



TOWN OF WINDHAM
GREENE COUNTY, NY

**COMPREHENSIVE
PLAN**

Prepared by:

**Town of Windham
Comprehensive Plan Committee**

With assistance from:

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FINAL DRAFT

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REFERENCE LIST

Batavia Kill Stream Management Plan

Greene County Soil & Water Conservation District (2003)

Catskill Park State Land Master Plan

NYS Department of Environmental Conservation (2014)

Elm Ridge Wild Forest Amendment to the 1994 Windham High Peak Wild Forest Unit Management Plan

NYS Department of Environmental Conservation (2009)

Elm Ridge Wild Forest Unit Management Plan Amendment - Towns of Jewett and Windham

NYS Department of Environmental Conservation (2015)

Generic Environmental Impact Statement on the Development Capacities of the Town of Windham

Sterling Environmental (2010)

Greater Catskill Region Comprehensive Recreation Plan

Catskill Watershed Corporation (2020)

Greene County Agricultural Development and Farmland Protection Plan

Greene County Department of Planning & Economic Development (2002)

Greene County Comprehensive Economic Development Plan

Greene County Department of Planning & Economic Development (2007)

Greene County Housing Action Plan

Greene County Department of Planning & Economic Development (2008)

Greene County Open Space and Recreation Plan

Greene County Department of Planning & Economic Development (2002)

Greene County Second Homeowner Report

Greene County Department of Planning & Economic Development (2017)

Local Flood Analysis

Greene County Soil & Water Conservation District (2015)

Natural Resources Inventory for Greene County

Hudsonia Ltd and Greene County Land Trust (2019)

New York City Watershed Filtration Avoidance Determination

NYS Department of Health and USEPA (2017)

New York City Watershed Long-Term Protection Plan

City of New York Bureau of Water Supply (2016)

New York City Watershed Memorandum of Agreement

City of New York and USEPA (1997)

Review of the New York City Watershed Protection Program

National Academy of Sciences (2020)

Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources

City of New York (2019)

South Street Stormwater Hazard Mitigation Plan

Delaware Engineering, DPC (2016)

Town of Windham Comprehensive Plan

Chazen Companies (2002)

Town of Windham NY Rising Community Reconstruction Plan

Tetra Tech, Inc. (2014)

Windham High Peak Wild Forest Unit Management Plan

NYS Department of Environmental Conservation (1994)

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1.0 INTRODUCTION

1.1 Purpose of the Comprehensive Plan

A comprehensive plan (also called a master plan) is a document prepared for a community that provides direction in making land use, development and other long-range planning decisions. A comprehensive plan's usefulness lies in two aspects: the decision-making and consensus-building that go into the creation of the comprehensive plan and the use of the plan by Town government and others once adopted.

The primary goal of a comprehensive plan is to provide a balance between the need to accommodate future growth and the need to preserve the quality of life and natural resources that make Windham a special place to live. The comprehensive plan cannot anticipate every issue that may arise over the next decade, but it should serve as an overall guide for future decision-making.

A comprehensive plan is a working document that outlines a vision for the Town of Windham's future. It should be consulted just as the town might consult the public, its engineer, legal counsel or others when making policy decisions and allocating resources.

NY Consolidated Laws Town Law § 272-a

"...Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens."

1.2 Plan Contents

Comprehensive plans typically contain maps, graphics, studies, reports and other descriptive material identifying key issues, goals and objectives, strategies and action items designed to guide future growth and development. The Town of Windham's comprehensive plan is organized by topic, with one chapter dedicated to each of the following issue areas:

- Natural Resources
- Housing
- Economic Development
- Transportation & Utilities
- Community Facilities
- Land Use & Planning

Each chapter includes a brief discussion of existing conditions, followed by a summary of specific issues and opportunities related to that topic. That baseline information is used to develop a list of goals and objectives addressing the issues identified, and is presented in the next chapter. Goals are the broad statements of what the Town would like to achieve over a 10 to 20-year horizon, while objectives are more concise statements that help to articulate a vision for Windham.

The final chapter of the plan is presented in tabular format and discusses implementation: the who, what and when of addressing each of the issues identified in the plan. Not all issues have specific implementation actions identified. The plan has been written in part to be a set of policies that can be flexibly and creatively applied to a wide range of issues to achieve the Town's goals.

1.3 History of Planning in Windham

1970s

Formal planning surrounding land use and development in Windham began in 1974 with the formation of the **Mountaintop Study Commission**. The commission was formed to enable towns in the “mountaintop” area of Greene County to develop a unified response to proposed state and federal legislation and the newly created **Temporary State Commission to Study the Catskills**¹. It was comprised of representatives from the Towns of Ashland, Halcott, Hunter, Jewett, Lexington, Prattsville and Windham, and from the Villages of Hunter and Tannersville.

In 1976, a **Development Plan Summary** for the Town of Windham was developed for the Mountaintop Study Commission by the Greene County Planning Department. The document outlined a proposed pattern for future growth and land use in the Town. Included were data summarizing the principal characteristics (soil, slope, state-owned land, existing land use) used in establishing suitability of land for development purposes.

Later that year, the Mountaintop Study Commission published a summary report with long term policy recommendations emphasizing growth within hamlets, retaining agricultural land, providing for economic development, conserving the natural environment, and protecting the rural character. A short-term recommendation was that municipalities should adopt the model ordinances and codes that were prepared by the Commission.

1980s

Grounded in a strong belief in protecting private property rights, public officials in Windham were reluctant to regulate land use until the late 1980s. During the first half of the decade, land sales were booming in Greene County and all over most of the Catskills, fueled primarily by middle-income people from the New York metropolitan area with dreams of vacation and retirement homes. Private land companies were actively purchasing thousands of acres of undeveloped land throughout the Catskills, subdividing them and selling them in lots averaging five to ten acres each.

The threat of uncontrolled development in a booming economy prompted the Town Board to pass an **Architectural Review Law** in 1988, followed by a **Site Plan Review Law** in 1989 and a **Subdivision Law** in 1990.



While Windham does not have a zoning ordinance, the town does regulate land use via architectural review, site plan review and subdivision regulations that have been in place for over 40 years.

More recently, Windham adopted a local law requiring setbacks in hamlet areas and a sign law regulating the number, size and placement of signs throughout the town.

¹ In 1971, the NYS legislature created a “Temporary State Commission to Study the Catskills,” similar to a commission that had begun studying the Adirondack region a few years earlier and resulted in the formation of the Adirondack Park Agency -- a regional planning organization with regulatory authority over land use in the Adirondacks. The Catskill Commission was asked to provide recommendations “for the improvement of the general quality of life in the Catskill Region” but many local officials feared it would lead to the formation to a similar organization that would be given power to regulate development.

1.0 INTRODUCTION

1990s

In 1991, the Town of Windham joined **The Coalition of Watershed Towns (CWT)**, an organization formed to advocate on behalf of the upstate watershed communities in negotiations with the NYC Department of Environmental Protection (NYCDEP). At the time, the NYCDEP was proposing strict land use regulations to avoid building a multi-billion dollar filtration plant mandated by the USEPA under new federal drinking water regulations.

Negotiations around land use issues and regulations in the New York City Watershed culminated in a landmark **Memorandum of Agreement (MOA)** between New York City, New York State, Catskill towns in the watershed, and various environmental groups in 1997. While the MOA provided funding for various programs, it also brought additional restrictions in terms of development, land use, and access to recreational lands.

2000s

The Town of Windham started preparing its first comprehensive plan in the fall of 2001. Preparation of the plan was timely in that it helped the town to satisfy its eligibility requirements to participate in the MOA's **New Infrastructure Program**, which provided funding for a new wastewater treatment plant. At the time, the plan was also considered a vehicle through which the town could gain access to economic development funding made available through the newly established **Catskill Fund for the Future**.

After a nine-month planning period and extensive citizen participation, the comprehensive plan was adopted in May of 2002. The plan included seven (7) broad goals and thirty-seven (37) specific recommendations to guide future development over the next 20 years. Several of those recommendations dealt with enacting local land use regulations, including:

- Updating the Town's Site Plan Review Law to improve clarity and to be consistent with current standards, including provisions to protect the viewshed of surrounding mountainsides.
- Creating an Advisory Committee to draft the Town's first zoning ordinance, and regulate adult use entertainment as part of that ordinance.
- Preparing illustrated design guidelines to articulate the visual character that the Town wishes to preserve and promote in future development.
- Exploring the possibility of a program or law to address unkempt properties.
- Updating the town's sign law.

2002 COMMUNITY GOALS

1. *Promote orderly growth and development within the town without compromising the integrity of its natural resources.*
2. *Protect the historic character of the Town and promote its historic resources.*
3. *Maintain local control over land use in the Town while promoting 'quality' commercial and residential growth that is in-keeping with the existing Town character.*
4. *Provide a range of housing opportunities and improve the quality of housing.*
5. *Promote economic development by strengthening the tourism base, diversifying the economy, and maintaining and promoting the Town's historic character, scenic beauty, and environmental quality.*
6. *Improve motorized and non-motorized transportation throughout the Town.*
7. *Enhance the Town's community facilities.*



1.0 INTRODUCTION

While the town has yet to adopt a zoning ordinance, local officials did update the Architectural Review Law and Site Plan Law in 2006, and revised the Subdivision Law in 2007.

In 2009, the Town Board hired Sterling Environmental to prepare a **Generic Environmental Impact Statement** (GEIS) to examine local environmental and infrastructure conditions in order to analyze the capacity to support future growth. The detailed analyses contained in the GEIS were intended to provide the town with clear, measurable thresholds by which individual development projects could be assessed.

Many of the recommended municipal strategies and policies identified in the GEIS echoed the recommendations in the 2002 comprehensive plan. For example, it was recommended that the town update its master plan, consider developing an open space plan, adopting illustrated design and landscaping guidelines, and designating hilltops and sensitive viewsheds as Critical Environmental Areas under the State Environmental Quality Review Act (SEQRA).

2010 to PRESENT

Since 2002, the Town of Windham has made significant progress toward implementing many of the goals identified in the 2002 plan, including securing over \$65 million to improve its water, sewer and stormwater infrastructure.

These improvements have encouraged a stable housing market, maintained a robust business climate, and have supported Windham's reputation as a regional destination for tourism. However, access to public infrastructure also has the potential to induce additional growth.

In 2019, the town decided to apply for a **Catskill Park Community Smart Growth Grant** to update its comprehensive plan for the following reasons:

- 1) The existing document was outdated and did not clearly identify the community's current condition and current vision, nor did it contain specific initiatives to help achieve that vision;
- 2) The Town Board wanted to have a vision, plan and guidelines for the community to refer to when addressing potential uses and proposed development within the town; and
- 3) The town wanted to be proactive (rather than reactive) in planning for future growth and allocating municipal resources and services where they are most needed to achieve that vision.

2.0 Public Participation

Town residents participated in the planning process in a variety of ways, including participating on a **Comprehensive Plan Advisory Committee**, completing a public opinion survey, and attending one or more meetings and workshops. In addition, a number of one-on-one interviews and discussions were held with community stakeholders representing a wide cross-section of interests and issue areas.

