider Limiting Size of Commercial Buildings:*
 To avoid the spread of big box stores in the community the town should conduct a further study to evaluate the appropriate size of commercial businesses in the town in other than the Light Industrial Zone. When determined, the town should implement a zoning change to implement the recommendation.
- *Cooperate with the Woodstock business community to create a coordinated promotional campaign for the multitude of activities offered in the community:*
 Tourists are attracted to Woodstock because of the broad range of cultural activities offered in the town as well as fine shops and restaurants. A coordinated promotional effort would build the audience for such offerings, providing additional economic benefits to the community's art organizations and merchants.

- *Encourage the development of the next generation of support services for the Town's arts community:*
The community can maintain and build the audience for its artistic offerings by ensuring that Woodstock has the amenities and venues associated with a world-renowned arts colony. Such amenities could include the development or redevelopment of an artists' venue and/or playhouse to showcase the visual and performing arts, the creation of gallery tours to better acquaint visitors with the work of local artists and artisans, and the creation of appropriate lodging to host arts-related visitors. In addition, the town may wish to consider creating a grants program for local artists to encourage lesser-known local artists and demonstrate the community's commitment to such activities. Finally, given the importance of arts to the local economy, the Town should consider funding a part-time position to serve as a central source to promote area artists and organize events highlighting local arts.

- *Encourage the Availability of Essential Goods and Services in the HC District:*
As mentioned earlier, the hamlet of Woodstock is the ceremonial center of the town. As such, many residents buy their goods and services at the remaining stores serving this market without having to travel to adjacent communities. To ensure that this tradition continues, the Town Board should encourage the availability of stores providing essential goods and services (e.g., groceries). Any development should be in keeping with the existing hamlet scale and within walking distance of each other in order to serve the walking public. One example might be a market square.

MAP 13
MAINTAINING THE TOWN'S DISTINCTIVE CHARACTER

Town of Woodstock Comprehensive Plan
GOALS AND RECOMMENDATIONS












COMPREHENSIVE PLAN UPDATE










WOODSTOCK, NEW YORK

MAP 13

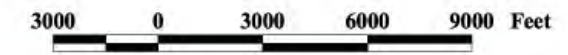
MAINTAINING THE TOWN'S DISTINCTIVE COMMUNITY CHARACTER

-  Hamlet Gateway
-  Scenic Overlay District (1200' Elevation)
-  Town Boundary
-  Roads
-  Rivers, Streams
-  Tax Map Parcels
-  Open Space and Development Guidelines
-  Potential Light Industrial District
-  Lakes, Ponds

Zoning

-  R1.5 Residential 1.5 Acre Lots
-  R3 Residential 3 Acre Lots
-  R5 Residential 5 Acre Lots
-  R8 Residential 8 Acre Lots
-  HC Hamlet Commercial
-  HR Hamlet Residential
-  NC Neighborhood Commercial
-  LI Light Industrial
-  State Land

****Accuracy of Zoning Boundaries Not Guaranteed, Refer to Town of Woodstock Zoning Map****



Tax Map Parcels Obtained from Ulster County Planning Department

APRIL 2003

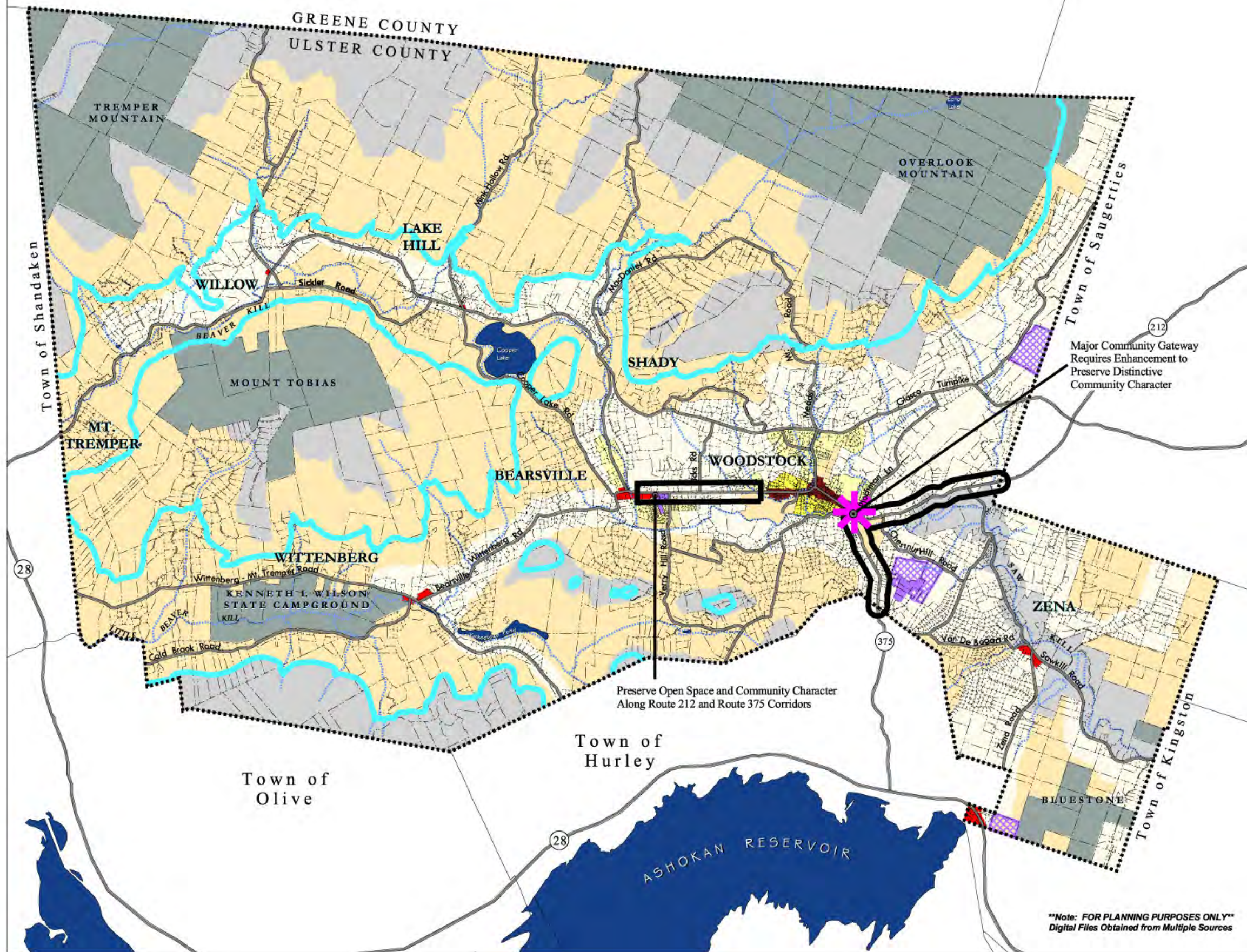
THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS AND PLANNERS, P.C.

SARATOGA SPRINGS, NEW YORK CITY, BUFFALO, BOSTON

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04/03/03 (03/28/03)



Preserve Open Space and Community Character Along Route 212 and Route 375 Corridors

Major Community Gateway Requires Enhancement to Preserve Distinctive Community Character

****Note: FOR PLANNING PURPOSES ONLY****
Digital Files Obtained from Multiple Sources

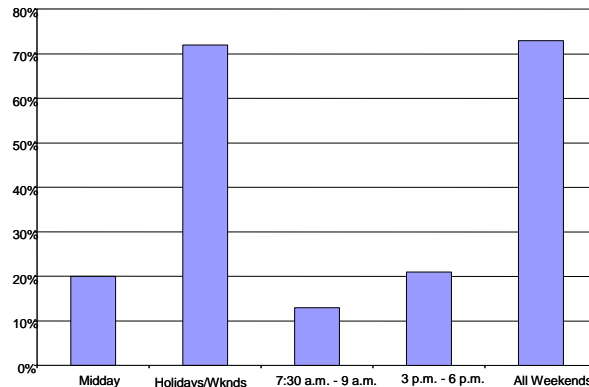
6. Transportation

Part of Woodstock’s charm is the fact that residences and a variety of arts and cultural activities are dispersed amid a scenic landscape. But this very dispersion requires people to use their cars for virtually every trip outside their household. The result is a very complex transportation system whose problems are unlikely to yield to a single solution. Indeed, the challenge in Woodstock is to deal with a transportation network with high ambient traffic that experiences surges on the weekends and during special events. The plan recommends adopting an experimental approach to implement traffic solutions on an incremental basis in order to create an effective and comprehensive approach to traffic management.

Survey Results:

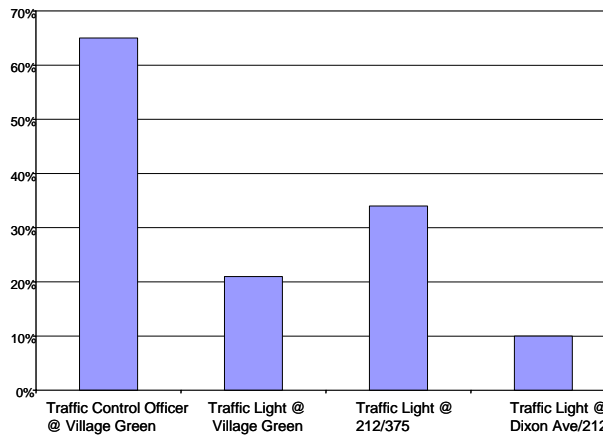
When Is Traffic a Problem?

The results to the right indicate that traffic is a problem on holidays and weekends. This indicates an influx of vehicles, probably tourists and weekenders, coming to Woodstock as a destination place. This differs from some communities, where traffic merely “passes through” en route to a different destination.



What is the Best Solution?

With regard to a traffic solution, respondents indicated a desire to solve the problem without a traffic light. This and other suggestions are incorporated below as a means to ease traffic congestion in the Woodstock hamlet.



Plan Goal:

Provide an integrated transportation system that can serve a variety of needs in a manner that is safe, economical, ecologically sound, and aesthetically pleasing.

Short Term Recommendations (1-3 years):

Over the next three years, the town should systematically explore a variety of approaches to ameliorating the traffic problem in Woodstock. Any subsequent decisions to make major public investments or programmatic initiatives to reduce traffic should be based upon a formal evaluation of these experiments.

▪ *Establish Transportation Committee:*

Although the current level of traffic can be very high at certain times, the majority of the problems can be addressed without a significant amount of capital investment. Because it is likely that a variety of techniques will be employed to solve various problems, the Town should establish an on-going Transportation Committee to implement, manage, and evaluate systematic traffic solutions. The committee should be responsible for the recommendations suggested below.

▪ *Maintain a Working Relationship with Department of Transportation:*

The Town of Woodstock has, like many communities, two state roads that are located centrally in the community. Due to their location and proximity to the region, they carry the largest volume of traffic in the community. The town should, jointly with the Traffic Committee, coordinate with NYSDOT to establish a more regular monitoring of traffic in the town. Because the DOT region is very large and contains major urban areas, some of the more rural communities do not receive as much attention as urban areas. Establishing this dialogue will help bring attention to the issues in the community that may otherwise go unnoticed.

▪ *Implement Short-Term Traffic Mitigation Program and Address Weekend and Tourism Season Traffic:*

Although there is a high level of traffic on Route 375 and Route 212, the condition worsens on weekends and during the tourist season. At certain times, it is difficult to drive, walk, or bicycle through the center of town. Since this volume is not sustained on a daily basis, consider solving the problem with less costly methods. For example, a traffic control officer can be stationed at key intersections (i.e., Tinker Street and Rock City Road) at selected times, investigate appropriateness of one-way streets, and/or ensure that key intersections in the hamlet have a clear line of site for safe and easy ingress and egress. The latter recommendation can be partially achieved by enforcing parking requirements as outlined below.

- *Strictly enforce parking requirements:*
 Currently, parallel parking is allowed in certain areas in the Woodstock hamlet. In planning terms, this is considered a benefit because the parking serves a number of purposes including providing access to businesses, providing a buffer between the sidewalk and the roadway, and slowing or ‘calming’ traffic in densely populated areas. Although there are many benefits, there are selected areas along the roadway where parking is not allowed for safety or traffic circulation reasons. As one-way of easing traffic flow in the hamlet, the town should strictly enforce on-street (e.g., no parking on bridges) parking regulations.
- *Improve Parking Signage:*
 Signage is an important part of a functional parking system. Good signage will help make parking easy for visitors. With this in mind, the town should create a system that both promotes parking and easily directs the visitor. A consistent sign design should be created and applied to all parking lots. To build on the uniqueness of Woodstock and the artistic influence, the town could hold a design competition among local artists to achieve this recommendation.
- *Examine Parking Standards:*
 As communities move into the 21st Century they are dealing with new, different, and reconfigured businesses. As a result, the amount of parking required has changed in some cases. Consequently, communities may be requiring the applicant to create more parking than is necessary and, conversely, the community’s parking ratios may not be requesting enough parking to meet the demand. To ensure that the Zoning Law is up to date and accurate, examine parking standards in the zoning law to determine if parking ratios should be adjusted.
- *Develop Additional Parking:*
 Where appropriate, the town should examine areas in the hamlet for additional parking. When developed, care should be given to reduce negative impacts, such as noise, light, and odor, through the use of appropriate screening. The intent should be to create parking areas that are not a sea of asphalt, rather parking areas that have landscape features integrated within and surrounding the site. The result should not only protect the neighboring properties from negative impacts, but also be aesthetically pleasing.
- *Accommodate the Bicyclists:*
 As communities deal with increased automobile travel, it can be beneficial to encourage alternative modes of transportation to reduce the impact of the auto in community centers. This includes walking, bicycling, and bus/trolley service. As a result of the public meetings, it was apparent that many residents desire to bike to the Woodstock hamlet rather than drive. Although this is their desired mode of transportation, they expressed concern that the roadway was not wide enough to safely accommodate bicycles and there are no bike facilities in the hamlet. With regard to the former concern, the recreation and open space portion of the plan addresses road width. The intent of this

recommendation is to ensure that there are adequate bicycle facilities in the hamlet of Woodstock. This may include bicycle racks and/or bike lockers. Either should be centrally located to promote bicycling as an alternative mode of transportation.

Long-Term Recommendations (3 - 10 years):

As the town develops an information base about which traffic solutions work, and which do not, it can prepare to make more substantial investments in facilities and programs. These could include the following.

- *Implement Suggested Improvements Rather than construct a By-Pass:*
Since the completion of the Brown and Anthony Comprehensive Plan in 1962, the town has considered whether or not to construct a by-pass around the center of the community. When communities contemplate the need for a by-pass it is usually to funnel traffic around the community to another destination. In Woodstock's case, the data and public input suggest that the hamlet center is the destination; therefore, constructing a by-pass is not likely to solve the traffic problems. The town should focus on short-term and long-term solutions incrementally to improve intra-municipal circulation rather than constructing a by-pass for inter-municipal circulation.
- *Consider Creating a Parking Shuttle:*
In order to encourage hamlet visitors to use potential parking areas located beyond the normal walking range from the hamlet center (i.e., 1,300 to 1,500 feet), the town should consider establishing a trolley that connects to outlying areas and transports residents and visitors into the hamlet. The hours of the trolley system should mirror those of hamlet businesses. Every trip that can be accomplished by walking or on a trolley reduces the need for more cars and parking spaces, wider roads, and the possibility of accidents. To realize economies of scale, the vehicle used to connect to the outlying parking areas can also be used to provide transportation to residents in outlying areas of the community (see next recommendation.)
- *Consider Para Transit to Link Hamlet to Outlying Areas:*
During the public involvement phase of the plan, many people expressed a desire to have access to a "Jitney" or other form of transportation that linked outlying areas to the Woodstock hamlet. In many communities, this need is addressed using a para-transit system. The systems are usually designed to be responsive to the needs of a diverse and scattered population, typically elderly, youth, and disabled persons. The town should work with Ulster County Rural Transportation through the County Planning Department to develop means of providing this service.
- *Establish a close working relationship with Department of Transportation to share information to create an Integrated Traffic Management System:*

Potential long-term solutions to many traffic issues could be identified in an integrated traffic management study. The study could address a variety of issues discussed above including upgrading existing roads, developing new linkages, upgrading roadways to accommodate bicycles, using traffic control officers, and improving visibility at certain intersections. To address this need, the town should work closely with the proposed Traffic Committee to communicate its concerns regularly to the Department of Transportation (DOT). A coordinated effort with DOT can help bring attention to some of the traffic problems in Woodstock. The results of this study can be used to improve intra-municipal circulation rather than constructing a by-pass for inter-municipal circulation.

7. Infrastructure and Community Services

The challenge in Woodstock is to continue to provide community services of all types in a coordinated manner that does not unnecessarily and haphazardly deplete the town's financial resources. Organizing efforts on an annual basis can help ensure that individual needs are met.

Plan Goal:

Continue to provide high quality municipal services to every resident in the community that protects the natural environment; regards residents' needs; and protects the health, safety, and general welfare of the community.

Recommendations:

- *Limit future development in areas where private wells have been known to run dry:*
Review and consider regulatory measures on private well development.

- *Address Needs of Sewage Treatment Plant:*
Through the comprehensive plan process it was learned that the town's sewage treatment plant has capacity and treatment issues relating to processing solids. The Town should address this issue and consider new and proven methods of treatment so there is sufficient capacity to handle all solid waste generated in the sewer district. It is desirable that sufficient capacity be added to handle all solid waste generated in the community.

- *Consider Possible Extensions to the Sewer District:*
 To protect the environment and promote growth in a manner that is consistent with the goals of the Comprehensive Plan, possible extensions to the sewer district should be considered. One potential area would be from the hamlet of Woodstock toward Bearsville. The goal would be to protect the Town well recharge area without promoting inappropriate growth along the Bearsville corridor.
- *Prepare a Site Plan for the Reuse of the Former Landfill:*
 The Highway Garage belongs at the former landfill site, as established in the referendum of 1995. In addition, the Town Board should plan for creative reuse of the remaining land at the former landfill site beyond what is necessary for the Highway Garage facility.
- *Remove Piles of Material in Town Owned Parks:*
 The Highway Department should stop storing material at Rick Voltz Field, Mallory Grove, and the town well site west of Yerry Hill Road both for aesthetic reasons and to protect the Town's drinking water supply. Existing piles of materials should be removed immediately to the old landfill site or another appropriate location. In addition to being a health and safety threat to neighboring properties, it is felt that this is an inappropriate use of town-owned parklands.
- *Support Telecommunications Committee:*
 As communities move into the 21st Century, changing technologies, such as telecommunications, play an important role in land use decisions. As people find the ability to become 'connected', their choice of where to live and work broadens to almost anywhere in the world. Communities that are investing in or have a high quality of life and good telecommunication infrastructure are coming to the forefront in terms of becoming a location of choice. Woodstock, with its high quality of life and large concentration of entrepreneurs, artisans, and business people, has been a leader in "at home businesses" with the need to utilize a telecommunications infrastructure. Although some people are able to use existing phone lines for the majority of their telecommunication needs, people during the public input phase of the plan expressed a desire to have access to advanced telecommunications.

The town can take proactive steps to help accelerate the advancement of new technologies in Woodstock. The town should ensure that its policies for managing public rights of way encourage telecommunications companies to provide service throughout the town and disclose to the town the nature and extent of infrastructure currently in place and planned for these rights of way. (The New York State Conference of Mayors has information on the legal rights and responsibilities associated with managing telecommunications infrastructure placed in public rights of way.)

The town should consider establishing a dialogue between the business community and the Internet providers. This can be accomplished by encouraging the Chamber of Commerce or similar agency to act as a facilitator to convene regular meetings of key users of telecommunications services, and report the needs identified by such groups to the Town Board. The Town Board, in turn, can communicate this need to the Internet Service Providers.

■ *Continue High Quality Volunteer Services:*

As a result of the community survey, residents expressed that they were very satisfied with many community services including the volunteer ambulance (65% Very Satisfied). Given this support, the Town should recognize its current volunteers and ensure that there is an adequate pool of volunteers to staff this high quality service. To assist in this need, consider highly visible public outreach campaigns to educate the public about the importance of volunteerism and to solicit volunteers.

■ *Determine Space Needs and Maintain Town-Owned Facilities:*

Question H.1 of the community survey asked residents to indicate their level of satisfaction (Very Satisfied, Satisfied, Neutral, Unsatisfied, Very Unsatisfied), with various public facilities and land. The results suggest that the highest ranking facilities, in terms of Very Satisfied and Satisfied, include the Comeau sledding hill - 58% (Very Satisfied and Satisfied), town offices at Comeau - 56%, Municipal Parking Lots - 54%, and Town Hall at Tinker Street - 45%. The lowest ranking facilities include Mallory Grove - 16%, Rick Volz - 17%, Cable Access - 16%, and Public Restrooms - 24%. Although residents are somewhat satisfied, the town should make necessary capital investments, and/or reprogramming to respond to evolving needs of the community and changing regulations (i.e., ADA compliance). To accomplish this recommendation, the town should establish a 5-year Capital Improvement Plan as a coordinated means of making annual upgrades. The town should also determine any municipal space needs for the term of the Comprehensive Plan. The *Facilities Committee Report* should be utilized in this regard.

In addition to the town services mentioned above, the Town should assist the Woodstock Historical Society in finding an appropriate home for its historic materials. Any space that is selected should be a climatically controlled environment for its art works and important historical documents and artifacts.

As summarized above, the public restrooms did not receive a high level of satisfaction in the community survey. Toward this end, the town should better maintain the public restrooms and ensure that they are open on a year-round basis rather than seasonally.

- *Evaluate the need for consolidating all town offices:*

The town sponsored a *Facilities Committee Report*, which was published in June 1998. The intent of the report was to develop a 5-, 10-, and 15-year plan for town government and community needs as they related to town facilities. The study suggested that all town offices, including police and courts, be located at the top of the hill at Comeau. Although this was the suggestion of the report, there were minority reports from two committee members. One report suggested leaving existing facilities at Comeau in place and relocating the police department in the center of town. The second report was against locating any town offices at the top of the hill, but rather at the bottom so that they are more accessible.

Similar to the conclusion of the facilities report, public input from the firehouse meetings and survey was equally divided although the survey indicated a slight preference for locating offices at upper Comeau. Since the data are inconclusive, the Committee recommends that the town commission a professionally executed facility needs analysis, followed by proper site selection of facilities. This study should look to twenty years ahead.

The town may use the following criteria for the consolidation of town facilities:

- a. Police should not be at Upper Comeau because of the possibility of being trapped there in the event of a storm.
- b. The town should maintain some presence on Tinker Street/Mill Hill Road.
- c. The Town Court and Police Department need to be in close proximity, preferably occupying the same building.
- d. Meeting rooms and other facilities should be designed so that they can be shared whenever possible.
- e. The Town should maintain at least two places of public gathering with a capacity of approximately 150 each.
- f. Finding suitable space for the Town Court and Police Department should be the first priority. These space needs do not necessarily need to be in the same location as the other town offices. The emphasis should not be interpreted to minimize the necessary attention to other facilities.
- g. The complex of town offices (not including the highway garage) should be located at one or more of the following locations: Comeau (both Upper and Lower), Town Hall/Firehouse, and Andy Lee Field.

- *Develop Records Management System:*

Utilizing the *Facilities Committee Report* the town should assess its current records, how they are currently stored, and how they are accessed. Efforts should be made to make public records as accessible as possible to the general public.

- *Supplement and Proactively Promote the Town Web Page:*
 To provide a portal into the numerous town and private service organizations, develop a comprehensive listing of all municipal and private service organizations to be included on the town web page and also in hard copy format. Include town government departments, arts/cultural organizations, service organizations, meals-on-wheels, public access channel and others. In addition to a listing, a brief description of purpose and services for each should be included. Once enhanced the town should more actively promote the web page as a means for informing and engaging young and old alike.
- *Create a Municipal Spring Clean Up Program:*
 To assist residents in getting rid of items other than normal household waste, a town-wide clean up program should be established. This could be run by the Highway Department or an outside contractor. To help offset the costs of such a program, a nominal fee could be imposed.
- *Continue and Expand the Public Recycling Plan:*
 The Town should encourage the continuation and expansion of the existing Public Recycling Plan. In addition to the physical recycling of materials, the Town Board should use the opportunity to inform residents and visitors alike of the need for and the benefits of waste reduction, reuse, and recycling.
- *Encourage the Use of Alternative Energy:*
 Given modern demands on energy and the contentious issues surrounding the provision of traditional forms of energy, the Town should encourage the use of clean alternative energy and modern technology systems by both the Town itself and by private businesses and residents.
- *Strongly Enforce Town’s Zoning Law and Building Codes:*
 To help in protecting the health, safety, and general welfare of Woodstock residents and to implement the policy recommendations put forth in this Comprehensive Plan all local and state laws and codes should be enforced.

IV. IMPLEMENTATION

A. COORDINATED IMPLEMENTATION

1. “Maintaining Distinctive Character in the Face of Change”

The recommendation section of the Comprehensive Plan lists a series of suggestions that build upon the five key aspects of Woodstock. It is important to recognize that some of these recommended actions should occur immediately, while others can be accomplished over a ten-year period.

The immediate task upon completion and adoption of the Comprehensive Plan is to establish priorities among the recommendations and assemble the resources to implement them. Although the Town may prefer to implement all of the recommendations immediately, an incremental approach is likely to be more efficient and realistic based on the availability of funding resources, staff, volunteers.

Unlike other communities, Woodstock is fortunate to have a number of residents that have the expertise and are willing to commit a significant amount of volunteer time to ensure that the special character of Woodstock is preserved for future generations. A key issue of the comprehensive plan should be mobilizing people and community leaders through the creation of a series of task forces based on topic areas (see below). These task forces can report back to the Town Board via an appointment of one member to a Comprehensive Plan Oversight Committee.

Another issue for consideration when outlining an implementation strategy is the capability to assemble the funds required to complete certain recommendations. Sub-section 3 in this chapter lists potential resources for the town and other organizations to implement project components of the plan.

Comprehensive Plan Oversight Committee

To help guide this effort, an implementation committee made up of appointments from each of the task forces should be created. In addition to appointments from the task forces, other key members should include selected town staff, the Town Supervisor, and the Chairs of the Planning Board and Zoning Board. The primary purpose of the committee should be to clarify and implement a “Blueprint for Success” that will outline activities on a yearly basis. The list should prioritize the recommendations by category (i.e., natural resources, recreation and open space, housing and neighborhoods, etc.). Additionally, to make the most efficient use of the town’s resources, the committee could identify public/private partnerships that can be formed to carry out certain recommendations. For example, a partnership could be formed to complete the integrated village-scale development in the Woodstock hamlet. The committee should be assembled at least two times a year to review the priorities and to insure that the list is adhered to.

Task Forces

Woodstock is fortunate in that it has a strong history of successful committees to study and implement solutions to various issues. The Comprehensive Plan recognizes these past successes by recommending that the Town Board create a series of task forces on a topic basis. For example, a task force may be formed to focus on the natural environment recommendations. The purpose of each task force would be to refine the ideas and recommendations set forth in the Comprehensive Plan and make recommendations to the Comprehensive Plan Oversight Committee as to priorities they feel need to be addressed. A complete list of the recommendations can be found in Appendix D. They are listed in table format to assist the

Comprehensive Plan Oversight Committee and Task Forces in quickly determining which activities should be undertaken in the coming year.

Having a yearly list of action items builds accountability. Citizens, business owners, and community organizations can clearly see how the Town of Woodstock intends to carry out the plan. Initial successes will ensure that this plan continues to be a focus for successful action in the future. At the end of each year, an annual report can be prepared that will record progress during the calendar year, describe the status of current projects and identify projects needing additional action.

Over time, conditions in the town and region will change and new opportunities for action to achieve the goals of the Comprehensive Plan will arise. For this reason, a broader view of the plan and its implementation should occur every five years (or sooner if changing circumstances warrant). A “report card” can be generated that provides a checklist of achievements, a list of recommendations yet to be undertaken and a summary review of accomplishments. This review provides the flexibility to ensure that the Comprehensive Plan continues to reflect the most effective and appropriate means to help the Town of Woodstock Maintain its distinctive character in the face of change.

2. Immediate Steps for Plan Adoption

The following steps are necessary for the complete implementation of the Comprehensive Plan:

1. Town Board adoption of the Comprehensive Plan as a policy statement
2. Zoning Law and Map Revisions and Adoption
 - a. Develop recommendation in zoning language.
 - b. Adopt design guidelines, erosion control, and wetland and watercourse law into the zoning law or adopt as separate laws.
3. Capital Budget - addition of catalytic projects list in a 5 year schedule
 - a. Prioritize projects and programs
 - b. Determine annual budget allocation/commitment
4. Create department and subcommittee Task Force for project implementation
 - a. Environment and Natural Resources
 - b. Recreation and Open Space
 - c. Hamlet Preservation
 - d. Housing and Neighborhoods
 - e. Economic Sustainability/Arts Development

Town of Woodstock Comprehensive Plan IMPLEMENTATION

- f. Transportation
- g. Infrastructure and Community Services/Information Technology

3. List of Zoning Changes

- Adopt Erosion Control Law. The purpose of the law is to prevent damage to the environment from unregulated site development.
- Establish Aquifer District and Wellhead Protection Area. Establish a Watershed Overlay District as recommended in the 1997 report by the Woodstock Environmental Commission entitled *Best Management Practices of Woodstock's Wellhead Protection Area*.
- Adopt Wetland and Watercourse Protection Law. The purpose of this proposed law is to avoid activities that may damage the functions or cause the loss of wetlands, watercourses, and/or wetland/watercourse buffers as defined by the law and, where avoidance is not practical, minimized to the greatest practicable extent.
- Amend S-O District Boundary after completing Viewshed/Slope Analysis
- Bring buildings in S-O District into compliance over a certain period of time
- Remove Selected Commercial Uses from the HR District. Within the hamlet of Woodstock, there are established neighborhoods in the HR District with little or no commercial activity. Honor, value, and respect residential neighborhoods by maintaining their integrity and eliminating commercial encroachment. Achieve this objective by eliminating commercial encroachment.
- Adopt Design Guidelines for Use by Planning Board and Commission for Civic Design to ensure that new development or redevelopment fits in with the character of the hamlet.
- Create Planned Residential District (PRD) in Hamlet to accommodate a village scale development with a variety of housing types and an integrated open space system.
- Evaluate setback requirements in the H District so that new buildings match the setback on the buildings on either side rather than in the center of the lot.
- Convert designated parcels on Elwyn Lane from HC to HR, as these parcels are primarily residential in character and those parcels behind Cumberland Farms, which are affected by deed restrictions from HC to R1.5.
- Create minimum lot size for kennels to reduce the impacts on neighbors.
- Create minimum lot size for extractive operations and soil mining to reduce the impacts on surrounding neighborhoods.
- Adopt Zoning Map Changes to Create Light Industrial District.
- Where existing buildings are at the back edge of the sidewalk, the front yard setback should be amended to zero (0) feet. The Zoning Law should be further amended to disallow parking in front yards anywhere in the HC district.
- Review all district boundaries and reestablish zoning district boundaries to follow lot lines wherever possible.

4. Resources

Although it is true that the recommendations set forth will benefit the Town's fiscal health as well as the quality of life, some may require additional funding to see them to fruition. In recent years, the Town and other agencies have sought and received assistance from federal and state governments to further various initiatives. The following table provides a general outline for federal and state funding sources that the Town and other agencies can utilize in the future.

	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
Federal	<i>Dept. of Commerce, Economic Development Agency</i>	ED grants for Public Works and Infrastructure Development	Up to 80% of a project in severely distressed areas.	Project grants to promote long-term economic development and assist in the construction of public works and development facilities.
	<i>Dept. of Labor, Employment and Training Administration</i>	Employment Services and Job Training Pilot and Demonstration Programs	Project Grants	Promote and foster new or improved links between the network of state, federal and local employment training and human resource agencies and components of the private sector.
	<i>Dept. of Agriculture</i>	Guaranteed Community Facility Loans	Loan guarantees to help build community facilities	Health care, public safety, telecommunications, public services.
		Water and Waste Disposal Direct and Guaranteed Loans	Direct loans to communities	Develop water and wastewater systems including solid waste disposal and storm drainage in rural areas with less than 10,000 population.
		Business & Industry (B&I) Loan Guarantees	Guarantees up to 80% of a loan made by a commercial lender. May be used for working capital, machinery and equipment, buildings and real estate, & defined types of debt financing.	Create and maintain employment and improve the economic climate in rural areas. Rural areas include all areas other than cities of more than 50,000 pop. and their immediately adjacent urban or urbanizing areas.
			Maximum aggregate amount to any one borrower: \$25 million	
		Rural Venture Capital Demonstration Program		Designates up to 10 community development venture capital organizations to demonstrate the usefulness of guarantees to attract business enterprises into rural areas.

**Town of Woodstock Comprehensive Plan
IMPLEMENTATION**

	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
	<i>Dept of Agriculture (cont.)</i>	Rural Economic Development Loans and Grants	Zero-interest loans made primarily to finance start-up ventures and business expansion. Grants are made to telephone & electric utility companies to establish revolving loan programs.	Restricted to rural electric cooperatives and rural telephone companies that are borrowers of the Rural Utility Service. Finances economic development and job creation projects in rural areas based on sound economic plans. Loans at zero-interest are
	<i>Small Business Administration</i>	7(A) Loan Guaranty Program	The maximum amount the SBA can guaranty is generally \$750,000. Guaranty can be up to 80% of loans of \$100,000 or less, and up to 75% of loans above \$100,000. (up to a maximum guaranty amount of \$750,000)	Loans can be used for most business purposes including, but not limited to, purchase of real estate; construction; renovation or leasehold improvements; acquisition of furniture, fixtures, machinery, and equipment; purchase of inventory; working capital.
		Low Doc Loan Program	Loan. Max amount: \$100,000	Loans can be used for most business purposes including, but not limited to, purchase of real estate; construction; renovation or leasehold improvements; acquisition of furniture, fixtures, machinery, and equipment; purchase of inventory; working capital.
		Certified Development Company (504) Loan Program	Senior lien from a private sector lender: 50%; junior lien: 40%. contribution of at least 10% equity. Must create or retain one job for every \$35,00.	Provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings.
		Short Term Loans and Revolving Lines of Credit CAPLines Loan Program	Can be for any dollar amount (except for the Small Asses-Based Line). The interest rate can be up to 2.5% over prime.	Umbrella program, which helps businesses, meet their short-term and cyclical working capital needs. There are 5 programs: Seasonal Line; Contract Line; Builders Line; Standard Assets-Based Line; Small Assets-Based Line.