General public outreach efforts also included press releases, newspaper articles, social media postings and regular updates to a website created for the comprehensive plan update: www.wearewindham2040.com.

NY Consolidated Laws Town Law § 272-a

“...The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum town comprehensive plan.”

2.1 Comprehensive Plan Advisory Committee

The comprehensive planning process began in April of 2020 with the formation of a volunteer-based advisory committee appointed by the Town Board. The 11-member committee represents a broad-cross section of the community with varying backgrounds and interests.

COMPREHENSIVE PLAN ADVISORY COMMITTEE	
Christine Doolan	Main Street property owner, entertainer, businesswoman
Karl Gonzalez	Retired Police Chief & former Town Councilman
Karen Hanson	Nana Gail's Café
Thomas Hoyt	Windham Town Supervisor, former Highway Superintendent
Lisa Jaeger	Realtor, Planning Board Member, Chamber Member
Marianna Leman	Albergo Allegria Hotel & Restaurant
Eric Lenseth	Windham Mountain Marketing Department
Dave McQueen	Teacher, WAJ Central School
John O'Grady	Writer, Researcher & Denizen of Maplecrest
Bob Rhoades	Retired Windham Assessor & real estate appraiser
Carol Shaw	Shaw Country Realty, Fire Commissioner

After some initial organizing meetings in April and May, the committee continued to meet monthly throughout 2020 to identify current issues and opportunities by topic. Meetings were held outdoors at CD Lane Park through the Fall to allow for social distancing, and then transitioned to videoconference in December. Each month a different topic was discussed, corresponding to each of the chapters in the planning document.

By February 2021, the committee had finished discussing all of the topics, and was ready to begin the process of developing goals, objectives and action items to guide community growth over the next 10-20 years. The committee continued formulating goals and recommendations through May of 2021. All of the input and discussions throughout the year-long planning process provided the foundation for the draft document, which was completed in August of 2021. A public hearing on the draft was held the following month, and the plan was finalized in January of 2022.

2.0 Public Participation

2.2 On-Line Survey

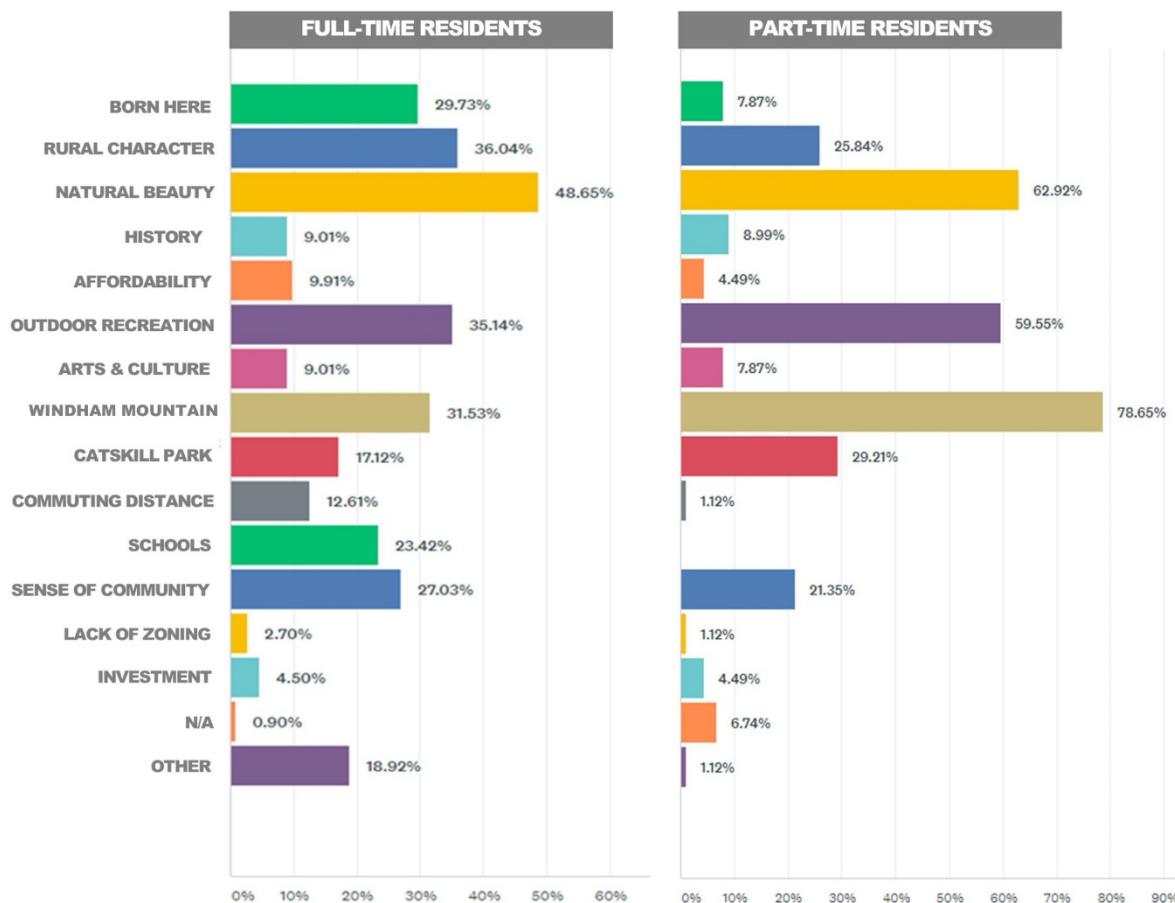
Due to concerns surrounding large group gatherings meetings during the COVID-19 pandemic, the Comprehensive Planning Committee decided that the best way to obtain public input would be through an on-line survey. Developing the survey questions was one of the first tasks the committee tackled, and the survey was officially launched on June 1, 2020. A copy of the survey and the responses can be found in **Appendix A**.

A link to the on-line survey was posted on the Town's website, the comprehensive plan website, and various social media sites. Local news articles published in the Windham Weekly encouraged residents to complete the survey, and paper copies were also distributed throughout town at various locations.

The survey remained open until the end of August, at which time the paper surveys were collected and the responses manually entered into the on-line platform for tabulation. A total of 236 responses were received, and were evenly split between full-time residents (48.7%) and second-homeowners (40.9%) with the balance being business owners, employees and visitors who spend a lot of time in Windham but don't live in the town.

The following is a graphic summary of the general feedback received from the survey focused on identifying the Town's current strengths and weaknesses. Additional feedback garnered from the survey on specific issues like housing, economic development and land use are summarized in subsequent chapters by topic.

WHY DID YOU CHOOSE WINDHAM?



2.0 Public Participation

WINDHAM'S STRENGTHS

Survey respondents were asked what they think are Windham's biggest advantages and to list the positive qualities that make Windham a great place to live, work and play.

Some of the common themes mentioned were:

- Natural scenic beauty
- Abundant outdoor recreation
- Rural character & small-town quaintness
- Family-friendly & close-knit community
- Secluded & peaceful

WINDHAM'S WEAKNESSES

When asked about the one thing they would change about Windham, the survey responses were varied but commonalities included:

- Improve cell and internet service
- Provide more year-round activities & outdoor recreation in the off-season
- Make roads more walkable & safer for pedestrians/bicycles/runners
- Improve trail connectivity
- Provide more affordable housing

TOP TEN ISSUES*:

- Affordable Housing for owners & renters
- Declining student enrollment
- Availability of internet & cell service
- Lack of healthcare/hospital facilities close by
- Improved recreation (indoor & outdoor)
- Overdevelopment & lack of zoning
- Lack of business diversity
- More year-round employment opportunities
- Improved connectivity & walkability
- Unregulated short-term vacation rentals

** Note: The “top ten issues” are summarized from survey responses and are included here for informational purposes. They are not intended to be construed as formal policy statements endorsed by the Advisory Committee or Town Board.*



"...Windham is a beautiful town and community with everything one needs easily accessible. Windham Mountain is a big attraction, but also proximity to the many other fun activities through the Catskills. Traditionally, Windham attracts a lot of great families and provides a lot of choices for kids, which is important to my family."

- Timothy D

"...We need to find a way to make people come to Windham more than just winter weekends. Make summer as big as winter, and make weekdays busier."

- Jeff F

"...Windham needs to invest in drawing more young telecommuters to live in town full-time and raise families. Without these families, school enrollment will continue to decline. We need to continue to invest time and energy in growing the trail systems and outdoor recreation to attract more full-time telecommuters."

- Susan S

2.0 Public Participation

2.3 Open House

As an alternative to an indoor public workshop, the Comprehensive Planning Committee opted to spread the word about the planning process and obtain additional public input through an “open house” that was held during a community-wide event held at CD Lane Park on October 10, 2020.

Informational flyers with the website address were distributed, a poster summarizing the results of the survey was posted, and interactive posters were created to encourage input.

One poster prompted residents to place a sticker on their favorite places in Windham, another asked people to weigh in on several “hot button” issues identified in the survey, and a final poster provided a blank space to share ideas for the future.

The event was well-attended and the feedback gathered was used to formulate the vision, goals, and objectives found in **Chapter 10**.



Advisory Committee member Bob Rhoades at the open house speaking to a local resident.

2.4 Public Hearing

A draft Comprehensive Plan was released to the public on August 26, 2021 for public comment. Printed copies of the plan were available at the Windham Town Hall for review, and a digital version was posted on the comprehensive plan web site, along with a blog post.

A public hearing notice was circulated by the Town Clerk, and a public hearing to solicit verbal comments was held on September 23, 2021 at 7:00 p.m. at the Windham Town Hall. Written comments were accepted through September 30, 2021 and a copy of the draft plan was forwarded to the Greene County Planning Board for preliminary review and comment.

Copies of all of the written correspondence (including letters, e-mails and comments made via a feedback form on the web site) are included in **Appendix B**, along with a copy of the official minutes from the public hearing.

Much of the written and verbal comments received were in opposition to information, policy statements and recommendations made in the draft plan regarding the impact of short-term rentals. Several revisions were made to address those concerns and are reflected in this final document.

“I am concerned that the draft comprehensive plan that has been circulated appears to rely on assumptions that Short Term Rentals (STRs) are a problem that should be regulated in Windham. I do not rent my second home in Windham that I have owned for 15 years but I have not experienced and do not share the view of the problems/issues cited in the draft comprehensive plan that mention STRs. I believe STRs have been a positive force for Windham’s economy.”