**Town of Woodstock Comprehensive Plan
IMPLEMENTATION**

	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
		International Trade Loans	Can guaranty as much as \$1,250,000 in combined working capital and facilities-and-equipment loans. Applicant must establish that the loan will significantly expand or develop an export market.	For business engaged in, or preparing to engage in, international trade, or are adversely affected by competition from imports.
		Export Working Capital Program	Loan requests of \$833,333 or less processed by the SBA, requests over \$833,333 processed by Ex-Im Bank.	Designed to provide short-term working capital to exporters. Combined effort involving SBA and Ex-Im Bank.
		Pollution Control Loan Program	Guarantee up to \$1,000,000.	Intended to provide loan guarantees to eligible small business for the financing of the planning, design, or installation of a pollution control facility.
State	<i>Empire State Development Corp.</i>	Infrastructure Development Financing	loans and loan guarantees: >\$10,000 and < \$ 500,000 loans between 40% and 50% of the total ESDC assistance and the balance shall be in the form of a grant	For the development of basic infrastructure site improvements and related soft costs.
		Regional and Economic Industry Planning Studies and Economic Development	grants not to exceed \$50,000 with a 10% match	For preparation of strategic plans, analysis of business sectors, marketing and promoting regional business clusters, feasibility studies, planning for new enterprise development and identification of new business opportunities.
		Small Cities Community Development Block Grants (CDBG)	Community-by-Community basis.	Economic and Community development for low/moderate income benefit. Program includes: infrastructure development, technical assistance/training and revolving loan funds.

**Town of Woodstock Comprehensive Plan
IMPLEMENTATION**

	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
	<i>Department of State</i>	Government Services	Planning grants for communities in the NYC Watershed area	
	<i>Office of Parks, Recreation, and Historic Preservation</i>	Clean Water/Clean Air Environmental Bond Act	Funds and grants	Breakdown: open space, parks, historic preservation, land acquisition
	<i>Department of Transportation</i>	TEA-21	Reimbursable program up to 80% of the eligible project costs.	Provides funding for non-traditional projects that add value to the surrounding transportation system.
	<i>Department of Environmental Conservation</i>	Clean Water/Clean Air Environmental Bond Act	Funds and grants	Breakdown: municipal water supply systems, water quality improvement, open space, parks, municipally run small business env. compliance to enhance water quality, solid waste, municipal site restoration, and clean air projects.
	<i>Department of Environmental Conservation - Environmental Facilities Corporation</i>	Clean Water/Clean Air Environmental Bond Act	Funds and grants	Leaking and underground storage tanks, storm water management facilities, sediment and erosion control, restoration of water bodies, land acquisition for drinking water source protection.
	<i>Preservation League of NYS and NYS Council on the Arts</i>	Historic Reports and Surveys	Grants for between \$1,000 and \$10,000	Historic Structure Reports, Historic landscape reports, Cultural Resource Survey
	<i>NYS Council on the Arts</i>	Non-profit arts and cultural organizations	Grants for between \$1,000 and \$10,000	Architecture, planning and design, arts in education, capital projects, dance, electronic media and film, folk arts, individual artists, literature, music, museum, presenting, theater, visual arts
	<i>NYS Planning Federation</i>	Land use planning	Grants for between \$1,000 and \$10,000	planning studies for municipalities

**Town of Woodstock Comprehensive Plan
IMPLEMENTATION**

	FUNDING AGENCY	PROGRAM	ASSISTANCE TYPE	PURPOSE
	<i>Land Trust Alliance of NY</i>	Land conservation	Grants for between \$1,000 and \$10,000	Land conservation grants
Other	<i>Catskill Watershed Corporation</i>	Various Programs from Economic Development to Private and Public Infrastructure Improvements	Loans and Grants for all areas within the NYC watershed west of the Hudson River Details: www.cwonline.org/programs	<ul style="list-style-type: none"> ▪ Catskill Fund for the Future to businesses ▪ Stormwater Controls for New Construction ▪ Stormwater Retrofit Program ▪ Septic System Rehabilitation and Replacement ▪ Alternate Design Septic Program ▪ Sand and Salt Storage Program ▪ Public Education ▪ Tax Consulting

**Town of Woodstock Comprehensive Plan
IMPLEMENTATION**

APPENDIX A
LIST OF STAKEHOLDERS



STAKEHOLDER LIST

C of C/business/industrial

Arts/cultural/music

Environmental – water resources, Woodstock Land Conservancy

Housing/Residential Services/Realtors: State Builders Association

Transportation – Jerry Washington & Eric Holman, Rudikoff and Associates

Emergency Services

Health/medical

Town Services/facilities/community services

Day Care/nursing homes/senior residences

Second Homeowners

Kids/Youths

Hamlet – Residential focus

Religious organizations

Seniors

Volunteer Groups – Rotary/Meals on Wheels/VFW/Christmas Eve

Town Employees

Various Boards (PB, ZBA, Design Commission, Environmental Commission)

Department heads

Existing Special Committees. – Facility /ZEC/Loss Prevention Committee/Economic Development
Committee

Sewer/On-Site/Water

NYC/City of Kingston

APPENDIX B
FIREHOUSE MEETINGS



WOODSTOCK HAMLET AREA DISCUSSION

FIREHOUSE MEETINGS

HOUSING/NEIGHBORHOODS

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Zoning

The residential areas behind the main commercial corridor

*Keep zoning/hamlet preservation area

Low density single family

*Hamlet neighborhoods should be protected from more commercial activity

Historic Preservation

Preserve buildings behind green

Restore older houses

Neighborhoods

Woodstock Meadows layout works as a senior city complex

Bearsville gardens housing development provides neighborhood feeling

Preserve neighborhoods

Other

Sled Hill - no parking

Pine grove N.H.

Library Lane

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Housing Affordability

*Affordability - seniors, students, artists

*Walkability - seniors & artists

Upgrade quality of existing stock of walkable & affordable housing in hamlet

(Woodstock Estates - high quality; too far)

*Assisted living facility

Woodstock residents should get priority for this housing

*Affordable housing

Cluster housing/condos; apartments

*Senior housing/assisted living any hamlet

Housing 'affordability'/policy to support wider range of income levels

Look at 'slight' increase in density/for regular 'working' folk

Change restrictions on accessory apt. as a solution to affordable housing

Provide Senior Citizen housing

Pedestrian Circulation

Improve crosswalks

Provide better parking—but where?

Improve enforcement of parking rules

Infrastructure

Bury electric & cable lines in hamlet area

Some Res. Areas ‘run dry’ - (Ottago Mtn. Rd., etc.)

Private wells - some E-Coli, Sulfur, Iron dep’s.

Quality of Life

Maintain economic diversity

Maintain social diversity

Other

Allow for more HSG @ inner hamlet in existing res. Bldgs.

COMMERCIAL DISTRICTS AND CORRIDORS AND ECONOMIC DEVELOPMENT

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Zoning/Use

Small scale of business

*Maintain identity as Colony of the Arts

Recording industry as a model for economic development

*Services & businesses that support the community - hardware stores, foods, PROTECTED

History of Home occupation - farming, quarry, logging, woodworking, guest homes

Support artists as home occupation/“cottage industry”

Preservation

Bearsville Corridor - Keep as is

Infrastructure

Support internet

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Zoning

Existing business should grow vertically (35’ issue)

*Restore existing homes for business use (i.e. Woodstock Gallery)

Enable successful businesses to expand (Kenco, Spectral Technologies)

Zoning should address this, assign appropriate sites for low-impact businesses to expand

*Encourage cottage and home based nonpolluting businesses

Conversion of residential buildings to commercial

Commercial/Economic Development

Develop alternate commercial area not corridor 212 - B’ville

Don’t add commercial development

Economic development should focus on fiber-optic, low impact , non-industrial , non-retail business

Provide venues for Woodstock artists

Commercial development of Bearsville corridor

Rock City Rd. - ‘potential’ for commercial development

Do not become a tourist town, but function as a complete working community (diverse economy)

Infrastructure

Need for ‘Community Bulletin Board’

No pkg for Tinker St. movie

Add fiber optics

Information highway access

Too many cars entering the hamlet, saturation point with number of parking lots

Design Standards

*Building design standards - controversial

Need more attention to architectural details on commercial

Serious question of 'setbacks' for new buildings

Don't "sanitize" community

Workforce

Lack of qualified labor that can afford to live here at current wages

TRANSPORTATION AND INFRASTRUCTURE

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Transportation

No traffic lights

Parking is adequate, most times

Good biking (road biking)

Town roads well maintained

Infrastructure

*Water supply needs protection

Other

Bluestone walls along Tannery Brook

Redistribute some town offices to firehouse

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Transportation

Improve access from hamlet towards Glasco by-pass

Improve access from hamlet towards Rock City Rd./212

No traffic lights

Restore bridges that cross Tannery Brook

More public transportation

*Village green Rock City Rd. Inter.

More public transportation (commuter bus)

*Alternate route parallel to 212 around hamlet (town road)

Additional Parking

Shoulders not maintained @ 212/Wittensburg Rd., to Woodstock, etc.

No pkg weekends (library - Breadalone)

Use good quality sand/salt on roads & walks (winter

Concern - "traffic lights"

Don't put traffic lights anywhere

Extensions from Poughkeepsie

Infrastructure

Bury fiber optic cables

Fiber optics &/or cable (town encouraged)

*Aquifer protection law? Does water supply system contain asbestos/leaks

Lack of adequate fiber/cable for telecommunications

Cost of sewer is too expensive in hamlet

No access to the information super highway - affecting internet costs, hardware, software

Pedestrian Circulation

*Sidewalk districts - set them up

Pedestrian crosswalks & education to use them

Sidewalks in hamlet - poor, lacking some areas

*Snow removal @ sidewalks (Christian Science to Post Office as example)

Public bicycle storage lacking; add racks

*Prob. - Crosswalks not pedestrian friendly

*Sol. - Design more/better ped. Crossings

Lack of sidewalks - New Post Office, Rte. 375, Christy's

Community Services

Size of expanding police department

Incorporate as "Village" or Woodstock water district to achieve fiscal control and achieve quality of life/or alternative approaches

RECREATION, ENVIRONMENT, OPEN SPACE, AGRICULTURE, AND HISTORIC PRESERVATION

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Park Facilities

Comeau as a recreation facility, improve the use as a passive recreation area (trails)

Skateboarding @ youth center

Golf course

Comeau property - leave as is

Rick Volz field - maintained by private group

Open Space/Natural Setting

Support for diversity of individuals in a natural setting (convergence of east/west) “live & let live” diversity

Protect bulk of open space at Comeau with exceptions

*Clean up “the green” - no commercial activity

Bearsville corridor

Village green - Flowers, grass, etc.

Historic Preservation

Historic preservation community

Cultural Facilities

Byrdcliffe - preservation techniques work

Existing cultural arts work well and need to be enhanced & supported

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Park Facilities

*Need a new swimming pool - (at Comeau?) Minority says no to Comeau

Provide space for outdoor gatherings

*Create local artist venues

*Need for hamlet ‘park’ near center of town picnic & benches

Redesign village green surfaces/seatings, etc.

Need for public pool complex?

More sport facilities: baseball, soccer, basketball, tennis

Refurbish existing fields

Pedestrian Circulation

Improve small parks and benches in hamlet; advertise benches behind W Artists Association

Bicycle routes

Pedestrian path to Bearsville

*Sidewalks & ‘safe’ trails

Add sidewalks along major roads

Design Standards

Mix of 'well designed' 'ugly' buildings
add design guidelines with 'flexibility'

Open Space/Natural Resources

Refurbish trout streams - Sawkill
Theoretical support of open space, practical questions with techniques as how to keep
Open space preservation 212 Bearsville corridor
Keeping the face of overlook free of any more buildings
Aquifer supply

Other

Decrease noise late at night at skateboarding park
No vending please

**TOWN OF WOODSTOCK
2000 COMPREHENSIVE PLAN
FIREHOUSE MEETINGS
WITTENBURG HAMLET**

HOUSING/NEIGHBORHOODS

- What works and needs to be protected?

Existing housing pattern is good

- What current/future concerns need to be addressed?

Environment

Protect water

Concern – balance of nature

Restrict vs. Develop clear cutting for site

Housing

Senior housing – somewhere

Hotel

Affordable housing

Assisted living

*“Affordable” housing for new families, etc. Both rental and owner-occupied and service people

Discuss ways and means to allow for “affordable” housing – could town own land, provide infrastructure

Decreased need in inventory of “affordable” housing, incomes, jobs for entry-levels

Zoning

More selected zoning based on soil

Design Standards

Allow/modify/relax size restrictions on detached buildings (accessory apartments)

Encourage concept of cluster housing

Other

Encourage town garbage pick-up

Problems during hunting season

Locate “unsafe” buildings (remove abandoned buildings)

COMMERCIAL DISTRICTS AND CORRIDORS AND ECONOMIC DEVELOPMENT

- What works and needs to be protected?

Small Business / Commercial

Small stores in N/C locally owned business

Wittenburg Store: convenient – (when open) community center

Shopping is convenient Boiceville and Bearsville/Woodstock

Open Space/Natural Resources

Preserve larger areas of open space

Preservation

Preserve Bearsville Corridor

Campground (Wilson State) is okay (except fast traffic)

- What current/future concerns need to be addressed?

Economic Development

Economic development for the arts grouped

Encourage cottage industry, home businesses

Encourage job development appropriate to area

Add bar/restaurant (as “old days”)

Logging (?) okay, except if a noise problem

Encourage small agriculture, home businesses

Community Facilities

Another community use is possible in same area

Preserve Wittenburg store use

TRANSPORTATION AND INFRASTRUCTURE

- What works and needs to be protected?

Town snow removal okay

Roads okay

- What current/future concerns need to be addressed?

Public Transportation

*Public transportation needed in Wittenburg

Assess need for public transportation (bus, etc.)

Transportation

*Enforce speed limit on all back roads

Alternate route to avoid town

*Some traffic too fast on Wittenburg Road

Recreation

Bicycle paths

Shoulders are too few/too narrow for biking/walking

Infrastructure

Try to bury utilities (electric, cable, telephone on roads)

Yes – fiber optics

No – Cell towers

Town Jitney?

RECREATION, ENVIRONMENT, OPEN SPACE, AGRICULTURE, AND HISTORIC PRESERVATION

- What works and needs to be protected?

Preservation

Tax abatement for agricultural lands
Preserve Wilson State Park

Other

Town facilitate and support Byrdcliff center (white pines)

- What current/future concerns need to be addressed?

Environment

Restore and protect waterways
*Monitor Yankeetown pond – silting up (serves as retention pond)

Recreation

Develop town recreation facilities
County funded pool on Route 28 for several communities
Need town-wide inventory/map (quarrying, apples, substance farming was part of history) (if land is adequate)
*Pond potential for ice-skating, other recreational uses

Agriculture

Agricultural potential in Wittenburg area
Protection for open land formerly farm land
Town commit to organic maintenance – public and private
*Tax break for farmers (\$10,000+ from farming)

ZENA HAMLET AREA DISCUSSION

FIREHOUSE MEETINGS

HOUSING/NEIGHBORHOODS

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Zoning

Current Density Protected

Larger building lots preserved - 1.5 acres minimum

Zena cornfield

Distinct neighborhoods in Zena

Zena residents are year round, not second home owners (except Chestnut Hill Rd & Lauren Court area, Zena High Woods & John Joy Rd.)

Transportation

Traffic Lights or Police Control?

4 way stop signs?

Open Space/Natural Resources

Big Deep, art students league

Little Deep, Big Deep swimming holes

Beauty of natural resources - maintain also as they serve as barriers to crime

Mountain views

Sawkill - "if stream dies, we die"; protect us from flooding, needs protection & enhancement; links the neighborhoods

Historic Preservation

Bois D'Arc Building; Baumgarten House; Chastie Stone House

Consolidation of town offices

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Housing Affordability

*Affordable housing

Taxes too high

Lack of public services discourages senior complexes & low income complex "higher density"

No jobs or low cost housing for starting families

High taxes

Cost of housing deters young families

Loss if IBM affected homes & jobs

Lack of low-tech jobs

Preserve property values through healthy Woodstock economy

Zoning

Flexible zoning to allow secondary apartments
Awareness and adhere to noise control, dogs

Infrastructure

Septic land use limits - local and state regulations
Can't have below-ground sewerage system in Zena hamlet (most areas)
Need for alternative septic disposal systems
Voting, school, tax districts confuse identity?
Better town maintenance of Little and Big Deep (trash clean-up)

Circulation

Better linkages between neighborhoods (bikes, walking) - Roads not conducive to this
Road traffic is too fast - concern for safety on Van Dale & other roads - truck traffic on Zena &
Sawkill Roads

COMMERCIAL DISTRICTS AND CORRIDORS AND ECONOMIC DEVELOPMENT

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Zoning

*No more commercial other than present zoned - i.e., Coffee Shop, Tea Room

Keep it residential

Commercial Development

28 and Zena Rd. complex works

Convenient local services in Woodstock, W. Harly, & Kingston

Existing commercial uses @ Zena/Sawkill are okay

Open Space/Natural Resources

Open fields

Streams

Mountain Views from Zena are noteworthy quality of town

Mountain Views - preserve existing 4 corners & its existing businesses, and preserve Zena's residential character and scenic beauty

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Zoning

Support home occupations

Commercial & industrial zoning restrictive

*Different regulations for Woodstock hamlet commercial district and Zena/Rte 28 corridor - i.e. building styles

Can we look at each commercial endeavor separately?

NC district: Low-impact (environmental) - office space (for locals who need shared office resources) - Bill Davis' farm market would be good for this

Zoning that encourages economic development while protecting the environment

Town Wide: Zoning not strict enough to protect Mountain Views and to restrict development on the mountains.

Commercial Development

Farmer's market at 4 corners

Design Guidelines

Also the aesthetic design in the Zena/28 complex need to be monitored

*Resident input as need arises

Design control or review over new project

Enforcement of Catskill Park regulations posting of advertising signs by individuals

Open Space/Natural Resources

Streambank erosion defined as an infrastructure issue

Construction on steep slopes increases town-wide service costs to taxpayers

TRANSPORTATION AND INFRASTRUCTURE

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Transportation

Roads kept as they are, not widened
Town roads maintained well winter & summer
Excellent job on roads - repair, plowing
Scale existing roads

Community Services

Better training for Woodstock Police for people skills & knowledge of town geography - people need protection

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Transportation

**Town-run "Jitney" bus service to hamlets (Woodstock)
More control over speed on back roads
County doesn't properly maintain Zena Rd. & Bridges
Road maintenance - don't cut too many trees
John Joy/Zena must stop - Sawkill Rd. should have STOP too.
No traffic lights - some want traffic lights
*Make roads safer without increased speed - 4 corners & Zena Rd.

Infrastructure

Lack of information technology for commercial/employment needs
Localized water problems
Well water has changed - sulfur content - also iron & magnesium in private wells (changes each year)
Expansion of maverick Knolls to "Russell Farm" and how it affects water resources. Also, how would this increase in water use affect the contaminated "flume" of water from Rotion
Drainage problems due to repaving - high shoulders
*Improve fiber optic capability to improve/protect home businesses
Bury the new fiber optic lines

Pedestrian Circulation

*Bike passages on side of roads
Zena road designate bike path
*Dangerous walking and biking due to conditions and speeds on Zena Rd. and Zena/Sawkill, also within development i.e. Van DeBogart
*Dangerous for kids walking to school
No useable shoulders

RECREATION, ENVIRONMENT, OPEN SPACE, AGRICULTURE, AND HISTORIC PRESERVATION

■ WHAT WORKS AND NEEDS TO BE PROTECTED?

Open Space/Natural Resources

*Preservation of open space

Protect the Sawkill

Historical use of Little Deep and Big Deep as swimming hole

Seems to be stream access for fishing in Zena

Walking trail on Sawkill is now at Little & Big Deep, extend and maintain it

Community Services

Zena elementary school provides sense of community

Historic Preservation

Old school house, church, restaurant - Historic but privately owned

■ WHAT CURRENT/FUTURE CONCERNS NEED TO BE ADDRESSED?

Park Facilities

Outdoor ice skating rink

Investigate use of Comeau property for multi-use

*lack of facilities for young people in Zena Hamlet, except for Zena school playground and Woodstock in general

Better promotion of town recreational facilities - brochure or map

Inadequate community facilities for recreation town-wide including summer recreation

Zena recreational park costly

Park on Sawkill for picnics

Pedestrian Circulation

*Walking & Biking trails to Woodstock Hamlet and other destinations - 375, 212, & Zena H'Woods Rds.

*Many people love to walk and walk along Zena Rd., but it is heavily trafficked, so a walkway along the Sawkill is desired

Zoning

Taxing laws on agricultural land needs to be addressed; reduction

Create W. Farmer's market at 4 corners or a food Co-op

Quality of Life

Better attention to litter control

Different school district isolates youth from Woodstock

Combination of wrong type of land & lack of interest to support agricultural endeavors

Property tax relief for open spaces

**TOWN OF WOODSTOCK
2000 COMPREHENSIVE PLAN
FIREHOUSE MEETINGS
WEEKEND RESIDENTS - LOCATION OF MEETING IN WOODSTOCK HAMLET**

HOUSING/NEIGHBORHOODS

- What works and needs to be protected?

Limit growth so character is preserved
Woodstock Manor does great job – should have more of these

- What current/future concerns need to be addressed?

Housing and Housing Affordability

*Affordable housing for seniors and others

*Assisted living

*Do not have adequate housing for our changing needs

*Do not have sufficient housing for young and old with limited income – but do not want large developments/cluster housing

Zoning / Design Standards

*Enforce local ordinances

No houses without restrictions above 1200'

Don't want lots to overgrow – good spot building is better than cluster

Quality of Life

Pride in the community

Changes in noise (animal control leash law)

Noise from airport (Stewart)

Noise in general

Cutting Trees (?)

Views are disappearing because open lands are not maintained and lands overgrow with forests
NYS needs more forest management

COMMERCIAL DISTRICTS AND CORRIDORS AND ECONOMIC DEVELOPMENT

- What works and needs to be protected?

Commercial Development

Commercial districts should be confined and not intrude into residential neighborhoods

No franchise fast food and hotels – keep it this way

Good mix of commercial and residential in central hamlet

- What current/future concerns need to be addressed?

Economic / Commercial Development

Encourage cottage industry without affecting the environment

*Do not expand central hamlet out to Bearsville area or to the east

Need shoe repair

Need an inn and conference center – sited and designed to be unobtrusive

Encourage Bed and Breakfasts

Transportation

Restrict traffic in hamlet residential

Enforce speed limits

Make one way streets in hamlet residential

Enforce commercial traffic prohibition in residential areas

Traffic controls

375/212 Intersection across Tinker at Tannery Brook

Enforce speed limit on all back roads

Pedestrian Circulation

Pedestrian crosswalks (more)

*New Post Office may define the new western part of hamlet – open Post Office now that it is there – connect it to town with adequate pedestrian ways

Other

G.U.T. B'ley Meadows area

TRANSPORTATION AND INFRASTRUCTURE

- What works and needs to be protected?

Preservation

Need to protect rural character of roads – do not pave or widen

*Preserve everything in the hamlet as is

Transportation

Bus service – public transportation appears to be adequate

Sufficient highway department

Community Services

Reduce and make more effective police department

- What current/future concerns need to be addressed?

Pedestrian Circulation

More areas/paths for walking

Paths need to accommodate special uses

Defined walking path on Rock City Road

Alternate routes for walkers

Better care of sidewalks

Sidewalks to Post Office

Recreation

Bike paths along water and Comeau, woods

Need bike paths – maybe not along roads

Transportation

Control speed on back roads Glasco 35 mph

*Jitney to provide transportation intra hamlet

Taxi service in town may not work

No charge to res. On “Old Bank” parking lot

On weekends close Tinker and have Center free of traffic

Rural transportation UCRT

Medicaid patients and elderly need some transportation

Infrastructure

Need better utility and cable services

*Need better communications to support home industry – insure that facilities support our community industry

Must protect our water supply and aquifer throughout town

Bury utilities – especially in the center of town

Other

Town buildings need more attention

RECREATION, ENVIRONMENT, OPEN SPACE, AGRICULTURE, AND HISTORIC PRESERVATION

- What works and needs to be protected?

Environment

Consider environment (water, sewer, etc.) in new growth

Preservation

Preserve open space in Bearsville/Woodstock corridor

Forest preserve works

Recreation

Summer recreation works – Andy Lee needs some upgrade

Sawkill could be recreational asset

Clean and improve Big and Little Deep

Historic Preservation

We have unique historic facilities – they need further protection

- What current/future concerns need to be addressed?

Recreation

*Water

Town pool – Andy Lee pool

County to build year round pool on #28

*Need facility for pool, recreation, skating, etc.

Environmental Protection

Wildlife protected area

*Streambeds need care – Big Deep, Sawkill

Conserve water

Infrastructure

*Water/sewer burden broadened

Expand water/sewer districts

Other

Public funded arts center

*Private National “public” art center

Do not be anti-logging – logging contributes to good forest management

**TOWN OF WOODSTOCK
2000 COMPREHENSIVE PLAN
FIREHOUSE MEETINGS
HAMLETS OF LAKE HILL, SHADY, AND WILLOW**

HOUSING/NEIGHBORHOODS

- What works and needs to be protected?

Quality of Life / Preservation

*Preserve rural quality of the LH/Willow area

If it “works” it means “protection”

Preserve rural character

Zoning

Maintain current zoning (3, 5, 8 acres)

Design Standards

Preserve rural quality by increasing density/clustering

Transfer of development rights down into hamlet areas to protect large holdings

Existing lot sizes are okay

- What current/future concerns need to be addressed?

Housing Affordability

Recognize that affordable housing is a double-edged sword (crime)

Van Wagner Road as a potential site for affordable housing in Willow

If affordable housing is built, have home ownership rather than rentals

Affordable housing

*Innovative ways to provide “affordable” housing

Assisted living facility

Zoning

Modify zoning to allow for more than 1 unit/residential lot

More flexibility in residential zoning will be better (i.e., cluster housing)

Evaluate current residential zoning laws relating to cluster housing

Preserve present zoning laws

Other

Allow existing uses (grandfathered) alone

Question taxing “open” residential land

Look at “tax relief” methods for larger residential holdings

If a choice is to live in the country – transportation should not be provided by public

Encourage Bed and Breakfasts

COMMERCIAL DISTRICTS AND CORRIDORS AND ECONOMIC DEVELOPMENT

- What works and needs to be protected?

Small Business/Cultural Resources

Art galleries are acceptable economic development use (compatible)

Culture/cultural resources (farms, arts) need to be addressed

Tourism

ELNA

Existing home businesses

Small independent store (foods)

Preservation

Protect 212 Bearsville Corridor

- What current/future concerns need to be addressed?

Small Business

Store (small, groceries) in Willow

Tea shop, Café

Small food store

Cottage industry

*Promote/cultivate “sustainable”/locally-controlled businesses – Home occupations, cottage industries

Economic / Commercial Growth

*Regional economic growth to enable kids to stay living/working here. Address our dependence on Manhattan for jobs/economics

Diversify the size of industrial/commercial site – may not be adequate because of water/septic regulations and stress on the environment.

Zoning

*Zoning regulations/processes should be user-friendly

Take away scenic overlay

Other

No fast foods

Encourage clean, high-tech schools, universities, and colleges

Promote the arts, leading to jobs

TRANSPORTATION AND INFRASTRUCTURE

- What works and needs to be protected?

Preservation

Maintain rural character of route 212

Comeau property – leave it open

Fire protection

Trailways are fine

Transportation

Enforce 30 mph on side roads; make sure it's posted

Roads – good

- What current/future concerns need to be addressed?

Transportation

*Shoulder is needed on 212 to improve safety at certain places (MA/CT model – great Barrington)

Church road – narrow, with blind spots – make no thoroughfare for large trucks

Parking “crowded” Saturdays in Woodstock hamlet

Recreation

Bike path 212 to Phoenecia – Woodstock hamlet

Add egress to Comeau property as alternate route to other side of sledding hill

Infrastructure

Better cable/fiber optic infrastructure

*Cable commission needs to address fiber optic/town to get \$

Need cell phone tower

Public Services

Need a decent police station

Walking police in Woodstock

Pedestrian crossing signs in Woodstock hamlet

RECREATION, ENVIRONMENT, OPEN SPACE, AGRICULTURE, AND HISTORIC PRESERVATION

- What works and needs to be protected?

Scenic Preservation

Eighmey – Sickler View
View of Lake Hill Valley
Scenic beauty

Environment

Clean water, air
Low noise
Not many farms left
Big Deep is fine
*Water protection and conservation campaign

Other

Arts
Sense of community
Privacy in home
Town promotion of existing facilities

- What current/future concerns need to be addressed?

Environment

Fishing in Cooper Lake
Address the “don’t cut the trees” mentality
*Environment should be preserved before anything else
Property tax credit to maintain view on private property
Assist landowners in maintaining the open fields from growing in

Recreation

*NYSDEP lands – open for hunting and maintained for views where appropriate
Have county provide municipal services, i.e. swimming pool
Deer
The arts
*Promote the arts, display of arts, art stands/sales
Year round public recreational facility by county near the high school?
Request public (town) support for arts – celebrate the arts for tourists, visitors, music, theatre,
fine arts
Bicycle lanes
Bigger pool for children

APPENDIX C
SURVEY – FREQUENCY DISTRIBUTION

Town of Woodstock Comprehensive Plan
APPENDIX C



**TOWN OF WOODSTOCK
COMPREHENSIVE PLAN
SURVEY RESULTS**

At the inception of the comprehensive plan process the Comprehensive Plan Committee (CPC) designed a survey to be mailed to every resident in the community. In the spring of 1999, a survey was mailed to all 6,000 registered voters in the Town of Woodstock. For those that were not registered voters, the CPC obtained a list of property owners from the tax assessor's office and sent surveys to addresses that were outside of the local zip code areas. A total of 933 surveys, or approximately 15%, were returned and tabulated by members of the CPC, Town Board, and other Woodstock residents who expressed a desire to help and participate in the process.

Below is a printout of the frequency distributions for every question on the survey. For each question the number, or frequency, of responses is listed along with its percentage. The revised percentage column lists the updated frequency percentage less the number of "No Response/Does Not Know."

1. Age

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	2	1.5	1.6	1.5	Under 18
2	3	2.2	2.4	3.7	18-25
3	21	15.7	16.5	19.4	26-45
4	46	34.3	36.2	53.7	46-60
5	55	41.0	43.3	94.8	60+
19	7	5.2		100.0	No response/Does not know
4.17	134	100.0	100.0	100.0	Totals

2. I reside in Woodstock:

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	120	89.6	94.5	89.6	Full Time
2	1	0.7	0.8	90.3	Summers
3	6	4.5	4.7	94.8	Weekends, Year Round
19	7	5.2		100.0	No response/Does not know
1.10	134	100.0	100.0	100.0	Totals

3. I ____ my home

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	20	14.9	15.5	14.9	Rent
2	109	81.3	84.5	96.3	Own
19	5	3.7		100.0	No response/Does not know
1.84	134	100.0	100.0	100.0	Totals

4. I am a Woodstock business owner

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	15	11.2	11.9	11.2	Yes
2	111	82.8	88.1	94.0	No
19	8	6.0		100.0	No response/Does not know
1.88	134	100.0	100.0	100.0	Totals

5. I work in (city/town)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	3	2.2	3.5	2.2	Saugerties
2	4	3.0	4.7	5.2	Bolceville
3	14	10.4	16.5	15.7	Kingston
4				15.7	Town of Ulster
5				15.7	Margaretville
6				15.7	Albany
7	11	8.2	12.9	23.9	NYC
8	1	0.7	1.2	24.6	NJ
9	3	2.2	3.5	26.9	Poughkeepsie
10				26.9	Westchester Co.
11	29	21.6	34.1	48.5	Woodstock
12	20	14.9	23.5	63.4	Other
19	49	36.6		100.0	No response/Does not know
8.52	134	100.0	100.0	100.0	Totals

6. Approximate household annual income: (optional)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	7	5.2	7.9	5.2	Under 15,000
2	16	11.9	18.0	17.2	15001-24,999
3	9	6.7	10.1	23.9	25,000-34,999
4	8	6.0	9.0	29.9	35,000-49,999
5	21	15.7	23.6	45.5	50,000-74,999
6	4	3.0	4.5	48.5	75,000-99,999
7	10	7.5	11.2	56.0	100,000-124,999

8	8	6.0	9.0	61.9	125,000-149,999
9	6	4.5	6.7	66.4	150,000+
19	45	33.6		100.0	No response/Does not know
4.66	134	100.0	100.0	100.0	Totals

7. Which hamlet is nearest your home?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	23	17.2	17.6	17.2	Bearsville
2	11	8.2	8.4	25.4	Lake Hill
3	6	4.5	4.6	29.9	Shady
4	9	6.7	6.9	36.6	Willow
5	12	9.0	9.2	45.5	Wittenberg
6	55	41.0	42.0	86.6	Woodstock
7	15	11.2	11.5	97.8	Zena
8				97.8	Unsure
19	3	2.2		100.0	No response/Does not know
4.53	134	100.0	100.0	100.0	Totals

8. What attracted you to Woodstock?---Your Family

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	46	34.3	36.2	34.3	Selected
2	81	60.4	63.8	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.64	134	100.0	100.0	100.0	Totals

9. What attracted you to Woodstock?---The Arts

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	50	37.3	39.1	37.3	Selected
2	78	58.2	60.9	95.5	Not Selected
19	6	4.5		100.0	No response/Does not know
1.61	134	100.0	100.0	100.0	Totals

10. What attracted you to Woodstock?---Employment

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	14.2	13.4	Selected
2	109	81.3	85.8	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.86	134	100.0	100.0	100.0	Totals

11. What attracted you to Woodstock?---Cultural Events

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	39	29.1	30.7	29.1	Selected
2	88	65.7	69.3	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.69	134	100.0	100.0	100.0	Totals

12. What attracted you to Woodstock?---Natural Surroundings

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	96	71.6	75.0	71.6	Selected
2	32	23.9	25.0	95.5	Not Selected
19	6	4.5		100.0	No response/Does not know
1.25	134	100.0	100.0	100.0	Totals

13. What attracted you to Woodstock?---Schools

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	14	10.4	11.0	10.4	Selected
2	113	84.3	89.0	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.89	134	100.0	100.0	100.0	Totals