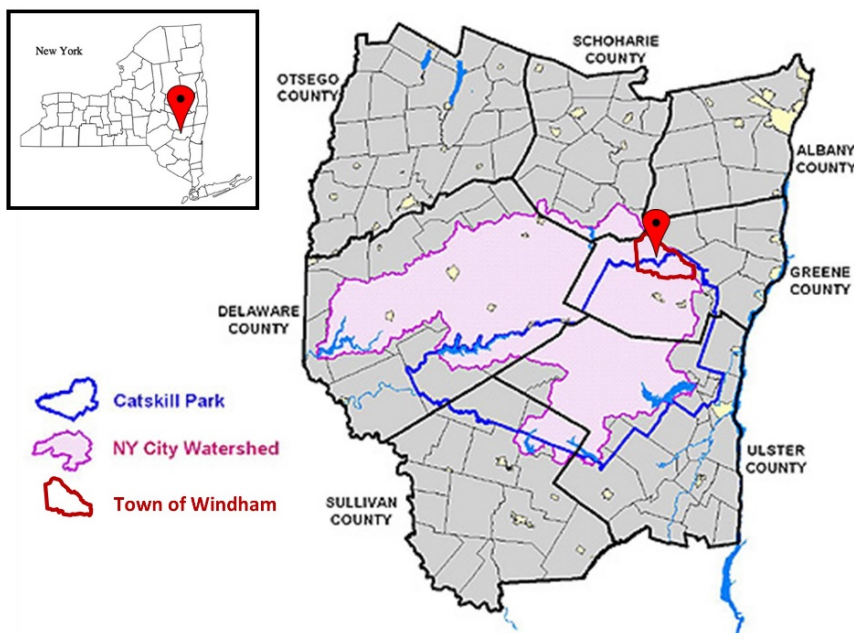
- Harry M

3.0 COMMUNITY PROFILE

3.1 Regional Setting

In order to understand the issues that the town is facing, it is important to be aware of the regional context (see map below). The Town is 48.25 square miles in area and is located in the western portion Greene County commonly known as the “mountaintop” due to its higher elevation. Its largest hamlet is Windham, followed by Hensonville and Maplecrest. Windham is bordered by the Towns of Ashland, Jewett, Cairo, and Durham and by the Town of Conesville in Schoharie County.

Windham is situated within the northern portion of the Catskill Mountain region of New York State, which is notable for its natural and cultural resources, as well as outdoor recreational opportunities. The southern section of the Town is located within the “blue line” of the Catskill Park.



The Catskill Park is a geographic region encompassing over 1,000 square miles of the most mountainous tracts in Ulster, Greene, Delaware, and Sullivan Counties. Approximately 60% of the lands in the Catskill Park are privately owned, while about 40% are owned by the state and managed by the Department of Environmental Conservation (DEC). The Catskill Park is governed by Article 14 of the state constitution, which stipulates that all land owned or acquired by the state within the blue line cannot be sold or otherwise transferred, may not be used for logging, and must remain as "forever wild" forest preserve.

Windham is also located in the upper reaches of the watershed that provides drinking water to New York City. This location means that local land use and development decisions could have an impact on the quality of this drinking water supply. To protect this water supply, an agreement between the US Environmental Protection Agency, the City of New York, and the upstate communities that make up the watershed was signed in 1997.

The NYC Watershed Memorandum of Agreement (MOA) allowed New York City to avoid building an expensive water filtration plant in exchange for implementing a variety of “watershed protection and partnership programs” designed to preserve water quality. The Filtration Avoidance Determination, or FAD, issued by the EPA was last updated in 2017 and is reviewed every 10 years.

More information on the NYC Watershed can be found in **Chapter 4.2 – Water Resources**.

3.0 COMMUNITY PROFILE

3.2 A Brief History of Windham

Although Native Americans occasionally used the northern Catskills for trapping, the region was permanently settled by Dutch, English, Irish and German immigrants. The town's earliest settlers were mostly farmers who had relocated from New England after the Revolutionary War. In fact, the name Windham likely came from either the Town or County of Windham in eastern Connecticut, as the majority of the earliest settlers emigrated from communities in that state.



The Town of Windham was formed in 1798. Between 1813 and 1851, as the area's population increased, its territory was divided to create the seven mountain Towns of Ashland, Halcott, Hunter, Jewett, Lexington, Prattsville, and Windham.

Tanneries thrived for a brief time, and water-powered sawmills and grist mills built along the banks of the Batavia Kill provided lumber and flour. Early industries included farming, logging, bluestone quarrying, trapping and fishing. Later, Windham would become a destination for downstate residents looking to escape to the mountains for fresh air and respite.

Tourists came to the mountaintop as early as the 1820s, traveling by stagecoach up steep mountain roads. While Windham had a few taverns and hotels for travelers along the Catskill Turnpike, it didn't become popular with visitors until the 1860s when farmers began to take in summer boarders to supplement their income. Improvements in roads and expansion of passenger rail service made it possible for more people to make the trip to the northern Catskills.

By the late 1800's, many people became enthralled with the Catskills through the nature writings of John Burroughs and the artwork of the Hudson River School. During this time, it was common for wealthy gentlemen of New York and Philadelphia to send their families and household staff to the Catskill Mountains for the entire summer. The men would continue to work in the city during the week, then take the train and join their families for the weekend.

During this time, Windham offered the best in hospitality, first at the boarding houses of the 19th century and later at the destination resorts. The 'Sugar Maples', located in Maplecrest is a good example of a destination resort that thrived in the 1920's and 30's. Around the same time, the Windham Country Golf Club opened its doors, followed by a ski resort originally called Cave Mountain that would eventually become the Windham Mountain Resort. These and other resorts turned the community into the year-round recreation destination it is today.



Windham has undergone several name changes. It was once called Batavia for the Batavia Kill, which flows along its entire length, and for the Batavia Patent. The post office used the name Batavia from about 1801 to 1803, then it was changed to Osbornville in 1831, then back to Windham in 1873.

3.3 Demographic Profile

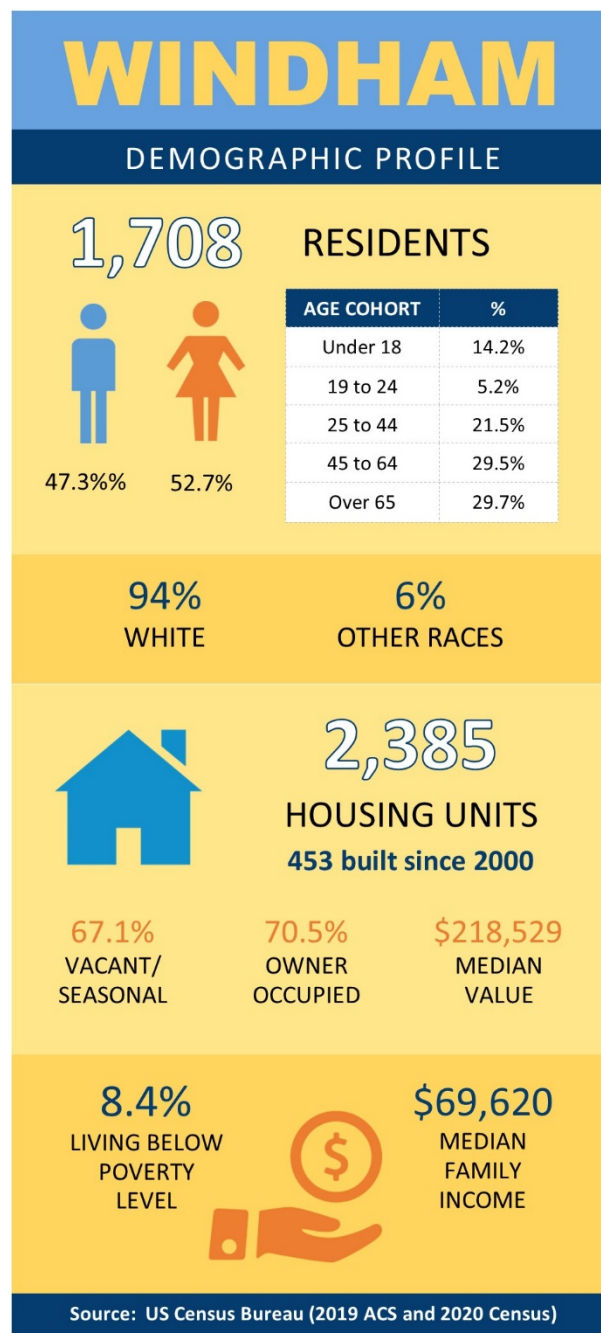
According to the US Census Bureau, Windham’s population in 2020 was 1,708¹. The town experienced its highest growth rate (39.7%) during the decade from 1970 to 1980, but Windham’s population hasn’t fluctuated much in the past 20 years.

Windham’s population is aging. The median age is 52.7 years which is slightly higher than Greene County at 45.8. The largest segment of Windham’s population (29.7%) is over the age of 65, with the next largest age segment being adults from 45 to 64 (29.5%). This statistic supports the idea of transitioning Windham into an “age-friendly” community with more senior housing, health care facilities and other amenities where residents can age in place.

Windham’s housing stock is largely seasonal. The vast majority of Windham’s housing (78.9%) is vacant and used only seasonally by second-homeowners. Owner-occupied housing makes up over 85% of the housing stock, and the median value of a house in Windham is \$214,200 (23% higher than Greene County at \$174,700). A more detailed breakdown of housing statistics can be found in **Chapter 5 - Housing**.

Of the 594 households who call Windham home, 20.70% have lived in the community for over 30 years. The median family income (MFI) in 2019 was \$69,620, which was slightly higher than the county MFI of \$67,500.

Approximately 133 residents, or 8.4% of Windham’s population, are living below the poverty level, with the highest percentage (18.2%) being in the 5 to 17 age cohort. In addition, roughly 6% of seniors over the age of 60 are living below the poverty level. A more detailed breakdown of income and employment statistics can be found in **Chapter 6 – Economic Development**.



¹ Most of the demographic information presented in this plan comes from the US Census Bureau’s 2019 American Community Survey (ACS). This annual survey is sent to a sample of addresses (about 3.5 million) throughout the country and the data is then extrapolated to the local level. The decennial census contains more accurate local data, but only limited population data from the 2020 Census was available at the time the final plan was published.

4.1 Topography and Soils

Topography and soils are important factors that determine the suitability of land for development. The greater the slope, the greater the difficulty in developing the land because special design and construction techniques are required to reduce the potential for erosion during construction. Likewise, the determination of an area's suitability for development is partially dependent on soil characteristics such as depth to water table, depth to bedrock, and drainage. In areas without access to central sewer, the underlying soil's degree of suitability to support a septic tank absorption field is also a factor.

Topography

Windham is located in an area of the Catskills described generally as the “high peaks,” characterized by several mountains over 3,500' in elevation. The mountainous terrain offers opportunities for outdoor recreation (a major driver of the local economy) in the form of skiing, snowboarding, hiking, rock climbing, mountain biking, etc.

The **Topography & Slope** map on the following page shows the range of slopes found in the town. Nearly half (49%) of the land area in the Town of Windham has severe or extreme slopes which are generally unsuitable for development. Not surprisingly, existing development in the town is concentrated primarily in the valleys of Windham, Hensonville and Maplecrest where slope limitations are mild. Much of the undeveloped land in the Town of Windham that is severely constrained or is unsuitable for development due to steep slopes is publicly owned or protected by conservation easements. While unprotected ridgelines and steeply sloped valleys are difficult to develop, there are currently no local laws in place to regulate the density, placement or type of development in these sensitive areas.