14. What attracted you to Woodstock?---Sense of Community

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	49	36.6	38.6	36.6	Selected
2	78	58.2	61.4	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.61	134	100.0	100.0	100.0	Totals

15. What attracted you to Woodstock?---Convenience

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	8.7	8.2	Selected
2	116	86.6	91.3	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.91	134	100.0	100.0	100.0	Totals

16. What attracted you to Woodstock?---Other

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	33	24.6	26.0	24.6	Selected
2	94	70.1	74.0	94.8	Not Selected
19	7	5.2		100.0	No response/Does not know
1.74	134	100.0	100.0	100.0	Totals

17. The rural artistic character should be a factor in new construction plans

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	94	70.1	72.3	70.1	Strongly Agree
2	26	19.4	20.0	89.6	Agree
3	4	3.0	3.1	92.5	Neutral
4	1	0.7	0.8	93.3	Disagree
5	5	3.7	3.8	97.0	Strongly Disagree
19	4	3.0		100.0	No response/Does not know
1.44	134	100.0	100.0	100.0	Totals

18. Hamlet Residential neighborhoods should be protected from more commercial growth.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	83	61.9	64.8	61.9	Strongly Agree
2	18	13.4	14.1	75.4	Agree
3	12	9.0	9.4	84.3	Neutral
4	8	6.0	6.3	90.3	Disagree
5	7	5.2	5.5	95.5	Strongly Disagree
19	6	4.5		100.0	No response/Does not know
1.73	134	100.0	100.0	100.0	Totals

19. Hamlet Commercial neighborhoods should be protected from more commercial growth.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	53	39.6	43.1	39.6	Strongly Agree
2	18	13.4	14.6	53.0	Agree
3	25	18.7	20.3	71.6	Neutral
4	18	13.4	14.6	85.1	Disagree
5	9	6.7	7.3	91.8	Strongly Disagree
19	11	8.2		100.0	No response/Does not know
2.28	134	100.0	100.0	100.0	Totals

20. Available open space in the Hamlet Commercial Area should be preserved as is.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	67	50.0	50.8	50.0	Strongly Agree
2	17	12.7	12.9	62.7	Agree
3	25	18.7	18.9	81.3	Neutral
4	16	11.9	12.1	93.3	Disagree
5	7	5.2	5.3	98.5	Strongly Disagree
19	2	1.5		100.0	No response/Does not know
2.08	134	100.0	100.0	100.0	Totals

21. It is important to preserve and restore older buildings in the Hamlet to maintain its rural Woodstock appearance and the green spaces which surround them. (e.g. yards, shrubs, etc.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	89	66.4	66.4	66.4	Strongly Agree
2	28	20.9	20.9	87.3	Agree
3	9	6.7	6.7	94.0	Neutral
4	4	3.0	3.0	97.0	Disagree
5	4	3.0	3.0	100.0	Strongly Disagree
1.55	134	100.0	100.0	100.0	Totals

22. Commercial signs should be strictly regulated to ensure consistency.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	76	56.7	59.4	56.7	Strongly Agree
2	29	21.6	22.7	78.4	Agree
3	15	11.2	11.7	89.6	Neutral
4	4	3.0	3.1	92.5	Disagree
5	4	3.0	3.1	95.5	Strongly Disagree
19	6	4.5		100.0	No response/Does not know
1.68	134	100.0	100.0	100.0	Totals

23. Parking should be in the rear of structures, encouraging foot traffic in front.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	62	46.3	47.0	46.3	Strongly Agree
2	35	26.1	26.5	72.4	Agree
3	23	17.2	17.4	89.6	Neutral
4	7	5.2	5.3	94.8	Disagree
5	5	3.7	3.8	98.5	Strongly Disagree
19	2	1.5		100.0	No response/Does not know
1.92	134	100.0	100.0	100.0	Totals

24. Traffic is a problem in the Town Center

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	24	17.9	34.3	17.9	Strongly Agree
2	23	17.2	32.9	35.1	Agree
3	17	12.7	24.3	47.8	Neutral
4	5	3.7	7.1	51.5	Disagree
5	1	0.7	1.4	52.2	Strongly Disagree
19	64	47.8		100.0	No response/Does not know
2.09	134	100.0	100.0	100.0	Totals

25. Traffic is a problem in the Town Center (rank in order of concern)---Midday

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	9	6.7	15.5	6.7	Strongly Agree
2	13	9.7	22.4	16.4	Agree
3	13	9.7	22.4	26.1	Neutral
4	14	10.4	24.1	36.6	Disagree
5	9	6.7	15.5	43.3	Strongly Disagree
19	76	56.7		100.0	No response/Does not know
3.02	134	100.0	100.0	100.0	Totals

26. Traffic is a problem in the Town Center (rank in order of concern)---Holiday Weekends

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	73	54.5	76.0	54.5	Strongly Agree
2	19	14.2	19.8	68.7	Agree
3	2	1.5	2.1	70.1	Neutral
4	2	1.5	2.1	71.6	Disagree
5				71.6	Strongly Disagree
19	38	28.4		100.0	No response/Does not know
1.30	134	100.0	100.0	100.0	Totals

27. Traffic is a problem in the Town Center (rank in order of concern)---7:30 a.m. - 9:00 a.m.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	1	0.7	2.1	0.7	Strongly Agree
2	7	5.2	14.9	6.0	Agree
3	5	3.7	10.6	9.7	Neutral
4	11	8.2	23.4	17.9	Disagree
5	23	17.2	48.9	35.1	Strongly Disagree
19	87	64.9		100.0	No response/Does not know
4.02	134	100.0	100.0	100.0	Totals

28. Traffic is a problem in the Town Center (rank in order of concern)---3 p.m. - 6 p.m.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	20.4	8.2	Strongly Agree
2	10	7.5	18.5	15.7	Agree
3	19	14.2	35.2	29.9	Neutral
4	10	7.5	18.5	37.3	Disagree
5	4	3.0	7.4	40.3	Strongly Disagree
19	80	59.7		100.0	No response/Does not know
2.74	134	100.0	100.0	100.0	Totals

29. Traffic is a problem in the Town Center (rank in order of concern)---All Weekends

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	60	44.8	57.1	44.8	Strongly Agree
2	39	29.1	37.1	73.9	Agree
3	4	3.0	3.8	76.9	Neutral
4	1	0.7	1.0	77.6	Disagree
5	1	0.7	1.0	78.4	Strongly Disagree
19	29	21.6		100.0	No response/Does not know
1.51	134	100.0	100.0	100.0	Totals

30. If you agree that traffic is a problem, select traffic control methods to be utilized - Station a police officer at the intersection of Tinker Street/Mill Hill and Rock City Road at busy times (e.g. weekends, holidays).

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	65	48.5	56.5	48.5	Strongly Agree
2	24	17.9	20.9	66.4	Agree
3	10	7.5	8.7	73.9	Neutral
4	5	3.7	4.3	77.6	Disagree
5	11	8.2	9.6	85.8	Strongly Disagree
19	19	14.2		100.0	No response/Does not know
1.90	134	100.0	100.0	100.0	Totals

31. If you agree that traffic is a problem, select traffic control methods to be utilized - locate traffic lights at the Village Green intersection.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	19	14.2	18.6	14.2	Strongly Agree
2	12	9.0	11.8	23.1	Agree
3	7	5.2	6.9	28.4	Neutral
4	13	9.7	12.7	38.1	Disagree
5	51	38.1	50.0	76.1	Strongly Disagree
19	32	23.9		100.0	No response/Does not know
3.64	134	100.0	100.0	100.0	Totals

32. If you agree that traffic is a problem, select traffic control methods to be utilized - locate traffic lights at Route 212 and 375.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	28	20.9	25.0	20.9	Strongly Agree
2	13	9.7	11.6	30.6	Agree
3	16	11.9	14.3	42.5	Neutral

4	13	9.7	11.6	52.2	Disagree
5	42	31.3	37.5	83.6	Strongly Disagree
19	22	16.4		100.0	No response/Does not know
3.25	134	100.0	100.0	100.0	Totals

33. If you agree that traffic is a problem, select traffic control methods to be utilized - locate traffic lights at Dixon Avenue and Route 212.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	6	4.5	5.9	4.5	Strongly Agree
2	1	0.7	1.0	5.2	Agree
3	13	9.7	12.9	14.9	Neutral
4	13	9.7	12.9	24.6	Disagree
5	68	50.7	67.3	75.4	Strongly Disagree
19	33	24.6		100.0	No response/Does not know
4.35	134	100.0	100.0	100.0	Totals

34. The "Village Green" should be kept free from commercial activity.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	77	57.5	59.2	57.5	Strongly Agree
2	21	15.7	16.2	73.1	Agree
3	17	12.7	13.1	85.8	Neutral
4	6	4.5	4.6	90.3	Disagree
5	9	6.7	6.9	97.0	Strongly Disagree
19	4	3.0		100.0	No response/Does not know
1.84	134	100.0	100.0	100.0	Totals

35. Bicycle lane/foot paths should be established in the Town Center.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	38	28.4	29.2	28.4	Strongly Agree
2	33	24.6	25.4	53.0	Agree
3	33	24.6	25.4	77.6	Neutral
4	11	8.2	8.5	85.8	Disagree
5	15	11.2	11.5	97.0	Strongly Disagree
19	4	3.0		100.0	No response/Does not know
2.48	134	100.0	100.0	100.0	Totals

36. A sidewalk district should be created to improve the maintenance of sidewalks.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
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1	50	37.3	40.7	37.3	Strongly Agree
2	32	23.9	26.0	61.2	Agree
3	26	19.4	21.1	80.6	Neutral
4	8	6.0	6.5	86.6	Disagree
5	7	5.2	5.7	91.8	Strongly Disagree
19	11	8.2		100.0	No response/Does not know
2.11	134	100.0	100.0	100.0	Totals

37. Development should be restricted in the mapped flood plains.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	79	59.0	61.2	59.0	Strongly Agree
2	26	19.4	20.2	78.4	Agree
3	16	11.9	12.4	90.3	Neutral
4	6	4.5	4.7	94.8	Disagree
5	2	1.5	1.6	96.3	Strongly Disagree
19	5	3.7		100.0	No response/Does not know
1.65	134	100.0	100.0	100.0	Totals

38. The Town should fund or update to correct our flood plain maps.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	45	33.6	36.0	33.6	Strongly Agree
2	37	27.6	29.6	61.2	Agree
3	20	14.9	16.0	76.1	Neutral
4	7	5.2	5.6	81.3	Disagree
5	16	11.9	12.8	93.3	Strongly Disagree
19	9	6.7		100.0	No response/Does not know
2.30	134	100.0	100.0	100.0	Totals

39. Woodstock's natural wetland should be preserved forever wild. (e.g. Yankeetown Pond, Bradley Meadows)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	80	59.7	62.5	59.7	Strongly Agree
2	22	16.4	17.2	76.1	Agree
3	13	9.7	10.2	85.8	Neutral
4	8	6.0	6.3	91.8	Disagree
5	5	3.7	3.9	95.5	Strongly Disagree
19	6	4.5		100.0	No response/Does not know
1.72	134	100.0	100.0	100.0	Totals

40. Woodstock should fund the mapping of local wetlands.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	39	29.1	32.0	29.1	Strongly Agree
2	26	19.4	21.3	48.5	Agree
3	25	18.7	20.5	67.2	Neutral
4	12	9.0	9.8	76.1	Disagree
5	20	14.9	16.4	91.0	Strongly Disagree
19	12	9.0		100.0	No response/Does not know
2.57	134	100.0	100.0	100.0	Totals

41. I would support extending current legal protection to wetlands that are (check all that apply)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	7	5.2	6.7	5.2	3 Acres
2	5	3.7	4.8	9.0	2 Acres
3	93	69.4	88.6	78.4	All Wetlands
19	29	21.6		100.0	No response/Does not know
2.82	134	100.0	100.0	100.0	Totals

42. If you agree that it is important to protect open space, which of the following would you support? (check all that apply)---Town purchase of land

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	52	38.8	47.3	38.8	Selected
2	58	43.3	52.7	82.1	Not Selected
19	24	17.9		100.0	No response/Does not know
1.53	134	100.0	100.0	100.0	Totals

43. If you agree that it is important to protect open space, which of the following would you support? (check all that apply)---Town purchase of development rights

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	39	29.1	35.5	29.1	Selected
2	71	53.0	64.5	82.1	Not Selected
19	24	17.9		100.0	No response/Does not know
1.65	134	100.0	100.0	100.0	Totals

44. If you agree that it is important to protect open space, which of the following would you support? (check all that apply)---Land conservancy purchase of development rights

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	86	64.2	77.5	64.2	Selected
2	25	18.7	22.5	82.8	Not Selected
19	23	17.2		100.0	No response/Does not know
1.23	134	100.0	100.0	100.0	Totals

45. If you agree that it is important to protect open space, which of the following would you support? (check all that apply)---Stricter zoning

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	63	47.0	56.3	47.0	Selected
2	49	36.6	43.8	83.6	Not Selected
19	22	16.4		100.0	No response/Does not know
1.44	134	100.0	100.0	100.0	Totals

46. The portion of the Comeau property that includes the sledding hill and fields along Rt. 212 should be preserved as undeveloped lands.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	88	65.7	68.8	65.7	Strongly Agree
2	22	16.4	17.2	82.1	Agree
3	10	7.5	7.8	89.6	Neutral
4	4	3.0	3.1	92.5	Disagree
5	4	3.0	3.1	95.5	Strongly Disagree
19	6	4.5		100.0	No response/Does not know
1.55	134	100.0	100.0	100.0	Totals

47. Logging or clearing of land for site development in highly visible upper level elevations should be better regulated.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	83	61.9	64.8	61.9	Strongly Agree
2	21	15.7	16.4	77.6	Agree
3	16	11.9	12.5	89.6	Neutral
4	3	2.2	2.3	91.8	Disagree
5	5	3.7	3.9	95.5	Strongly Disagree
19	6	4.5		100.0	No response/Does not know
1.64	134	100.0	100.0	100.0	Totals

48. The Sawkill and its tributaries should be developed as a quality fishing stream by securing fishing access rights.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	37	27.6	32.2	27.6	Strongly Agree
2	28	20.9	24.3	48.5	Agree
3	37	27.6	32.2	76.1	Neutral
4	5	3.7	4.3	79.9	Disagree
5	8	6.0	7.0	85.8	Strongly Disagree
19	19	14.2		100.0	No response/Does not know
2.30	134	100.0	100.0	100.0	Totals

49. The Sawkill and its tributaries should be developed as a quality fishing stream by making stream improvements.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	37	27.6	30.8	27.6	Strongly Agree
2	28	20.9	23.3	48.5	Agree
3	36	26.9	30.0	75.4	Neutral
4	8	6.0	6.7	81.3	Disagree
5	11	8.2	9.2	89.6	Strongly Disagree
19	14	10.4		100.0	No response/Does not know
2.40	134	100.0	100.0	100.0	Totals

50. Would you support the establishment of a stream maintenance district to fund stream improvements along the Sawkill?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	15.5	13.4	Strongly Agree
2	21	15.7	18.1	29.1	Agree
3	44	32.8	37.9	61.9	Neutral
4	16	11.9	13.8	73.9	Disagree
5	17	12.7	14.7	86.6	Strongly Disagree
19	18	13.4		100.0	No response/Does not know
2.94	134	100.0	100.0	100.0	Totals

51. Commercial development should be encouraged in the outlying Hamlets.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	9	6.7	7.1	6.7	Strongly Agree
2	21	15.7	16.5	22.4	Agree
3	27	20.1	21.3	42.5	Neutral
4	16	11.9	12.6	54.5	Disagree
5	54	40.3	42.5	94.8	Strongly Disagree
19	7	5.2		100.0	No response/Does not know

3.67 134 100.0 100.0 100.0 Totals

52. Residential developments should be encouraged in the outlying Hamlets.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	8.5	8.2	Strongly Agree
2	28	20.9	21.7	29.1	Agree
3	27	20.1	20.9	49.3	Neutral
4	27	20.1	20.9	69.4	Disagree
5	36	26.9	27.9	96.3	Strongly Disagree
19	5	3.7		100.0	No response/Does not know

3.38 134 100.0 100.0 100.0 Totals

53. Taverns or Bars should be allowed in all districts.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	8.8	8.2	Strongly Agree
2	14	10.4	11.2	18.7	Agree
3	33	24.6	26.4	43.3	Neutral
4	18	13.4	14.4	56.7	Disagree
5	49	36.6	39.2	93.3	Strongly Disagree
19	9	6.7		100.0	No response/Does not know

3.64 134 100.0 100.0 100.0 Totals

54. The Town should preserve open spaces and restrict development along Rt. 212 Woodstock/Bearsvill corridor.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	75	56.0	58.6	56.0	Strongly Agree
2	21	15.7	16.4	71.6	Agree
3	14	10.4	10.9	82.1	Neutral
4	8	6.0	6.3	88.1	Disagree
5	10	7.5	7.8	95.5	Strongly Disagree
19	6	4.5		100.0	No response/Does not know

1.88 134 100.0 100.0 100.0 Totals

55. The Town should preserve open spaces and restrict development along Rt. 375 Corridor (Maverick Rd. to Rt. 212).

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	73	54.5	57.9	54.5	Strongly Agree
2	22	16.4	17.5	70.9	Agree
3	13	9.7	10.3	80.6	Neutral