Soils

The Catskill Mountain region is dominated by glacial till soils. Glacial till is usually a very hard and compact soil containing boulders, gravel, sand, silt, and clay-sized particles. These types of soils tend to be poorly drained with low permeability, limiting their capability to support a septic tank absorption field and hence their development potential.

An exception to this rule is the soils located in river valleys, which tend to be well drained, more fertile and easily cultivated. The Natural Resources Conservation Service (NRCS) classifies soils as prime farmland, prime farmland if drained, farmland of statewide importance, or not prime farmland. Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. In New York, soils are classified as farmland of statewide importance if they do not meet the criteria for prime farmland or prime farmland if drained.

The accompanying **Agricultural Soils** map shows the locations of different soil classification types within the Town of Windham. While farming is no longer a dominant industry in Windham, the map illustrates how prime soils are concentrated within the river valleys surrounding the Batavia Kill and its tributaries.



The Catskill Mountains are not actually mountains at all. Geologically speaking, the Catskills are a dissected plateau – a once-flat region of sedimentary rock that was subsequently uplifted and eroded into sharp relief by glaciers and watercourses over many thousands of years.



Label	Percent
Mild Slope	28.6%
Mid Slope	22.42%
Severe Slope	24.67%
Extreme Slope	24.32%

Topography and Slopes
Town of Windham, NY

Legend

Slope Value

Mild

Mid

Severe

Extreme


Topo Lines

Contours_100ft

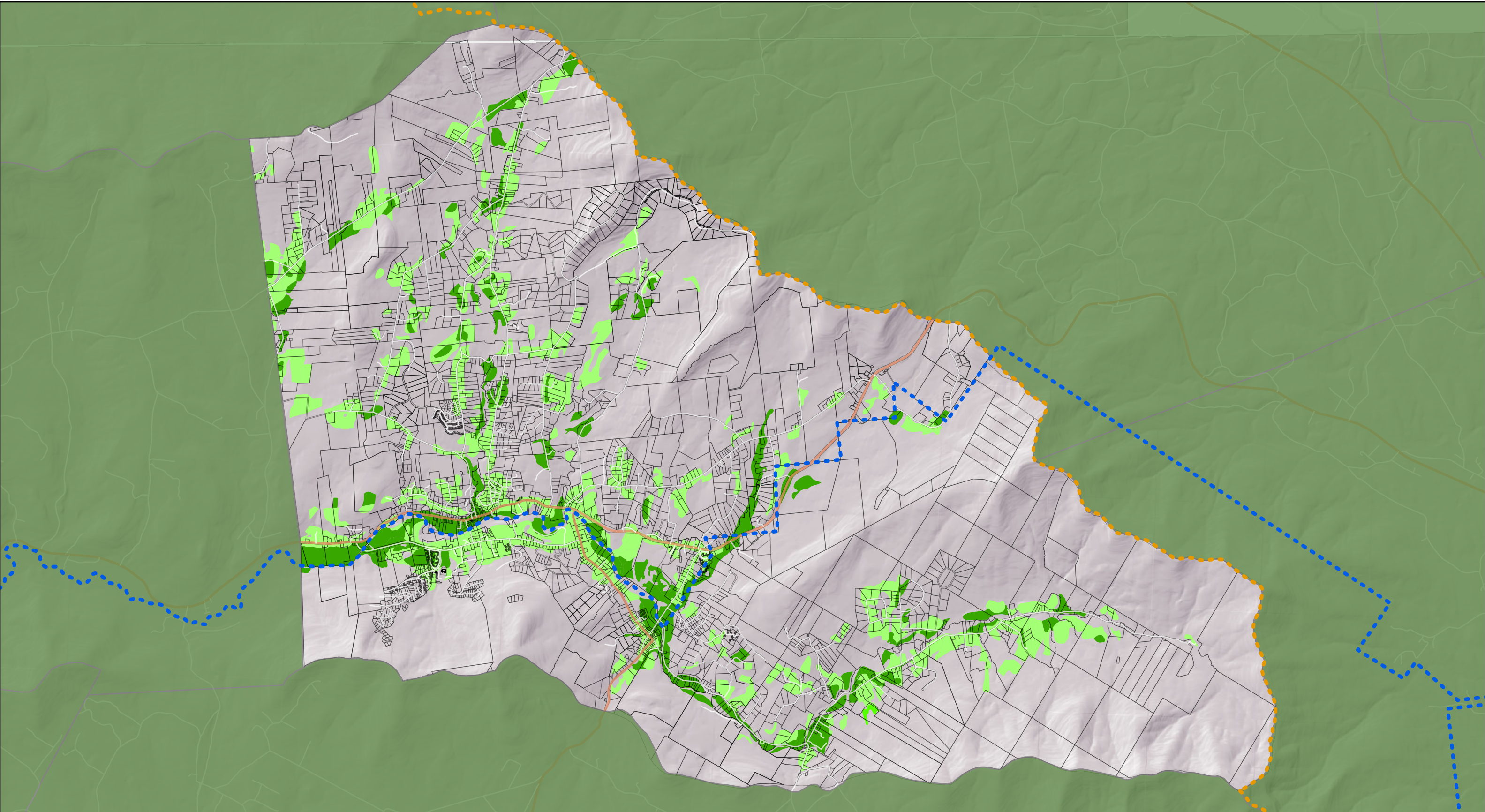
Watershed Boundary

Town Boundary

Catskill Park Boundary

 Prepared by: Delaware Engineering, DPC
Date: June 2021
Source: NYSDEC, Greene County, Town of Windham





AGRICULTURAL SOILS

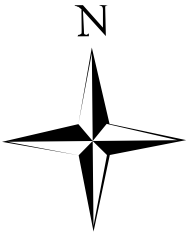
TOWN OF WINDHAM, NY

LEGEND

- | | | |
|--------------------|----------------------|------------------------|
| Agricultural Soils | Statewide Importance | Catskill Park Boundary |
| Prime Farmland | Other Soils | Parcels Boundary |
| Prime if Drained | Watershed Boundary | Town Boundary |



Prepared by: Delaware Engineering, DPC
Date: July 2020
Source: ESRI, Greene County, Town of Windham



4.2 Water Resources

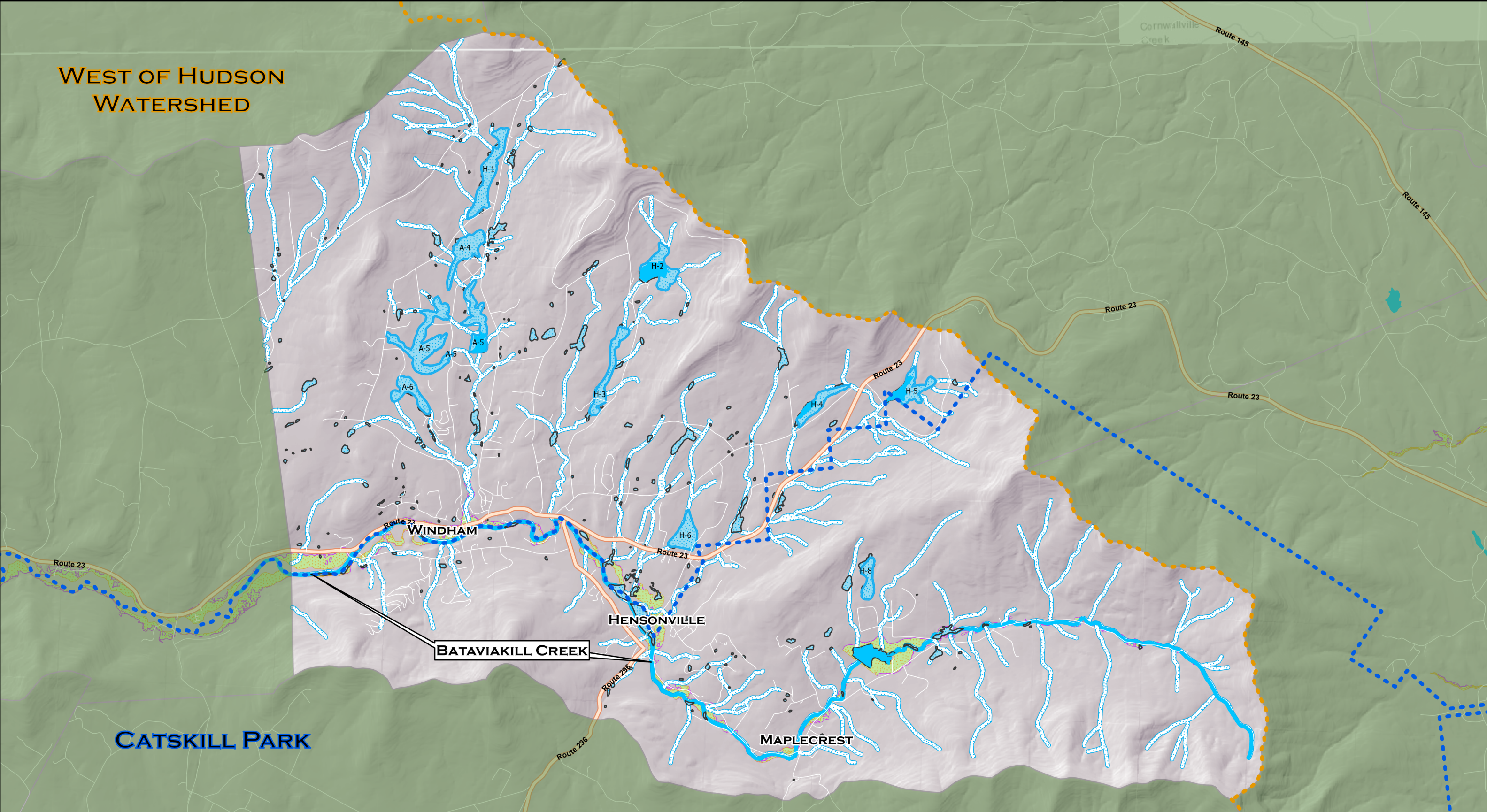
Rivers & Streams

The most prominent stream in the Town of Windham is the Batavia Kill (see [Water Resources](#) map on the following page). The stream begins in the Blackhead Mountains in Maplecrest, runs the length of that hamlet through Hensonville and Windham, and then continues through the Towns of Ashland and Prattsville where it joins the Schoharie Creek. The primary tributaries to the Batavia Kill include Mad Brook, Mitchell Hollow Brook, and an unnamed tributary that flows down from Silver Lake. The Batavia Kill and its tributaries are a major asset to the Town (in terms of their natural beauty and recreational opportunities) but are also a liability due to extreme flooding events that can cause damage to private property and public infrastructure.

Since the NYC Watershed Memorandum of Agreement was signed in 1997, the Greene County Soil & Water Conservation District (GCSWCD) and the New York City Department of Environmental Protection (NYCDEP) have been working collaboratively to assess watershed conditions, monitor stream stability, and undertake stream restoration projects throughout the county. Management of activities and projects within the Batavia Kill Watershed are guided by the recommendations listed in the *Batavia Kill Stream Management Plan* completed in 2003.

The document contains numerous recommendations focused on stream management activities, flood prevention, riparian zone management, water quality protection, fisheries habitat, public access, and education/outreach. The following table summarizes key recommendations and their current status:

BATAVIA KILL STREAM MANAGEMENT PLAN SUMMARY OF RECOMMENDATIONS		
PLANNING & LAND USE REGULATIONS	DEMONSTRATION PROJECTS	MAINTENANCE BEST PRACTICES
<ul style="list-style-type: none"> ❌ Update floodplain ordinance & enact local regulations requiring elevation certifications for any development proposed in the floodplain. ❌ Evaluate existing land use regulations and adopt provisions that will protect stream corridor resources and protect riparian buffer zones. ✅ Develop and implement a comprehensive Stormwater Management Plan that includes an evaluation of stormwater impacts on stream systems. ✅ Develop a Wellhead Protection Plan to ensure high water quality in the municipal system. 	<ul style="list-style-type: none"> 🔄 Establish/enhance riparian vegetation through demonstration planting projects & invasive species removal. 🔄 Implement stream restoration projects and participate in the Catskill Watershed Corporation's Stormwater Retrofits Grant Program. 🔄 Increase public access for fishing along the Batavia Kill and investigate opportunities to develop multi-use, low-impact trail systems along the stream corridor. 	<ul style="list-style-type: none"> ✅ Assess condition of existing flood control structures & develop long-range maintenance plans. 🔄 Integrate natural channel stability concepts into all new municipal projects and maintenance practices along the Batavia Kill. 🔄 Provide hands-on training to highway department employees and local contractors on various stream management practices. 🔄 Utilize winter road abrasives that contain minimal amounts of silt and clay.
Status: ✅ = completed; ❌ = not completed; 🔄 = Ongoing		



WATER RESOURCES TOWN OF WINDHAM, NY

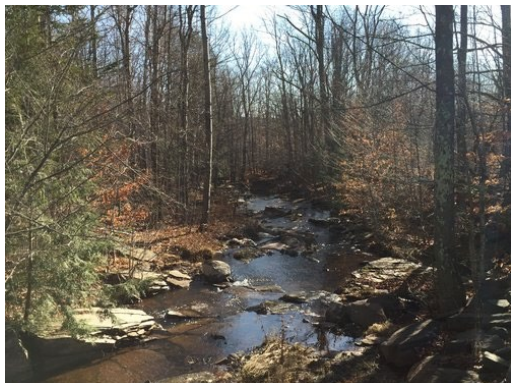
LEGEND

- | | | |
|--------------------|----------------------|------------------------|
| Surface Water | Stream Buffer | Catskill Park Boundary |
| NWI Wetlands | 500 Year Flood Plain | Watershed Boundary |
| DEC Wetland Buffer | 100 Year Flood Plain | Town Boundary |



Prepared by: Delaware Engineering, DPC
Date: June 2021
Source: NYSDEC, Greene County, Town of Windham





Streamside Acquisition Program (SAP)

The Streamside Acquisition Program (SAP) is a pilot program designed to protect streamside lands that was authorized in the 2017 FAD. Under SAP, the Catskill Center (a regional non-profit land trust) secures lands from interested streamside landowners at fair market value for acquisition by NYCDEP for the purpose of water quality protection. Once purchased, the land is then owned and managed by NYCDEP and a conservation easement is placed on each property.

This 5-year pilot program operates exclusively within the Schoharie basin outside of designated hamlets that are excluded from the NYC Land Acquisition Program. Municipalities may, however, opt in to allow solicitation within those designated hamlets if they choose.

The first land acquired through this program in April of 2018 was a 2-acre parcel located on Mill Street in the Town of Windham with 275 feet of stream frontage on a tributary of the Batavia Kill.

*Based on recommendations set forth in the **Batavia Kill Stream Management Plan** and the availability of funding authorized in the **Filtration Avoidance Determination (FAD)**, several pilot projects have been initiated within the Town of Windham in recent years to protect streams and improve water quality. A few examples are included below.*

Windham Mountain Stormwater Retrofits

The 600-acre area around Windham Mountain that drains to the Batavia Kill represents one of the most developed areas within the Schoharie basin. In 2006, a plan was developed to address stormwater impacts from several areas containing limited or no stormwater controls. The first phase of the project, completed in 2010, addressed runoff from 16 acres of commercial land use, including the ski center parking areas, maintenance facility, and several other locations. Improvements included terracing the parking areas and directing the stormwater into an existing snowmaking impoundment, installation of a new staged outlet structure, and an engineered rock riffle on an adjoining tributary.

Soon after the majority of Phase I was installed, Windham was hit by two major storms. Follow-up inspections by GCSWCD staff found that the retrofit project held up very well with the basic integrity of the installations being uncompromised.

In the second phase of the project, completed in 2012, improvements were made to the existing maintenance buildings including new roofing over existing fuel pumps, and the installation of a large underground sand filter galley designed to treat any pollutants from leaks and spills, as well as from regular maintenance of equipment and machinery.



Photo Credit: GCSWCD

4.0 NATURAL RESOURCES

Flood Management

While the Batavia Kill and its tributaries are an asset to the town, special measures must be taken to prevent flood damage. The Town of Windham has several characteristics that increase the chance of flooding. Steep mountain slopes, narrow valleys, and intensive rainfalls all contribute to local flooding.

Historically, flooding has been a serious problem in the Batavia Kill watershed. Windham's Main Street is at the confluence of the Batavia Kill and Mad Brook, and has been the site of significant flooding dating back to the 1860s. In most instances, these flood events were related to major hurricane systems which produced storms with intensive rainfall and rapid runoff from the mountains into the surrounding stream systems.

In the decade following a devastating flood associated with Hurricane Donna in 1960, three flood control structures (C.D. Lane Park, Mitchell Hollow Creek and Lake Heloise/Nauvoo Road) were constructed to provide enhanced flood protection. Each dam is made of an earth embankment, a low-level outlet pipe, and an emergency grass spillway.

Since their installation, the emergency spillways have functioned as designed during major storm events and flood impacts have been mitigated. Although major flooding occurred in 1987, 1996, 1999, and periodically during 2003 through 2007, it wasn't until 2011 and the arrival of Hurricane Irene and Tropical Storm Lee that Windham experienced one of the worst flooding events in its history (see sidebar).

In response to the 2011 flood, several planning studies were initiated with the ultimate goal of rebuilding the community in a way that would mitigate against future flood risks and build increased resiliency. They included:

- **NY Rising Community Reconstruction Plan (2014)** sponsored by the NYS Governor's Office of Storm Recovery and prepared by Tetra Tech, Inc.
- **Local Flood Analysis (2015)** sponsored by the Greene County Soil & Water Conservation District and prepared by Milone & MacBroom, Inc.
- **South Street Stormwater Hazard Mitigation Plan (2016)** sponsored by NYS Department of State and prepared by Delaware Engineering, DPC



Photo Credit: ABC News (2011)

Over a 12-hour period on August 28, 2011 approximately 18 inches of rain fell in the Town of Windham, causing devastating flooding in the communities along the Batavia Kill. Surging floodwaters knocked down trees, destroyed power lines, severely damaged roads, bridges and culverts, and forced residents to seek emergency shelter.

When the water finally receded, the damage was considerable. Along State Route 23 and throughout the Town, between four to six feet of floodwater had taken its toll, claiming the life of one person, and completely destroying four homes and three businesses. Millions of dollars in damages to community infrastructure left roads impassable and residents and businesses without power for days.

Town of Windham (2014) Community Rising Reconstruction Plan

4.0 NATURAL RESOURCES

The following table summarizes key recommendations in each of those studies and their current status:

FLOOD HAZARD MITIGATION PLANS SUMMARY OF RECOMMENDATIONS		
NY RISING PLAN	LOCAL FLOOD ANALYSIS	SOUTH STREET PLAN
<ul style="list-style-type: none"> ✓ Purchase & install back-up generators at key public facilities to ensure service during and after major flood events. ✓ Upgrade undersized culvert on Route 56 to expand capacity & reduce flood impacts. ✓ Implement culvert improvement, wetland treatment system & passive recreation project along South Street on property owned by NYCDEP (in progress). 🔄 Develop new streamside trails and trail connections throughout Windham. 🔄 Upgrade communications infrastructure to improve emergency response capabilities. ✗ Conduct a detailed hydrologic, hydraulic & sediment transport analysis of Mad Brook from Mountain View Rd to the confluence with the Batavia Kill. ✗ Make repairs to the Mad Brook retaining wall and drainage system to increase structural stability and ensure continued functionality & flood protection. ✗ Build new emergency operations center, community building, and new recreational opportunities at Silver Lake and Camp Oh-Neh-Tah. 	<ul style="list-style-type: none"> 🔄 Seek to acquire the most flood-vulnerable properties where there is owner interest and programmatic funding available through FEMA or NYSDEP. 🔄 Educate owners of properties vulnerable to flooding on improvements they can make to reduce flood damage, such as dry and wet floodproofing, constructing floodwalls, and earthen berms, etc. ✗ Replace Main Street bridge and floodplain bench on Mitchell Hollow Creek to reduce flooding in the area of Main Street and Mill Street (would require relocation of one commercial structure). ✗ Relocate GNH Lumber out of the floodway and implement floodplain enhancement measures downstream of Church Street. 	<ul style="list-style-type: none"> ✓ Create natural areas for overflow during large storm events (South Street project listed in NY Rising Plan is out to bid and progressing) ✓ Inventory existing stormwater infrastructure and develop recommendations for repair or replacement as needed to reduce sediment load and improve water quality in the Batavia Kill. 🔄 Encourage private property owners to implement small-scale on-site stormwater management practices such as bioswales, rain gardens, pervious pavement, green roofs, etc.
Status: ✓ = completed; ✗ = not completed; 🔄 = Ongoing		

While some of the large capital projects that have not yet been completed are still viable (Mad Brook) and should continue to be pursued for funding, others were explored by the Town and found to be not viable and will likely not advance past the discussion phase.

Wetlands

Wetlands are recognized as an important ecological resource that provide functional benefits to a community. They control stormwater runoff, improve water quality, stabilize soils, filter nutrients and contaminants, provide fish and wildlife habitat, and offer excellent passive recreational opportunities.

As shown on the [Water Resources](#) map earlier in this section, within the Town of Windham are 479 acres of wetlands shown on the National Wetlands Inventory (NWI) map and 455 acres of wetlands regulated by the NYS Department of Environmental Conservation (NYSDEC). It is important to distinguish between these two types of wetlands.