4	10	7.5	7.9	88.1	Disagree
5	8	6.0	6.3	94.0	Strongly Disagree
19	8	6.0		100.0	No response/Does not know
1.87	134	100.0	100.0	100.0	Totals

56. The current Zoning Law zones the hamlet Centers as commercial or neighborhood commercial and the corridors between as residential. This strategy has prevented commercial sprawl.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	46	34.3	40.0	34.3	Strongly Agree
2	37	27.6	32.2	61.9	Agree
3	23	17.2	20.0	79.1	Neutral
4	6	4.5	5.2	83.6	Disagree
5	3	2.2	2.6	85.8	Strongly Disagree
19	19	14.2		100.0	No response/Does not know
1.98	134	100.0	100.0	100.0	Totals

57. The current Zoning Law zones the hamlet Centers as commercial or neighborhood commercial and the corridors between as residential. This strategy has protected the neighborhoods.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	43	32.1	38.7	32.1	Strongly Agree
2	38	28.4	34.2	60.4	Agree
3	21	15.7	18.9	76.1	Neutral
4	6	4.5	5.4	80.6	Disagree
5	3	2.2	2.7	82.8	Strongly Disagree
19	23	17.2		100.0	No response/Does not know
1.99	134	100.0	100.0	100.0	Totals

58. Do you support the continuation of this zoning strategy for Woodstock?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	96	71.6	87.3	71.6	Yes
2	14	10.4	12.7	82.1	No
19	24	17.9		100.0	No response/Does not know
1.13	134	100.0	100.0	100.0	Totals

59. The Town should fund a water availability study.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
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1	51	38.1	48.1	38.1	Yes
2	55	41.0	51.9	79.1	No
19	28	20.9		100.0	No response/Does not know
1.52	134	100.0	100.0	100.0	Totals

60. Where does your potable water supply come from?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	23	17.2	17.6	17.2	Municipal System
2	101	75.4	77.1	92.5	Private Well
3	7	5.2	5.3	97.8	Natural Spring
19	3	2.2		100.0	No response/Does not know
1.88	134	100.0	100.0	100.0	Totals

61. Have you ever had your private well water tested?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	97	72.4	87.4	72.4	Yes
2	14	10.4	12.6	82.8	No
19	23	17.2		100.0	No response/Does not know
1.13	134	100.0	100.0	100.0	Totals

62. If yes, what was found?---coliforms

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	19	14.2	17.8	14.2	Selected
2	88	65.7	82.2	79.9	Not Selected
19	27	20.1		100.0	No response/Does not know
1.82	134	100.0	100.0	100.0	Totals

63. If yes, what was found?---volatile organics

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	6	4.5	5.7	4.5	Selected
2	99	73.9	94.3	78.4	Not Selected
19	29	21.6		100.0	No response/Does not know
1.94	134	100.0	100.0	100.0	Totals

64. If yes, what was found?---minerals

Resp.	Freq.	%	Rev. %	Cum %	Response Label
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1	32	23.9	30.8	23.9	Selected
2	72	53.7	69.2	77.6	Not Selected
19	30	22.4		100.0	No response/Does not know
1.69	134	100.0	100.0	100.0	Totals

65. If yes, what was found?---other

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	2	1.5	1.9	1.5	Selected
2	104	77.6	98.1	79.1	Not Selected
19	28	20.9		100.0	No response/Does not know
1.98	134	100.0	100.0	100.0	Totals

66. Is the quality of your water satisfactory?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	108	80.6	85.0	80.6	Yes
2	19	14.2	15.0	94.8	No
19	7	5.2		100.0	No response/Does not know
1.15	134	100.0	100.0	100.0	Totals

67. Has your private well ever run dry?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	14	10.4	12.6	10.4	Yes
2	97	72.4	87.4	82.8	No
19	23	17.2		100.0	No response/Does not know
1.87	134	100.0	100.0	100.0	Totals

68. Is storm water drainage and flooding a problem in your area?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	23	17.2	18.4	17.2	Yes
2	102	76.1	81.6	93.3	No
19	9	6.7		100.0	No response/Does not know
1.82	134	100.0	100.0	100.0	Totals

69. Is stream bank erosion a problem in your area?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	23	17.2	19.0	17.2	Yes

2	98	73.1	81.0	90.3	No
19	13	9.7		100.0	No response/Does not know
1.81	134	100.0	100.0	100.0	Totals

70. Should the Town give financial assistance in a buried fuel tank replacement program?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	58	43.3	53.2	43.3	Yes
2	51	38.1	46.8	81.3	No
19	25	18.7		100.0	No response/Does not know
1.47	134	100.0	100.0	100.0	Totals

71. Should the Town limit development in areas over the aquifers?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	112	83.6	93.3	83.6	Yes
2	8	6.0	6.7	89.6	No
19	14	10.4		100.0	No response/Does not know
1.07	134	100.0	100.0	100.0	Totals

72. Should development be limited in areas of known water shortages?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	110	82.1	90.2	82.1	Yes
2	12	9.0	9.8	91.0	No
19	12	9.0		100.0	No response/Does not know
1.10	134	100.0	100.0	100.0	Totals

73. My property is serviced by:

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	12	9.0	9.1	9.0	Hamlet Sewer
2	5	3.7	3.8	12.7	Town On-Site
3	115	85.8	87.1	98.5	Private System
19	2	1.5		100.0	No response/Does not know
2.78	134	100.0	100.0	100.0	Totals

74. Does the system operate satisfactorily?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
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1	124	92.5	95.4	92.5	Yes
2	6	4.5	4.6	97.0	No
19	4	3.0		100.0	No response/Does not know
1.05	134	100.0	100.0	100.0	Totals

75. If Town owned, is it maintained properly?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	9	6.7	60.0	6.7	Yes
2	6	4.5	40.0	11.2	No
19	119	88.8		100.0	No response/Does not know
1.40	134	100.0	100.0	100.0	Totals

76. Do you think the entire Town benefits from municipal sewers?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	58	43.3	57.4	43.3	Yes
2	43	32.1	42.6	75.4	No
19	33	24.6		100.0	No response/Does not know
1.43	134	100.0	100.0	100.0	Totals

77. Do you think the operation, maintenance, and capital costs of the sewer system should continue to be paid for exclusively by the sewer district property owners?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	85	63.4	76.6	63.4	Yes
2	26	19.4	23.4	82.8	No
19	23	17.2		100.0	No response/Does not know
1.23	134	100.0	100.0	100.0	Totals

78. Should the Town give financial assistance to the sewer district property owners for the operation, maintenance, and capital cost of the project?

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	38	28.4	37.3	28.4	Yes
2	64	47.8	62.7	76.1	No
19	32	23.9		100.0	No response/Does not know
1.63	134	100.0	100.0	100.0	Totals

79. Please indicate your level of satisfaction with the following Town Services.---

Volunteer Fire Department

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	95	70.9	76.6	70.9	Very Satisfied
2	18	13.4	14.5	84.3	Satisfied
3	10	7.5	8.1	91.8	Neutral
4				91.8	Unsatisfied
5	1	0.7	0.8	92.5	Very Unsatisfied
19	10	7.5		100.0	No response/Does not know
1.34	134	100.0	100.0	100.0	Totals

80. Please indicate your level of satisfaction with the following Town Services.---Police Department

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	42	31.3	34.1	31.3	Very Satisfied
2	36	26.9	29.3	58.2	Satisfied
3	21	15.7	17.1	73.9	Neutral
4	19	14.2	15.4	88.1	Unsatisfied
5	5	3.7	4.1	91.8	Very Unsatisfied
19	11	8.2		100.0	No response/Does not know
2.26	134	100.0	100.0	100.0	Totals

81. Please indicate your level of satisfaction with the following Town Services.---Dispatch

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	74	55.2	63.2	55.2	Very Satisfied
2	25	18.7	21.4	73.9	Satisfied
3	15	11.2	12.8	85.1	Neutral
4	2	1.5	1.7	86.6	Unsatisfied
5	1	0.7	0.9	87.3	Very Unsatisfied
19	17	12.7		100.0	No response/Does not know
1.56	134	100.0	100.0	100.0	Totals

82. Please indicate your level of satisfaction with the following Town Services.---Volunteer Ambulance

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	94	70.1	79.0	70.1	Very Satisfied
2	12	9.0	10.1	79.1	Satisfied
3	11	8.2	9.2	87.3	Neutral
4				87.3	Unsatisfied

5	2	1.5	1.7	88.8	Very Unsatisfied
19	15	11.2		100.0	No response/Does not know
1.35	134	100.0	100.0	100.0	Totals

83. Please indicate your level of satisfaction with the following Town Services.---Youth Center

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	18.6	13.4	Very Satisfied
2	14	10.4	14.4	23.9	Satisfied
3	50	37.3	51.5	61.2	Neutral
4	11	8.2	11.3	69.4	Unsatisfied
5	4	3.0	4.1	72.4	Very Unsatisfied
19	37	27.6		100.0	No response/Does not know
2.68	134	100.0	100.0	100.0	Totals

84. Please indicate your level of satisfaction with the following Town Services.---Summer Rec. Program

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	16	11.9	16.8	11.9	Very Satisfied
2	27	20.1	28.4	32.1	Satisfied
3	49	36.6	51.6	68.7	Neutral
4	2	1.5	2.1	70.1	Unsatisfied
5	1	0.7	1.1	70.9	Very Unsatisfied
19	39	29.1		100.0	No response/Does not know
2.42	134	100.0	100.0	100.0	Totals

85. Please indicate your level of satisfaction with the following Town Services.---Senior Citizen Programs

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	13	9.7	14.8	9.7	Very Satisfied
2	10	7.5	11.4	17.2	Satisfied
3	64	47.8	72.7	64.9	Neutral
4	1	0.7	1.1	65.7	Unsatisfied
5				65.7	Very Unsatisfied
19	46	34.3		100.0	No response/Does not know
2.60	134	100.0	100.0	100.0	Totals

86. Please indicate your level of satisfaction with the following Town Services.---

Building Department

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	21	15.7	20.0	15.7	Very Satisfied
2	33	24.6	31.4	40.3	Satisfied
3	28	20.9	26.7	61.2	Neutral
4	13	9.7	12.4	70.9	Unsatisfied
5	10	7.5	9.5	78.4	Very Unsatisfied
19	29	21.6		100.0	No response/Does not know
2.60	134	100.0	100.0	100.0	Totals

87. Please indicate your level of satisfaction with the following Town Services.---

Water Department

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	13	9.7	14.1	9.7	Very Satisfied
2	23	17.2	25.0	26.9	Satisfied
3	48	35.8	52.2	62.7	Neutral
4	6	4.5	6.5	67.2	Unsatisfied
5	2	1.5	2.2	68.7	Very Unsatisfied
19	42	31.3		100.0	No response/Does not know
2.58	134	100.0	100.0	100.0	Totals

88. Please indicate your level of satisfaction with the following Town Services.---

Sewer Department

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	12.9	8.2	Very Satisfied
2	13	9.7	15.3	17.9	Satisfied
3	48	35.8	56.5	53.7	Neutral
4	8	6.0	9.4	59.7	Unsatisfied
5	5	3.7	5.9	63.4	Very Unsatisfied
19	49	36.6		100.0	No response/Does not know
2.80	134	100.0	100.0	100.0	Totals

89. Please indicate your level of satisfaction with the following Town Services.---

Woodstock Library

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	60	44.8	50.0	44.8	Very Satisfied
2	32	23.9	26.7	68.7	Satisfied
3	18	13.4	15.0	82.1	Neutral
4	7	5.2	5.8	87.3	Unsatisfied

5	3	2.2	2.5	89.6	Very Unsatisfied
19	14	10.4		100.0	No response/Does not know
1.84	134	100.0	100.0	100.0	Totals

90. Please indicate your level of satisfaction with the following Town Services.---
Assessor's Office

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	26	19.4	23.4	19.4	Very Satisfied
2	35	26.1	31.5	45.5	Satisfied
3	30	22.4	27.0	67.9	Neutral
4	12	9.0	10.8	76.9	Unsatisfied
5	8	6.0	7.2	82.8	Very Unsatisfied
19	23	17.2		100.0	No response/Does not know
2.47	134	100.0	100.0	100.0	Totals

91. Please indicate your level of satisfaction with the following Town Services.---
Highway Department: Snow Removal

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	66	49.3	52.4	49.3	Very Satisfied
2	42	31.3	33.3	80.6	Satisfied
3	3	2.2	2.4	82.8	Neutral
4	5	3.7	4.0	86.6	Unsatisfied
5	10	7.5	7.9	94.0	Very Unsatisfied
19	8	6.0		100.0	No response/Does not know
1.82	134	100.0	100.0	100.0	Totals

92. Please indicate your level of satisfaction with the following Town Services.---
Highway Department: Road Maintenance

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	62	46.3	50.4	46.3	Very Satisfied
2	37	27.6	30.1	73.9	Satisfied
3	8	6.0	6.5	79.9	Neutral
4	9	6.7	7.3	86.6	Unsatisfied
5	7	5.2	5.7	91.8	Very Unsatisfied
19	11	8.2		100.0	No response/Does not know
1.88	134	100.0	100.0	100.0	Totals

93. Please indicate your level of satisfaction with the following Town Services.---

Highway Department: Bridge Maintenance

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	57	42.5	49.6	42.5	Very Satisfied
2	41	30.6	35.7	73.1	Satisfied
3	15	11.2	13.0	84.3	Neutral
4				84.3	Unsatisfied
5	2	1.5	1.7	85.8	Very Unsatisfied
19	19	14.2		100.0	No response/Does not know
1.69	134	100.0	100.0	100.0	Totals

94. Please indicate your level of satisfaction with the following Town Services.---

Highway Department: Culvert/Drainage Work

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	52	38.8	45.2	38.8	Very Satisfied
2	35	26.1	30.4	64.9	Satisfied
3	15	11.2	13.0	76.1	Neutral
4	5	3.7	4.3	79.9	Unsatisfied
5	8	6.0	7.0	85.8	Very Unsatisfied
19	19	14.2		100.0	No response/Does not know
1.97	134	100.0	100.0	100.0	Totals

95. Please indicate your level of satisfaction with the following public facilities and land.---Public Restrooms

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	8	6.0	7.8	6.0	Very Satisfied
2	18	13.4	17.6	19.4	Satisfied
3	43	32.1	42.2	51.5	Neutral
4	22	16.4	21.6	67.9	Unsatisfied
5	11	8.2	10.8	76.1	Very Unsatisfied
19	32	23.9		100.0	No response/Does not know
3.10	134	100.0	100.0	100.0	Totals

96. Please indicate your level of satisfaction with the following public facilities and land.---Municipal Parking Lots

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	17	12.7	15.0	12.7	Very Satisfied
2	57	42.5	50.4	55.2	Satisfied
3	23	17.2	20.4	72.4	Neutral
4	10	7.5	8.8	79.9	Unsatisfied

5	6	4.5	5.3	84.3	Very Unsatisfied
19	21	15.7		100.0	No response/Does not know
2.39	134	100.0	100.0	100.0	Totals

97. Please indicate your level of satisfaction with the following public facilities and land.---Town Hall (Tinker St. Next to Firehouse)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	17.3	13.4	Very Satisfied
2	45	33.6	43.3	47.0	Satisfied
3	26	19.4	25.0	66.4	Neutral
4	8	6.0	7.7	72.4	Unsatisfied
5	7	5.2	6.7	77.6	Very Unsatisfied
19	30	22.4		100.0	No response/Does not know
2.43	134	100.0	100.0	100.0	Totals

98. Please indicate your level of satisfaction with the following public facilities and land.---Community Center (Rock City Rd.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	15	11.2	13.9	11.2	Very Satisfied
2	31	23.1	28.7	34.3	Satisfied
3	43	32.1	39.8	66.4	Neutral
4	10	7.5	9.3	73.9	Unsatisfied
5	9	6.7	8.3	80.6	Very Unsatisfied
19	26	19.4		100.0	No response/Does not know
2.69	134	100.0	100.0	100.0	Totals

99. Please indicate your level of satisfaction with the following public facilities and land.---Comeau Building (81 Tinker St.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	34	25.4	31.5	25.4	Very Satisfied
2	39	29.1	36.1	54.5	Satisfied
3	22	16.4	20.4	70.9	Neutral
4	7	5.2	6.5	76.1	Unsatisfied
5	6	4.5	5.6	80.6	Very Unsatisfied
19	26	19.4		100.0	No response/Does not know
2.19	134	100.0	100.0	100.0	Totals

100. Please indicate your level of satisfaction with the following public facilities and land.---Historical Museum (Comeau Drive)

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	13	9.7	13.4	9.7	Very Satisfied
2	29	21.6	29.9	31.3	Satisfied
3	47	35.1	48.5	66.4	Neutral
4	7	5.2	7.2	71.6	Unsatisfied
5	1	0.7	1.0	72.4	Very Unsatisfied
19	37	27.6		100.0	No response/Does not know
2.53	134	100.0	100.0	100.0	Totals

101. Please indicate your level of satisfaction with the following public facilities and land.---Access Cable Station (Community Center)

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	5	3.7	5.1	3.7	Very Satisfied
2	14	10.4	14.3	14.2	Satisfied
3	48	35.8	49.0	50.0	Neutral
4	16	11.9	16.3	61.9	Unsatisfied
5	15	11.2	15.3	73.1	Very Unsatisfied
19	36	26.9		100.0	No response/Does not know
3.22	134	100.0	100.0	100.0	Totals

102. Please indicate your level of satisfaction with the following public facilities and land.---Town Court Facility (Behind Police Station)

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	12	9.0	12.2	9.0	Very Satisfied
2	28	20.9	28.6	29.9	Satisfied
3	38	28.4	38.8	58.2	Neutral
4	13	9.7	13.3	67.9	Unsatisfied
5	7	5.2	7.1	73.1	Very Unsatisfied
19	36	26.9		100.0	No response/Does not know
2.74	134	100.0	100.0	100.0	Totals

103. Please indicate your level of satisfaction with the following public facilities and land.---Supervisor's Cottage (81 Tinker St.)