- The **National Wetlands Inventory** is a map prepared by the U.S. Fish and Wildlife Service. The wetlands identified on the NWI map can be any size. The NWI map is not a regulatory map. It is a tool used by the U.S. Fish and Wildlife Service to identify status and trends in wetlands gains and losses across the United States. The NWI map is also a tool that can be used, along with soils maps and other available information, by wetlands scientists in assessing whether or not federally regulated wetlands are likely to be present on a site. However, the only way to definitively identify federal wetlands on a site is to conduct an on-site wetland delineation in accordance with the methodology established in the *1987 U.S. Army Corps of Engineers Wetland Delineation Manual*. A wetland delineation survey and report would then be sent to the US Army Corps of Engineers for verification.
- **State-regulated wetlands** are wetlands pre-mapped by the NYSDEC and must be 12.4 acres in area or larger. The table below summarizes the ten state-regulated wetlands found in the Town of Windham.

ID	Size	Class	Location
A-4	41.2	2	Mitchell Hollow
A-5	129.6	1	Mitchell Hollow
A-6	30.0	3	Mitchell Hollow
H-1	57.1	2	Mitchell Hollow
H-2	46.0	2	Lake Heloise
H-3	37.3	2	Nauvoo Road
H-4	27.6	2	Old Road
H-5	29.7	2	High Peak Road
H-6	34.8	2	Hayden Road
H-8	21.6	2	Elm Ridge

Around every state-regulated wetland is an adjacent area of 100 feet, which serves as a buffer area or “check zone” where construction-related activities are prohibited. In addition, the *NYC Watershed Rules and Regulations* stipulate that any project which creates new impervious surface within 100 feet of a regulated wetland is prohibited, unless the project is located in a designated hamlet area, in which case a stormwater pollution prevention plan must be prepared prior to approval.



Not all wetlands are created equal. The degree to which wetlands supply ecological and water quality benefits depends upon many factors (vegetative cover, hydrology, etc.), which can vary considerably from wetland to wetland. Because of this variation, New York State has established a classification system based on the degree of benefits supplied, with “Class 1” wetlands having the highest benefit.

4.3 Forested Lands & Wildlife

Historically, numerous trades -- furniture makers, lumberjacks, tanneries, trappers, and fur traders -- made use of the vast forested lands and abundant wildlife in the Catskill Mountains. Today, thanks to over a century of preservation efforts, nature-based tourism and outdoor recreation constitute one of the most important industries in Windham.

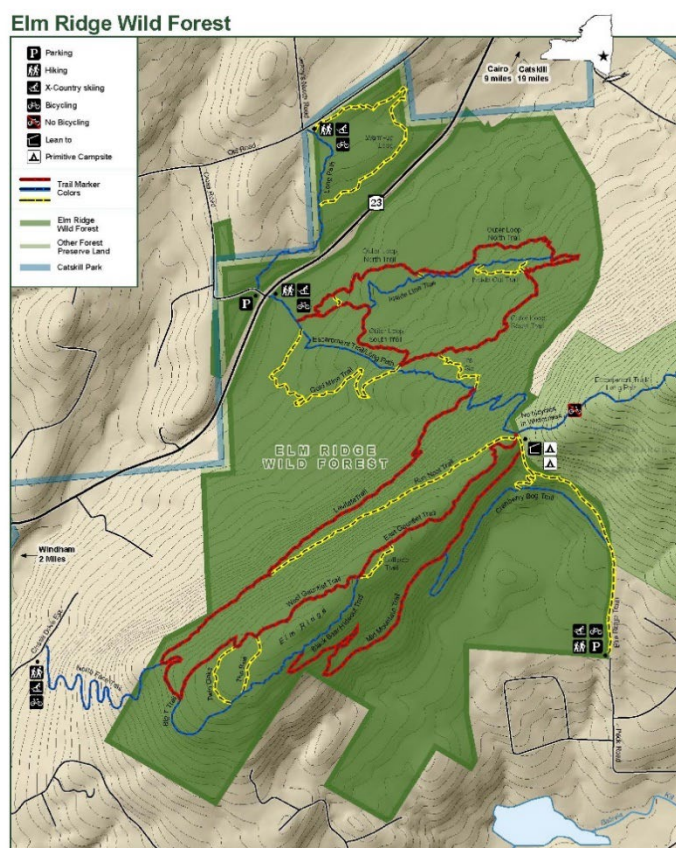
Forested Lands

At one time there was very little forested land left in the Catskills. By the 1840s, the vast groves of first-growth hemlock trees (used in the tanning process) had been almost entirely decimated and thousands of acres of land had been clear cut, leaving the region nearly devoid of trees. The New York Legislature established the **Catskill Forest Preserve** in 1885 to conserve land and protect natural resources in the region. Since its creation, the Catskill Forest Preserve (defined as all of the state-owned lands within the “blue line” of the Catskill Park) has grown from 34,000 to over 300,000 acres.

The NYSDEC classifies Forest Preserve lands within the Catskill Park based on their physical characteristics and capacity to accommodate human use. The *Catskill Park State Land Master Plan* is a guidance document (last updated in 2014) that divides the forest preserve into “management units” for the purpose of managing activities and public use of those lands. Within the Town of Windham, there are two such management units: the **Elm Ridge Wild Forest** and the **Windham-Blackhead Range Wilderness**.

ELM RIDGE WILD FOREST

The Elm Ridge Wild Forest Unit is located entirely within the Town of Windham and consists of 1,355 acres of protected land. It is situated at the northern-most edge of the Catskill Park, to the west of Windham High Peak. It is bordered by Old Road and NYS Route 23 on the north, and the eastern edge of the Elm Ridge Trail on the east. Compared to other units in the Forest Preserve, the Elm Ridge Wild Forest is relatively low in elevation (ranging from 1,700 feet at NYS Route 23 to approximately 2,400 feet on Elm Ridge). The unit contains over 20 miles of trails, including the upper portion of the Escarpment Trail, and a series of loop trails that are a popular destination for mountain bikers. The bike trails are maintained by the Windham Area Recreation Foundation (WARF) and the Catskill State Park Master Plan specifically identifies the Elm Ridge Wild Forest as an area where there are increased opportunities for bicycle use.



Source: NYSDEC (2021)

4.0 NATURAL RESOURCES

In addition, the NYSDEC has plans to add an 803-acre detached parcel in the vicinity of Mt. Hayden to the Elm Ridge Wild Forest Management Unit. The parcel was originally acquired by NYCDEP in 2005 to protect water quality. It was then transferred to the NYDEC in 2013 to expand recreational opportunities. Although the Mt. Hayden parcel is located outside of the blue line of the Catskill Park, it will be managed as Forest Preserve lands. An amended Unit Management Plan detailing future plans for the parcel is expected to be released for public comment by the end of 2021.

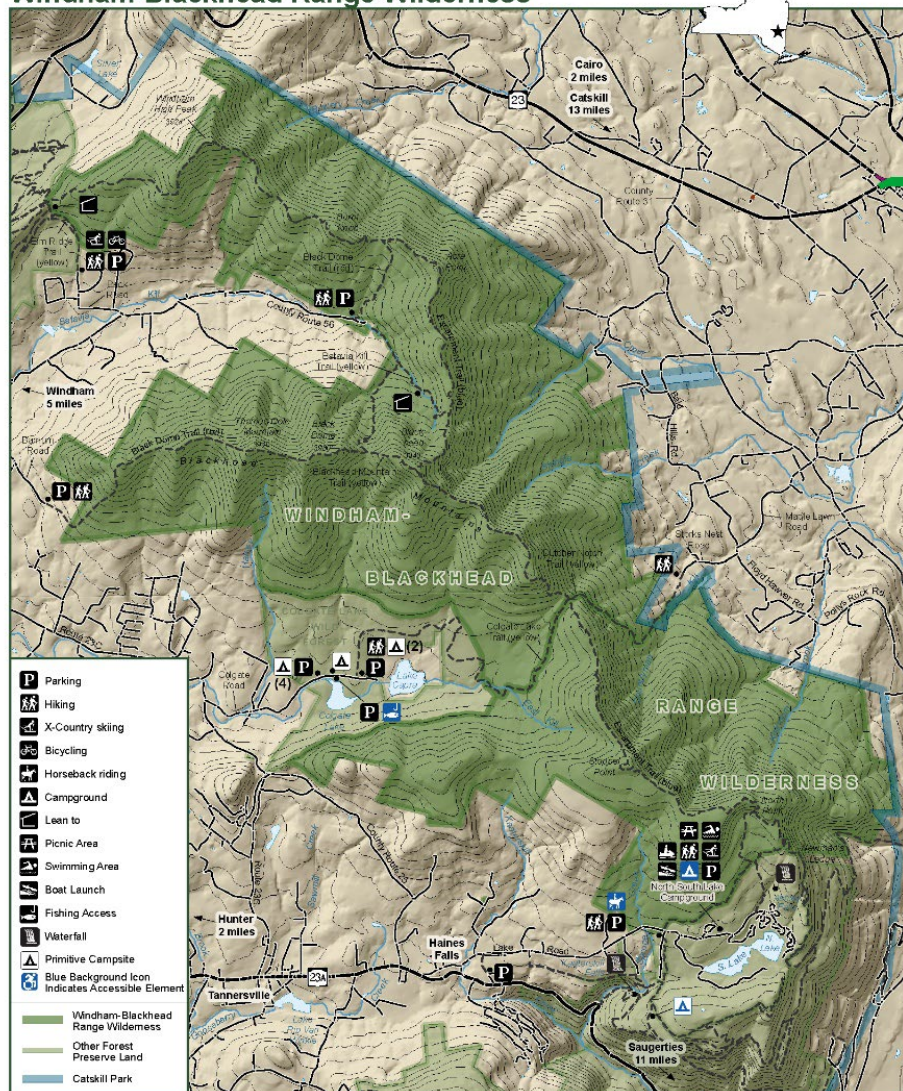
WINDHAM-BLACKHEAD RANGE WILDERNESS

In 2008, the NYSDEC combined several smaller management units previously classified as wild forest into the larger **Windham-Blackhead Range Wilderness**. This unit -- which lies only partially within the Town of Windham -- was changed to wilderness because the combined area comprises approximately 17,100 acres of rugged, high elevation land with seven mountain peaks over 3,000 feet in elevation. A fairly extensive area of old growth forest can be found within this unit at the higher elevations, including on Windham High Peak (elevation 3,520').

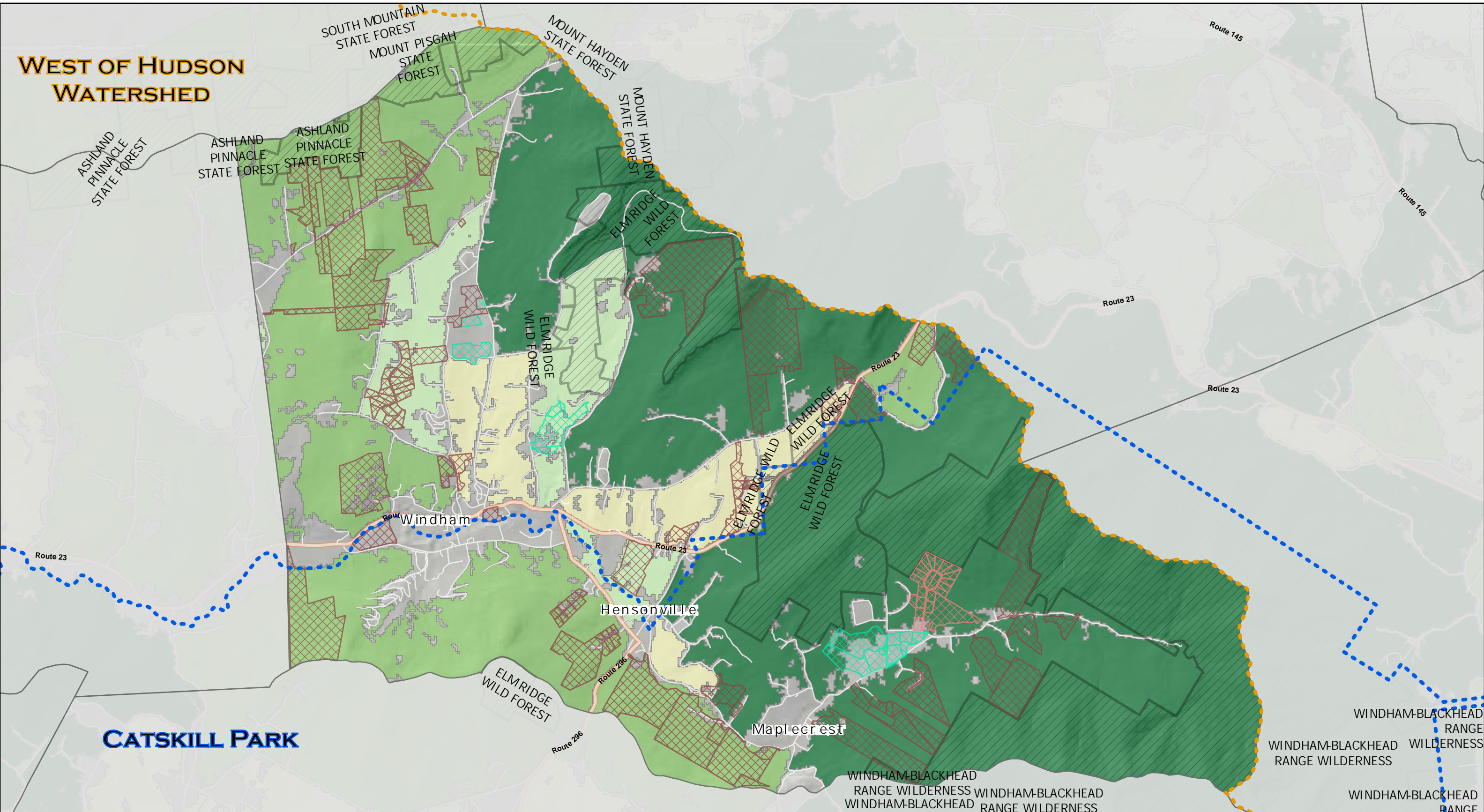
The unit contains over 30 miles of foot trails, including a portion of the Elm Ridge Trail and the Escarpment Trail mentioned above. It is also important to note that a section of the 424-mile Long Path traverses through Windham connects all of these management units.

The **Forested Lands** map on the following page shows the extent of forested lands within the Town of Windham, the location of Forest Preserve lands, and the boundaries of the management units described above.

Windham-Blackhead Range Wilderness



WEST OF HUDSON
WATERSHED



CATSKILL PARK

Legend

- | | | |
|--------------|-----------------------|------------------------|
| Forest Cover | Full | The Nature Conservancy |
| Low | DEC & Federal Lands | Town Boundary |
| Medium | Bataviakill Watershed | Catskill Park Boundary |
| High | City of New York | Watershed Boundary |



Prepared by: Delaware Engineering, DPC
Date: June 2021
Source: NYSDEC, Greene County, Town of Windham

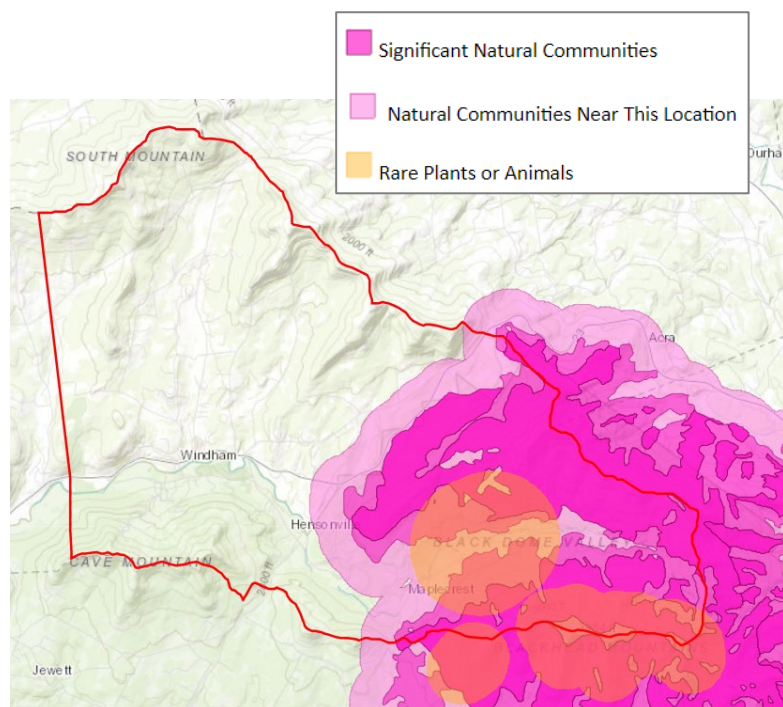


Forested Lands
Town of Windham, NY

Significant Natural Communities & Ecosystems

There are several areas in the eastern portion of the Town of Windham that contain “significant natural communities” as defined by the New York Natural Heritage Program. In addition, there are one or more rare plant or animal species found within the Town of Windham or its immediate vicinity as shown on the inset map. In order to protect these areas, neither the specific species nor its exact location can be released to the public.

This same area of the town is also classified by the NYSDEC as a Significant Biodiversity Area (SBA). The Catskills SBA, shown on the [Significant Ecosystems](#) map on the following page, covers parts of several towns in the western portion of Greene County, and is characterized by large swaths of unfragmented forest, alpine communities, deep ravines, and rocky headwater streams. These habitats and ecological communities support rare and significant populations of plants and animals of conservation concern, including forest interior nesting birds, nesting bald eagles, black bear, cold-water fish species, rare snakes, and rare plants.



Source: NYSDEC Environmental Resource Mapper



*Because of the high elevation, the Catskills High Peaks remain cool and moist throughout the summer months, creating an ideal habitat for birds such as **Bicknell's Thrush**. Although not federally protected, Bicknell's Thrush (*Catharus bicknelli*) is designated as a species of special concern by the NYSDEC. Bicknell's Thrush is of high conservation priority because of its small population, limited breeding and wintering ranges, and vulnerability to deforestation in its winter habitat. High elevation areas in the Town of Windham are within the southernmost extent of the species' breeding range.*

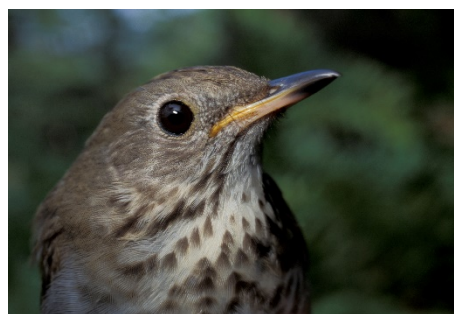
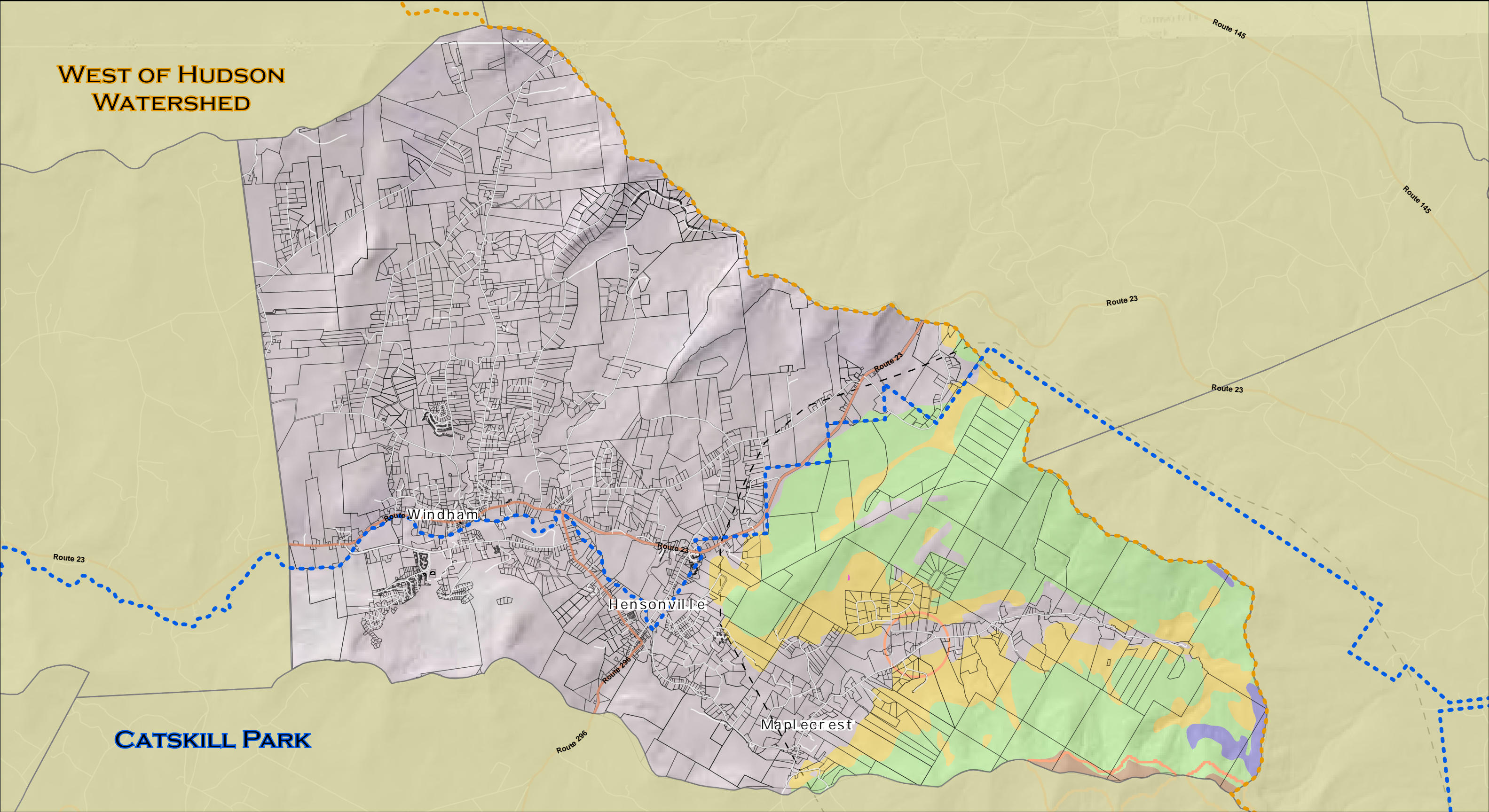


Photo credit: Audubon Society



Significant Ecosystems Town of Windham, NY

Legend

- | | | |
|----------------------------------|---------------------------------|--------------------|
| Beech-maple mesic forest | Spruce-northern hardwood forest | Watershed Boundary |
| Dwarf shrub bog | Significant Biodiversity Area | Town Boundary |
| Hemlock-northern hardwood forest | NYNHP Important Animals | |
| Mountain fir forest | Catskill Park Boundary | |



Prepared by: Delaware Engineering, DPC
Date: June 2021
Source: NYSDEC, Greene County, Town of Windham



4.0 NATURAL RESOURCES

Fisheries

The New York State Department of Environmental Conservation (NYSDEC) classifies streams as adequate for supporting either water supply (A), bathing and fishing (B), fish propagation and survival (C), or fishing (D). In addition, streams are classified as to whether they are well suited for trout propagation versus trout spawning (see map below).