Resp.	Freq.	%	Rev.	% Cum %	Response Label
1	15	11.2	17.4	11.2	Very Satisfied
2	17	12.7	19.8	23.9	Satisfied
3	45	33.6	52.3	57.5	Neutral
4	3	2.2	3.5	59.7	Unsatisfied

5	6	4.5	7.0	64.2	Very Unsatisfied
19	48	35.8		100.0	No response/Does not know
2.63	134	100.0	100.0	100.0	Totals

104. Please indicate your level of satisfaction with the following public facilities and land.---Location of Town Offices (81 Tinker St., Comeau Bldg.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	39	29.1	38.2	29.1	Very Satisfied
2	33	24.6	32.4	53.7	Satisfied
3	22	16.4	21.6	70.1	Neutral
4	2	1.5	2.0	71.6	Unsatisfied
5	6	4.5	5.9	76.1	Very Unsatisfied
19	32	23.9		100.0	No response/Does not know
2.05	134	100.0	100.0	100.0	Totals

105. Please indicate your level of satisfaction with the following public facilities and land.---Comeau Soccer Field (Upper Comeau Hill)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	20	14.9	21.3	14.9	Very Satisfied
2	28	20.9	29.8	35.8	Satisfied
3	40	29.9	42.6	65.7	Neutral
4	1	0.7	1.1	66.4	Unsatisfied
5	5	3.7	5.3	70.1	Very Unsatisfied
19	40	29.9		100.0	No response/Does not know
2.39	134	100.0	100.0	100.0	Totals

106. Please indicate your level of satisfaction with the following public facilities and land.---Police/Dispatch Facility (Tinker St.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	17	12.7	17.3	12.7	Very Satisfied
2	22	16.4	22.4	29.1	Satisfied
3	26	19.4	26.5	48.5	Neutral
4	19	14.2	19.4	62.7	Unsatisfied
5	14	10.4	14.3	73.1	Very Unsatisfied
19	36	26.9		100.0	No response/Does not know
2.91	134	100.0	100.0	100.0	Totals

107. Please indicate your level of satisfaction with the following public facilities and land.---Comeau Sledding Hill (Rt. 212 West of Village Green)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	37	27.6	36.6	27.6	Very Satisfied
2	35	26.1	34.7	53.7	Satisfied
3	25	18.7	24.8	72.4	Neutral
4				72.4	Unsatisfied
5	4	3.0	4.0	75.4	Very Unsatisfied
19	33	24.6		100.0	No response/Does not know
2.00	134	100.0	100.0	100.0	Totals

108. Please indicate your level of satisfaction with the following public facilities and land.---California Quarry (Mead Mt. Rd.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	14	10.4	16.9	10.4	Very Satisfied
2	13	9.7	15.7	20.1	Satisfied
3	54	40.3	65.1	60.4	Neutral
4	1	0.7	1.2	61.2	Unsatisfied
5	1	0.7	1.2	61.9	Very Unsatisfied
19	51	38.1		100.0	No response/Does not know
2.54	134	100.0	100.0	100.0	Totals

109. Please indicate your level of satisfaction with the following public facilities and land.---Co. 1 Firehouse (Next to Town Hall, Tinker St.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	33	24.6	33.7	24.6	Very Satisfied
2	29	21.6	29.6	46.3	Satisfied
3	25	18.7	25.5	64.9	Neutral
4	7	5.2	7.1	70.1	Unsatisfied
5	4	3.0	4.1	73.1	Very Unsatisfied
19	36	26.9		100.0	No response/Does not know
2.18	134	100.0	100.0	100.0	Totals

110. Please indicate your level of satisfaction with the following public facilities and land.---Little Deep (Behind Sewer Treatment Plant)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	12.4	8.2	Very Satisfied
2	16	11.9	18.0	20.1	Satisfied
3	55	41.0	61.8	61.2	Neutral
4	4	3.0	4.5	64.2	Unsatisfied

5	3	2.2	3.4	66.4	Very Unsatisfied
19	45	33.6		100.0	No response/Does not know
2.69	134	100.0	100.0	100.0	Totals

111. Please indicate your level of satisfaction with the following public facilities and land.---Big Deep (Rt. 212 East Town)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	11	8.2	12.0	8.2	Very Satisfied
2	20	14.9	21.7	23.1	Satisfied
3	55	41.0	59.8	64.2	Neutral
4	2	1.5	2.2	65.7	Unsatisfied
5	4	3.0	4.3	68.7	Very Unsatisfied
19	42	31.3		100.0	No response/Does not know
2.65	134	100.0	100.0	100.0	Totals

112. Please indicate your level of satisfaction with the following public facilities and land.---Andy Lee Field/Pool (Rock City Rd.)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	10	7.5	10.0	7.5	Very Satisfied
2	22	16.4	22.0	23.9	Satisfied
3	43	32.1	43.0	56.0	Neutral
4	18	13.4	18.0	69.4	Unsatisfied
5	7	5.2	7.0	74.6	Very Unsatisfied
19	34	25.4		100.0	No response/Does not know
2.90	134	100.0	100.0	100.0	Totals

113. Please indicate your level of satisfaction with the following public facilities and land.---Mallory Grove (Behind Rick Volz Field)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	10	7.5	11.6	7.5	Very Satisfied
2	13	9.7	15.1	17.2	Satisfied
3	58	43.3	67.4	60.4	Neutral
4	3	2.2	3.5	62.7	Unsatisfied
5	2	1.5	2.3	64.2	Very Unsatisfied
19	48	35.8		100.0	No response/Does not know
2.70	134	100.0	100.0	100.0	Totals

114. Please indicate your level of satisfaction with the following public facilities and land.---Rick Volz Field (Dixon Ave. Bearsville)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	9	6.7	17.3	6.7	Very Satisfied
2	19	14.2	36.5	20.9	Satisfied
3	23	17.2	44.2	38.1	Neutral
4	1	0.7	1.9	38.8	Unsatisfied
5				38.8	Very Unsatisfied
19	82	61.2		100.0	No response/Does not know
2.31	134	100.0	100.0	100.0	Totals

115. I would like to see the Town Offices consolidated at (check one)---Upper Comeau

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	39	29.1	34.2	29.1	Yes
2	19	14.2	16.7	43.3	No
3	56	41.8	49.1	85.1	Don't Care
19	20	14.9		100.0	No response/Does not know
2.15	134	100.0	100.0	100.0	Totals

116. I would like to see the Town Offices consolidated at (check one)---Lower Comeau Parking Lot

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	15	11.2	15.0	11.2	Yes
2	29	21.6	29.0	32.8	No
3	56	41.8	56.0	74.6	Don't Care
19	34	25.4		100.0	No response/Does not know
2.41	134	100.0	100.0	100.0	Totals

117. I would like to see the Town Offices consolidated at (check one)---Fire Co. #1 Fire House, Court, Dispatch Building

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	22	16.4	22.4	16.4	Yes
2	25	18.7	25.5	35.1	No
3	51	38.1	52.0	73.1	Don't Care
19	36	26.9		100.0	No response/Does not know
2.30	134	100.0	100.0	100.0	Totals

118. I would like to see a full size swimming pool built on the upper Comeau.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	22	16.4	17.7	16.4	Yes
2	67	50.0	54.0	66.4	No
3	35	26.1	28.2	92.5	Don't Care
19	10	7.5		100.0	No response/Does not know
2.10	134	100.0	100.0	100.0	Totals

119. The Town is sufficiently populated and new housing starts should be discouraged.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	37	27.6	30.3	27.6	Strongly Agree
2	15	11.2	12.3	38.8	Agree
3	34	25.4	27.9	64.2	Neutral
4	19	14.2	15.6	78.4	Disagree
5	17	12.7	13.9	91.0	Strongly Disagree
19	12	9.0		100.0	No response/Does not know
2.70	134	100.0	100.0	100.0	Totals

120. Of the following housing classifications, the Town should work to encourage:

Single Family

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	54	40.3	53.5	40.3	Selected
2	47	35.1	46.5	75.4	Not Selected
19	33	24.6		100.0	No response/Does not know
1.47	134	100.0	100.0	100.0	Totals

121. Of the following housing classifications, the Town should work to encourage:

Town Houses

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	19	14.2	20.4	14.2	Selected
2	74	55.2	79.6	69.4	Not Selected
19	41	30.6		100.0	No response/Does not know
1.80	134	100.0	100.0	100.0	Totals

122. Of the following housing classifications, the Town should work to encourage: Two Family

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	13	9.7	13.7	9.7	Selected
2	82	61.2	86.3	70.9	Not Selected

19	39	29.1	100.0	No response/Does not know
1.86	134	100.0	100.0	100.0 Totals

123. Of the following housing classifications, the Town should work to encourage:
Efficiencies

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	18.6	13.4	Selected
2	79	59.0	81.4	72.4	Not Selected
19	37	27.6		100.0	No response/Does not know
1.81	134	100.0	100.0	100.0	Totals

124. Of the following housing classifications, the Town should work to encourage:
Large Family (4+ Bedrooms)

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	14	10.4	15.2	10.4	Selected
2	78	58.2	84.8	68.7	Not Selected
19	42	31.3		100.0	No response/Does not know
1.85	134	100.0	100.0	100.0	Totals

125. Of the following housing classifications, the Town should work to encourage:
Nursing Homes

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	25	18.7	26.3	18.7	Selected
2	70	52.2	73.7	70.9	Not Selected
19	39	29.1		100.0	No response/Does not know
1.74	134	100.0	100.0	100.0	Totals

126. Of the following housing classifications, the Town should work to encourage:
Small, Affordable Starter Homes

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	38	28.4	39.2	28.4	Selected
2	59	44.0	60.8	72.4	Not Selected
19	37	27.6		100.0	No response/Does not know
1.61	134	100.0	100.0	100.0	Totals

127. Of the following housing classifications, the Town should work to encourage:
Senior Citizen Apartments

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	57	42.5	58.2	42.5	Selected
2	41	30.6	41.8	73.1	Not Selected
19	36	26.9		100.0	No response/Does not know
1.42	134	100.0	100.0	100.0	Totals

128. Of the following housing classifications, the Town should work to encourage: 3+
Bedroom Apartments

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	16	11.9	16.8	11.9	Selected
2	79	59.0	83.2	70.9	Not Selected
19	39	29.1		100.0	No response/Does not know
1.83	134	100.0	100.0	100.0	Totals

129. Of the following housing classifications, the Town should work to encourage: 2
Bedroom Apartments

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	22	16.4	23.2	16.4	Selected
2	73	54.5	76.8	70.9	Not Selected
19	39	29.1		100.0	No response/Does not know
1.77	134	100.0	100.0	100.0	Totals

130. Of the following housing classifications, the Town should work to encourage:
Assisted Living Homes

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	41	30.6	43.2	30.6	Selected
2	54	40.3	56.8	70.9	Not Selected
19	39	29.1		100.0	No response/Does not know
1.57	134	100.0	100.0	100.0	Totals

131. Low income, elderly, and handicapped accessible housing developments of any
type should be encouraged in designated areas in each hamlet.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	27	20.1	22.9	20.1	Strongly Agree
2	32	23.9	27.1	44.0	Agree
3	32	23.9	27.1	67.9	Neutral

4	6	4.5	5.1	72.4	Disagree
5	21	15.7	17.8	88.1	Strongly Disagree
19	16	11.9		100.0	No response/Does not know
2.68	134	100.0	100.0	100.0	Totals

132. Building lot sizes for single family homes in the (R1..5, R3, R5) districts should be reduced in size.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	5	3.7	4.4	3.7	Strongly Agree
2	8	6.0	7.1	9.7	Agree
3	27	20.1	23.9	29.9	Neutral
4	17	12.7	15.0	42.5	Disagree
5	56	41.8	49.6	84.3	Strongly Disagree
19	21	15.7		100.0	No response/Does not know
3.98	134	100.0	100.0	100.0	Totals

133. Check amount that applies to household. Average household rent per month.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	1	0.7	3.3	0.7	Under \$200
2	2	1.5	6.7	2.2	\$201-\$299
3	7	5.2	23.3	7.5	\$300-\$499
4	6	4.5	20.0	11.9	\$500-\$749
5	6	4.5	20.0	16.4	\$750-\$999
6	4	3.0	13.3	19.4	\$1000-\$1499
7	4	3.0	13.3	22.4	\$1500+
19	104	77.6		100.0	No response/Does not know
4.40	134	100.0	100.0	100.0	Totals

134. Taxi service is adequate.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	56	41.8	64.4	41.8	Yes
2	31	23.1	35.6	64.9	No
19	47	35.1		100.0	No response/Does not know
1.36	134	100.0	100.0	100.0	Totals

135. The Adirondack/Trailways service is adequate.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	88	65.7	82.2	65.7	Yes

2	19	14.2	17.8	79.9	No
19	27	20.1		100.0	No response/Does not know
1.18	134	100.0	100.0	100.0	Totals

136. The County rural bus service is adequate.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	50	37.3	61.7	37.3	Yes
2	31	23.1	38.3	60.4	No
19	53	39.6		100.0	No response/Does not know
1.38	134	100.0	100.0	100.0	Totals

137. Children growing up in Woodstock should have adequate local job opportunities when they leave high school.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	37	27.6	31.6	27.6	Strongly Agree
2	28	20.9	23.9	48.5	Agree
3	42	31.3	35.9	79.9	Neutral
4	6	4.5	5.1	84.3	Disagree
5	4	3.0	3.4	87.3	Strongly Disagree
19	17	12.7		100.0	No response/Does not know
2.25	134	100.0	100.0	100.0	Totals

138. Tourism is an economic benefit to Woodstock.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	60	44.8	47.2	44.8	Strongly Agree
2	44	32.8	34.6	77.6	Agree
3	16	11.9	12.6	89.6	Neutral
4	4	3.0	3.1	92.5	Disagree
5	3	2.2	2.4	94.8	Strongly Disagree
19	7	5.2		100.0	No response/Does not know
1.79	134	100.0	100.0	100.0	Totals

139. Economic growth is necessary to the future of Woodstock.

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	34	25.4	27.4	25.4	Strongly Agree
2	45	33.6	36.3	59.0	Agree
3	22	16.4	17.7	75.4	Neutral
4	11	8.2	8.9	83.6	Disagree

5	12	9.0	9.7	92.5	Strongly Disagree
19	10	7.5		100.0	No response/Does not know
2.37	134	100.0	100.0	100.0	Totals

140. Please check the level of business that you would like to see in Woodstock.---
Inn/Lodge

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	38	28.4	35.2	28.4	More would benefit
2	41	30.6	38.0	59.0	More would be of some benefit
3	11	8.2	10.2	67.2	Neutral
4	5	3.7	4.6	70.9	More would not be beneficial
5	13	9.7	12.0	80.6	More would be detrimental
19	26	19.4		100.0	No response/Does not know
2.20	134	100.0	100.0	100.0	Totals

141. Please check the level of business that you would like to see in Woodstock.---
Specialty Shops

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	17	12.7	17.7	12.7	More would benefit
2	23	17.2	24.0	29.9	More would be of some benefit
3	26	19.4	27.1	49.3	Neutral
4	17	12.7	17.7	61.9	More would not be beneficial
5	13	9.7	13.5	71.6	More would be detrimental
19	38	28.4		100.0	No response/Does not know
2.85	134	100.0	100.0	100.0	Totals

142. Please check the level of business that you would like to see in Woodstock.---Auto
Service Stations

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	9	6.7	9.4	6.7	More would benefit
2	18	13.4	18.8	20.1	More would be of some benefit
3	13	9.7	13.5	29.9	Neutral
4	26	19.4	27.1	49.3	More would not be beneficial
5	30	22.4	31.3	71.6	More would be detrimental
19	38	28.4		100.0	No response/Does not know
3.52	134	100.0	100.0	100.0	Totals

143. Please check the level of business that you would like to see in Woodstock.---

Professional Offices

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	21	15.7	22.1	15.7	More would benefit
2	22	16.4	23.2	32.1	More would be of some benefit
3	34	25.4	35.8	57.5	Neutral
4	11	8.2	11.6	65.7	More would not be beneficial
5	7	5.2	7.4	70.9	More would be detrimental
19	39	29.1		100.0	No response/Does not know
2.59	134	100.0	100.0	100.0	Totals

144. Please check the level of business that you would like to see in Woodstock.---Basic

Retail Shops

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	13	9.7	14.0	9.7	More would benefit
2	29	21.6	31.2	31.3	More would be of some benefit
3	18	13.4	19.4	44.8	Neutral
4	15	11.2	16.1	56.0	More would not be beneficial
5	18	13.4	19.4	69.4	More would be detrimental
19	41	30.6		100.0	No response/Does not know
2.96	134	100.0	100.0	100.0	Totals

145. Please check the level of business that you would like to see in Woodstock.---Light

Industry

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	23	17.2	24.2	17.2	More would benefit
2	26	19.4	27.4	36.6	More would be of some benefit
3	17	12.7	17.9	49.3	Neutral
4	7	5.2	7.4	54.5	More would not be beneficial
5	22	16.4	23.2	70.9	More would be detrimental
19	39	29.1		100.0	No response/Does not know
2.78	134	100.0	100.0	100.0	Totals

146. Please check the level of business that you would like to see in Woodstock.---

Bars/Taverns

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	6	4.5	6.1	4.5	More would benefit
2	8	6.0	8.2	10.4	More would be of some benefit
3	22	16.4	22.4	26.9	Neutral
4	19	14.2	19.4	41.0	More would not be beneficial

5	43	32.1	43.9	73.1	More would be detrimental
19	36	26.9		100.0	No response/Does not know
3.87	134	100.0	100.0	100.0	Totals

147. Please check the level of business that you would like to see in Woodstock.---Large Office Complex

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	12	9.0	11.9	9.0	More would benefit
2	6	4.5	5.9	13.4	More would be of some benefit
3	13	9.7	12.9	23.1	Neutral
4	9	6.7	8.9	29.9	More would not be beneficial
5	61	45.5	60.4	75.4	More would be detrimental
19	33	24.6		100.0	No response/Does not know
4.00	134	100.0	100.0	100.0	Totals

148. Please check the level of business that you would like to see in Woodstock.---Fast Food Restaruant

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	14	10.4	13.3	10.4	More would benefit
2	6	4.5	5.7	14.9	More would be of some benefit
3	6	4.5	5.7	19.4	Neutral
4	7	5.2	6.7	24.6	More would not be beneficial
5	72	53.7	68.6	78.4	More would be detrimental
19	29	21.6		100.0	No response/Does not know
4.11	134	100.0	100.0	100.0	Totals

149. Please check the level of business that you would like to see in Woodstock.---Theater Production Complex

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	43	32.1	41.7	32.1	More would benefit
2	22	16.4	21.4	48.5	More would be of some benefit
3	28	20.9	27.2	69.4	Neutral
4	5	3.7	4.9	73.1	More would not be beneficial
5	5	3.7	4.9	76.9	More would be detrimental
19	31	23.1		100.0	No response/Does not know
2.10	134	100.0	100.0	100.0	Totals

150. Please check the level of business that you would like to see in Woodstock.---

Restaurants

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	18.4	13.4	More would benefit
2	24	17.9	24.5	31.3	More would be of some benefit
3	26	19.4	26.5	50.7	Neutral
4	19	14.2	19.4	64.9	More would not be beneficial
5	11	8.2	11.2	73.1	More would be detrimental
19	36	26.9		100.0	No response/Does not know
2.81	134	100.0	100.0	100.0	Totals

151. Please check the level of business that you would like to see in Woodstock.---

Private/Charter Schools

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	15	11.2	16.0	11.2	More would benefit
2	20	14.9	21.3	26.1	More would be of some benefit
3	44	32.8	46.8	59.0	Neutral
4	7	5.2	7.4	64.2	More would not be beneficial
5	8	6.0	8.5	70.1	More would be detrimental
19	40	29.9		100.0	No response/Does not know
2.71	134	100.0	100.0	100.0	Totals

152. Please check the level of business that you would like to see in Woodstock.---

Daycare/Preschools

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	21	15.7	23.1	15.7	More would benefit
2	25	18.7	27.5	34.3	More would be of some benefit
3	37	27.6	40.7	61.9	Neutral
4	5	3.7	5.5	65.7	More would not be beneficial
5	3	2.2	3.3	67.9	More would be detrimental
19	43	32.1		100.0	No response/Does not know
2.38	134	100.0	100.0	100.0	Totals

153. Please check the level of business that you would like to see in Woodstock.---

Health Clubs

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	19	14.2	19.6	14.2	More would benefit
2	32	23.9	33.0	38.1	More would be of some benefit
3	28	20.9	28.9	59.0	Neutral
4	8	6.0	8.2	64.9	More would not be beneficial

5	10	7.5	10.3	72.4	More would be detrimental
19	37	27.6		100.0	No response/Does not know
2.57	134	100.0	100.0	100.0	Totals

154. Please check the level of business that you would like to see in Woodstock.---
Research Centers

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	20	14.9	23.3	14.9	More would benefit
2	27	20.1	31.4	35.1	More would be of some benefit
3	27	20.1	31.4	55.2	Neutral
4	2	1.5	2.3	56.7	More would not be beneficial
5	10	7.5	11.6	64.2	More would be detrimental
19	48	35.8		100.0	No response/Does not know
2.48	134	100.0	100.0	100.0	Totals

155. Please check the level of business that you would like to see in Woodstock.---Walk
in Health Clinic

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	25	18.7	25.0	18.7	More would benefit
2	30	22.4	30.0	41.0	More would be of some benefit
3	32	23.9	32.0	64.9	Neutral
4	5	3.7	5.0	68.7	More would not be beneficial
5	8	6.0	8.0	74.6	More would be detrimental
19	34	25.4		100.0	No response/Does not know
2.41	134	100.0	100.0	100.0	Totals

156. Please check the level of business that you would like to see in Woodstock.---Bed
and Breakfasts

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	29	21.6	28.7	21.6	More would benefit
2	54	40.3	53.5	61.9	More would be of some benefit
3	16	11.9	15.8	73.9	Neutral
4				73.9	More would not be beneficial
5	2	1.5	2.0	75.4	More would be detrimental
19	33	24.6		100.0	No response/Does not know
1.93	134	100.0	100.0	100.0	Totals

157. Please check the level of business that you would like to see in Woodstock.---Night Clubs

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	12	9.0	12.0	9.0	More would benefit
2	22	16.4	22.0	25.4	More would be of some benefit
3	16	11.9	16.0	37.3	Neutral
4	15	11.2	15.0	48.5	More would not be beneficial
5	35	26.1	35.0	74.6	More would be detrimental
19	34	25.4		100.0	No response/Does not know
3.39	134	100.0	100.0	100.0	Totals

158. Please check the level of business that you would like to see in Woodstock.---Physician Offices

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	14	10.4	15.4	10.4	More would benefit
2	27	20.1	29.7	30.6	More would be of some benefit
3	35	26.1	38.5	56.7	Neutral
4	12	9.0	13.2	65.7	More would not be beneficial
5	3	2.2	3.3	67.9	More would be detrimental
19	43	32.1		100.0	No response/Does not know
2.59	134	100.0	100.0	100.0	Totals

159. Please check the level of business that you would like to see in Woodstock.---Shoe Repair

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	28	20.9	30.4	20.9	More would benefit
2	33	24.6	35.9	45.5	More would be of some benefit
3	25	18.7	27.2	64.2	Neutral
4	1	0.7	1.1	64.9	More would not be beneficial
5	5	3.7	5.4	68.7	More would be detrimental
19	42	31.3		100.0	No response/Does not know
2.15	134	100.0	100.0	100.0	Totals

160. Please check the level of business that you would like to see in Woodstock.---Dry Cleaner

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	19	14.2	20.4	14.2	More would benefit
2	28	20.9	30.1	35.1	More would be of some benefit
3	24	17.9	25.8	53.0	Neutral
4	10	7.5	10.8	60.4	More would not be beneficial

5	12	9.0	12.9	69.4	More would be detrimental
19	41	30.6		100.0	No response/Does not know
2.66	134	100.0	100.0	100.0	Totals

161. Please check the level of business that you would like to see in Woodstock.---Art Gallery

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	26	19.4	29.2	19.4	More would benefit
2	30	22.4	33.7	41.8	More would be of some benefit
3	21	15.7	23.6	57.5	Neutral
4	8	6.0	9.0	63.4	More would not be beneficial
5	4	3.0	4.5	66.4	More would be detrimental
19	45	33.6		100.0	No response/Does not know
2.26	134	100.0	100.0	100.0	Totals

162. Please check the level of business that you would like to see in Woodstock.---TV and Video Production Studio

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	20.7	13.4	More would benefit
2	25	18.7	28.7	32.1	More would be of some benefit
3	23	17.2	26.4	49.3	Neutral
4	15	11.2	17.2	60.4	More would not be beneficial
5	6	4.5	6.9	64.9	More would be detrimental
19	47	35.1		100.0	No response/Does not know
2.61	134	100.0	100.0	100.0	Totals

163. Please check the level of business that you would like to see in Woodstock.---Recording Studio

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	18	13.4	21.7	13.4	More would benefit
2	27	20.1	32.5	33.6	More would be of some benefit
3	22	16.4	26.5	50.0	Neutral
4	11	8.2	13.3	58.2	More would not be beneficial
5	5	3.7	6.0	61.9	More would be detrimental
19	51	38.1		100.0	No response/Does not know
2.49	134	100.0	100.0	100.0	Totals

164. Please check the level of business that you would like to see in Woodstock.---Eco-Friendly Tourism

Resp.	Freq.	%	Rev. %	Cum %	Response Label
1	32	23.9	40.0	23.9	More would benefit
2	24	17.9	30.0	41.8	More would be of some benefit
3	13	9.7	16.3	51.5	Neutral
4	4	3.0	5.0	54.5	More would not be beneficial
5	7	5.2	8.8	59.7	More would be detrimental
19	54	40.3		100.0	No response/Does not know
2.13	134	100.0	100.0	100.0	Totals

APPENDIX D
RECOMMENDATIONS



**Woodstock, New York
Comprehensive Plan
Management Phasing Summary**

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
Environment and Natural Resources				
	Utilize Public Education to Educate Town Residents			
	Minimize Erosion-Related Problems			
	Protect Groundwater-Drinking Supplies (Public and Private)			
	Address Threats to Groundwater			
	Create Program to Replace Buried Fuel Tanks and Failing Septic Tanks			
	Actively Manage and Maintain the "Green Edges" created through the "Trees on Business Streets, Destruction and Removal" Ordinance of 1956			
	Develop Stream and Watershed Management Programs			
	Remove the Log/Gravel Jan on the Saw Kill beneath the Yerry Hill Bridge...			
	Adopt Wetland and Watercourse Law			
	Study Availability of Water			
	Research Alternatives to Chlorination			
	Refine Boundaries of the Scenic Overlay (S-O) District			
	Ensure Enforcement of Scenic Overlay District Special Use Permit			
	Identify and Designate Critical Environmental Areas			
	Update Flood Maps			
Recreation and Open Space				
	Create a Greenway Network			
	Promote On-Road Bicycle Network			
	Preserve Open Space Along Major Road Corridors			
	Establish a Transfer of Development Rights Program to Protect Open Space			
	Create and Adapt a Local Scenic Roads Program			
	Reestablish Cold Water Fisheries			
	Promote Public Access to NYCDEP Lands			
	Continue Collaborating with Non-Profit Organizations to Protect the Natural Environment			
	Retain Comeau as a Primary Recreational Facility			
	Confirm Need for, and Establish Appropriate Siting			
	Monitor Evolving Recreational Needs			
	Address Youth Needs			
	Maintain Big Deep as a Town-Wide Recreation Destination			
Hamlet Preservation				
	Ensure that Each Hamlet Maintains its Capacity to Fullfill its Complimentary Role			
	Reduce Impacts from Commercial Development in Established Neighborhoods in the HR District			

**TOWN OF WOODSTOCK
COMPREHENSIVE PLAN**

■
IMPLEMENTATION AND EVALUATION STRATEGY

**Woodstock, New York
Comprehensive Plan
Management Phasing Summary**

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
	Protect Woodstock's Heritage Through Historic Property Designation			
	Adopt the Proposed Design Guidelines			
	Evaluate Setback Requirements in HC District			
	Make Selected Landuse/Zoning Changes			
	Develop a Safe Pedestrian Circulation System into and Throughout the Hamlet of Woodstock			
	Establish a Pedestrian/GreenwayLink with the Saw			
	Maintain Hamlet of Woodstock as a Central Place for Entertainment			
	Retain the Village Green as Primary Open Space in the Center of the Hamlet of Woodstock and Disallow Commercial Activity			
	Prohibit Drive-Through Service in the HC District			
	Address the Role of Rock City Road and Mountain View Avenue			
	Create Public Amenities Through Density Bonuses			
Housing/Neighborhoods				
	Make Selected Landuse/Zoning Changes to Allow for a Diversity of Housing Types			
	Create Village Scale Residential Development with Diveristy of Housing Types West of Plochmann Lane			
	Provide Opportunities for Starter Homes			
	Infill Vacant Lots with Diversity of Affordable Housing			
	Create Incentives for Affordable Housing Through Landuse Regulations			
	Proactively Create Affordable Housing			
	Conduct a Feasibility Study to Establish an Affordable Housing Non-Profit Organization			
	Preserve Residential Lot Sizes			
	Establish a Task Force on Housing Needs			
Economic Sustainability				
	Maintain a Diversified Economic Base			
	Foster the Growth of Home-Based Business			
	Adopt Business Graduation Policy in the Community to Allow Start up Firms that Outgrow the Commercial and Industrial Sites in Woodstock to Remain in the Woodstock Area			
	Identify Sites that Can Host Appropriate Industry Within the Town without Compromising Environmental Standards			
	Consider Limiting Size of Commercial Buildings			
	Cooperate with Woodstock Business Commuity to Create a Coordinated Promotional Campaign for the Multitude of Activities Offered in the Community			

**Woodstock, New York
Comprehensive Plan
Management Phasing Summary**

<i>Topic Area</i>	<i>Action Step</i>	<i>Phase I 1-5 Years</i>	<i>Phase II 5-10 Years</i>	<i>Phase III 10-20 years</i>
	Encourage the Development of the Next Generation of Support Services for the Town Arts Community			
	Encourage the Availability of Essential Goods and Services in the HC District			
Transportation				
	Establish Transportation Committee			
	Maintain a Working Relationship with NYS Department of Transportation			
	Implement a Short-Term Traffic Mitigation Program			
	Strictly Enforce Parking Requirements			
	Improve Parking Signage			
	Examine Parking Standards			
	Develop Additional Parking			
	Accommodate the Bicyclists			
	Implement Suggested Improvements Rather than Construction of a By-Pass			
	Consider Creating a Parking Shuttle			
	Consider Para Transit to Link Hamlet to Outlying Areas			
	Establish a close working relationship with NYS Department of Transportation to share information to create an Integrated Traffic Management System			
Infrastructure and Community Services				
	Limit Future Development Where Private Wells Have Been Known to Run Dry			
	Upgrade Sewage Treatment Plant			
	Create Possible Extensions to Sewer District			
	Prepare Site Plan for the Reuse of the Former Landfill			
	Remove Piles of Material in Town Owned Parks			
	Support Telecommunications Committee			
	Continue High Quality Volunteer Services			
	Determine Space Needs and Maintain Town-Owned Facilities			
	Evaluate the Need for Consolidating all Town Offices			
	Increase the Role of the Historic Review Commission			
	Develop Records Management System			
	Supplement and Proactively Promote Town Web Page			
	Create Municipal Spring Clean Up Program			
	Continue and Expand the Public Recycling Plan			
	Encourage the Use of Alternative Energy			
	Strongly Enforce Town's Zoning Law and Building Codes			

- ⊗ Public Initiative
- ⚙ Private Initiative
- ★ Public-Private Partnership

APPENDIX E
SEQR DOCUMENTATION
(BOUND UNDER SEPARATE COVER)

Town of Woodstock Comprehensive Plan
APPENDIX E



APPENDIX F
BIBLIOGRAPHY



TOWN OF WOODSTOCK, NEW YORK COMPREHENSIVE PLAN BIBLIOGRAPHY

Below is a list of documents, reports, and maps that were provided by the Comprehensive Planning Committee to The Saratoga Associates for use in developing the Comprehensive Plan.

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2. New Dimensions in Land Use Planning. Woodstock, New York. Submitted in partial fulfillment of the requirements for the degree of Master of Regional Planning, Department of Landscape Architecture and Regional Planning, Graduate School of Fine Arts, University of Pennsylvania, October 1974.
3. Map, Town of Woodstock, Ulster County, New York. Copyright 1976, 1987 by Jane Van De Bogart, 176 Tinker St., Woodstock, New York 12498. All rights reserved.
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11. Wellhead Protection Delineation Final Report. Prepared for Town of Woodstock by Horsley & Witten Inc., Environmental Services, April 1995.
12. Report of Parking Survey Procedure by Building Department. December 12, 1989.
13. Housing Stats—From the Internet, Page updated on 2/5/98.
14. The Guide—From the Internet, Copyright 1996, Ulster Planning

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RESOURCE LIST**

15. Woodstock Artists Association—From the Internet, Printed on 6/3/99.

16. Other various Internet sources

Based on further discussions and input from community stakeholders, the following documents were also referenced:

1. Town of Woodstock Environmental Quality Review Act (TWEQR)
2. Woodstock Land Conservancy "Criteria for Acceptance" for targeted lands
3. NYDOT TEA-21 application to underwrite land acquisition and easements along the Woodstock-Bearsville Corridor.
4. Critical Viewshed Areas as defined by the Town Board and Planning Board.
5. Woodstock Watershed Protection Ordinance
6. Complete list of trails in the town.
7. Flood Insurance Rate Maps (FIRM)
8. Comeau Property Purchase Survey
9. Sewer District Map and Water District Map