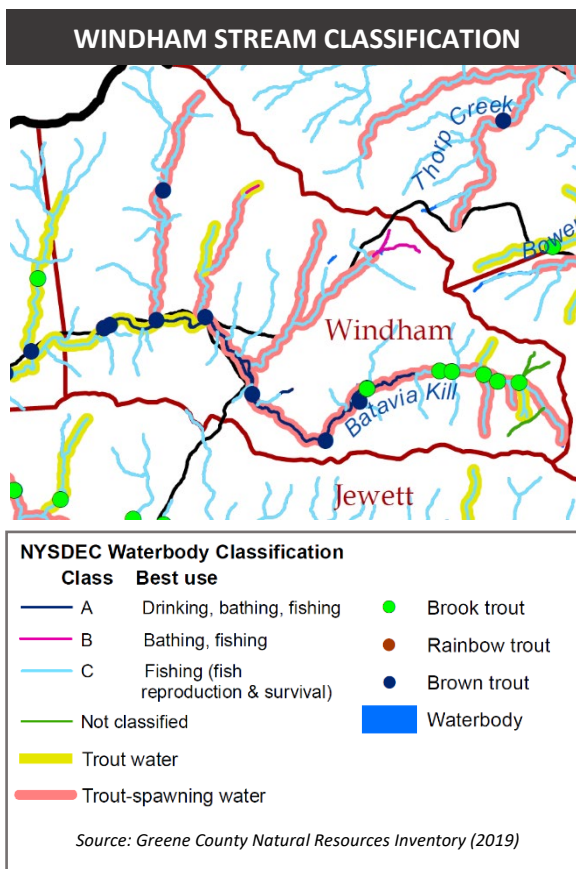
According to the NYSDEC Fisheries Bureau, wild trout can be found throughout the Batavia Kill, but they are abundant only in the upper reaches above the impoundment at C.D. Lane Park. Brown and brook trout can be found above the impoundment, while brown trout predominate below the that point. Other species of game fish, including catfish, smallmouth bass, and perch can also be found locally.

Each year DEC releases approximately 900,000 pounds of fish into more than 1,200 public streams, rivers, lakes and ponds across the state. These fish are stocked for two main purposes: to enhance recreational fishing and to restore native species to waters they formerly occupied. In Greene County, the NYSDEC stocks the Batavia Kill with over 6,000 brown trout spring yearlings. According to NYDEC records, 1,280 brown trout were released in 2019 and 1,060 were released in 2020 from locations within the Town of Windham.

The NYSDEC Fisheries Bureau also acquires Public Fishing Rights (PFR's), which are permanent easements purchased by the NYSDEC from willing landowners, giving anglers the right to fish and walk along the bank (usually a 33' strip on one or both banks of the stream). While there are some PFR's along the Batavia Kill in the neighboring Town of Ashland, there are no public fishing rights or access points currently located within the Town of Windham.



Photo credit: NYSDEC



4.4 Protected Lands

The Town of Windham is located entirely within the New York City Watershed, and the eastern half of the town is located within the blue line of the Catskill Park. As the table at right illustrates, over 14,000 acres of land, representing roughly 45% of the total land area in the Town of Windham, is publicly-owned and/or protected from development. The vast majority of those protected lands are owned by either NYSDEC for the protection of natural resources, or by the NYCDEP for the purposes of watershed protection. The [Protected Lands](#) map on the following page shows the location of these protected areas, discussed in more detail below:

Owner	Acreage	Percent
Protected Lands	14,454	45.1%
State/Federal	7,432	23.1%
NYCDEP	6,422	20%
Batavia Kill Watershed	312	1%
Nature Conservancy	176	0.5%
Town/County	112	0.4%
Unprotected Lands	17,565	54.9%
Total	32,019	100%

NYS Dept. of Environmental Conservation

As mentioned previously, the New York State Legislature established the Catskill Forest Preserve in 1885 to conserve land and protect natural resources in the region. Lands protected by the NYSDEC in the town of Windham include approximately 4,986 acres within the blue line of the Catskill Park (designated as “forever wild”) and managed as part of the **Elm Ridge Wild Forest** and **Windham-Blackhead Range Wilderness**.

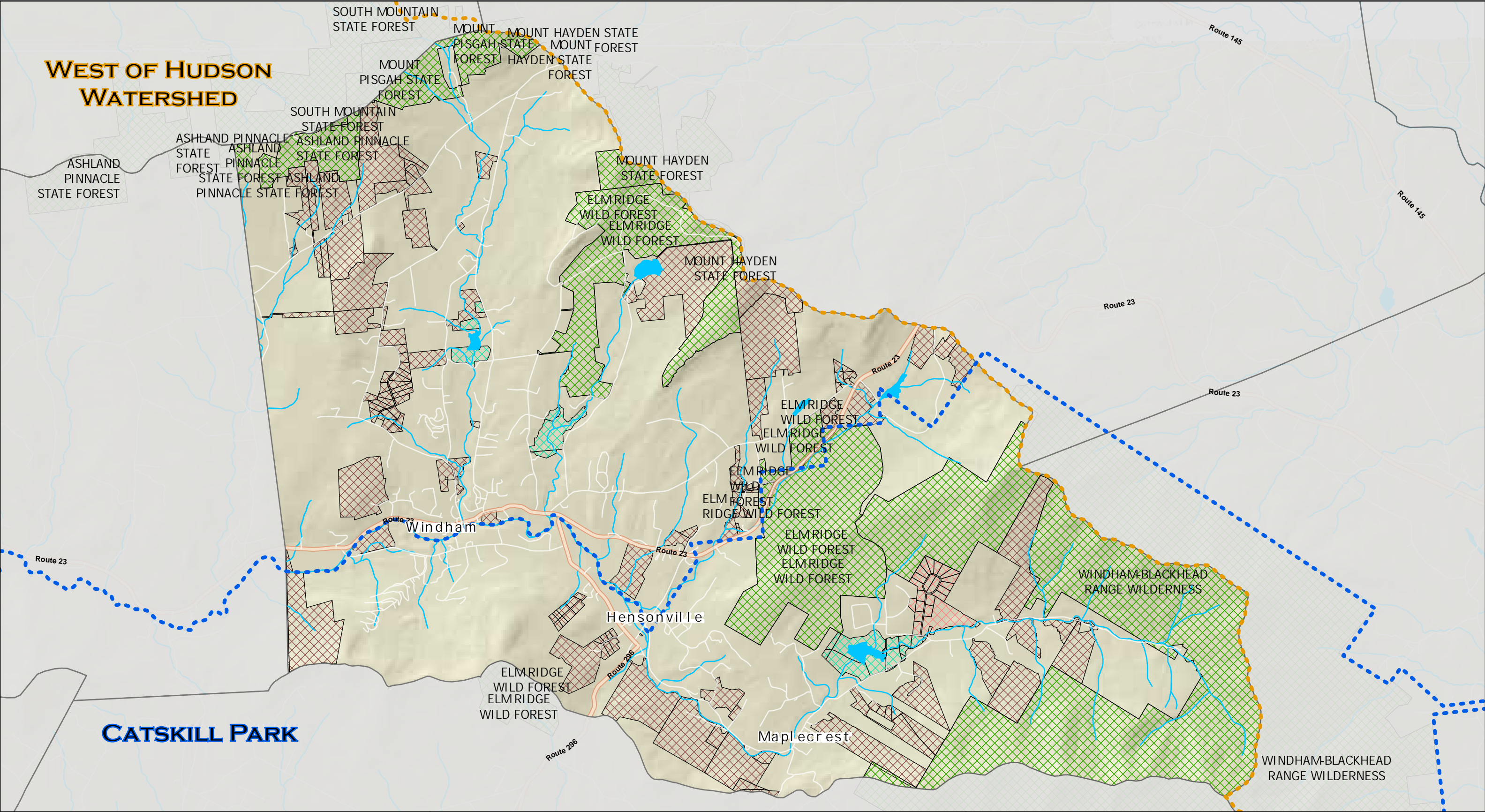
An additional 1,707 acres of state-owned land is located outside of the Catskill Park in the northern portion of the town, as part of the **Mount Hayden State Forest**, **Mount Pisgah State Forest**, **South Mountain State Forest**, and **Ashland Pinnacle State Forest**. State Forests are public lands managed by professional foresters and were originally created to offset widespread trends of agricultural abandonment and deforestation.

NYC Dept. of Environmental Protection

One of the cornerstones of the 1997 Watershed Memorandum of Agreement (MOA) is the NYCDEP’s **Land Acquisition Program**, which was created as a vehicle to acquire land and easements for the purpose of preventing activities and/or development that may have a deleterious effect on water quality. During the 20-year period following the signing of the MOA (1998 to 2018), the total percentage of protected lands in the west-of-Hudson watershed increased from 24% to 40%, with over 154,000 acres acquired, at a cost of almost \$500 million.

NYCDEP has employed different tools and approaches to accomplish its land acquisition goals, including fee-simple purchase, conservation easements, partnerships with local land trusts, and coordination with FEMA’s Flood Buy Out Program, to name a few. Fee simple acquisition has been the most widely used approach, and purchases are made on a willing buyer-willing seller basis at fair market value with only open, undeveloped land considered for acquisition.





Protected Lands Town of Windham, NY

Legend

- | | | |
|----------------------------|------------------------|-----------------------|
| Bataviakill Watershed Land | Town Boundary | DEC/Federal Land_Clip |
| Nature Conservancy Land | Watershed Boundary | NYCDEPLand_Clip |
| DEC/Federal Land | Catskill Park Boundary | |



Prepared by: Delaware Engineering, DPC
Date: June 2021
Source: NYSDEC, Greene County, Town of Windham



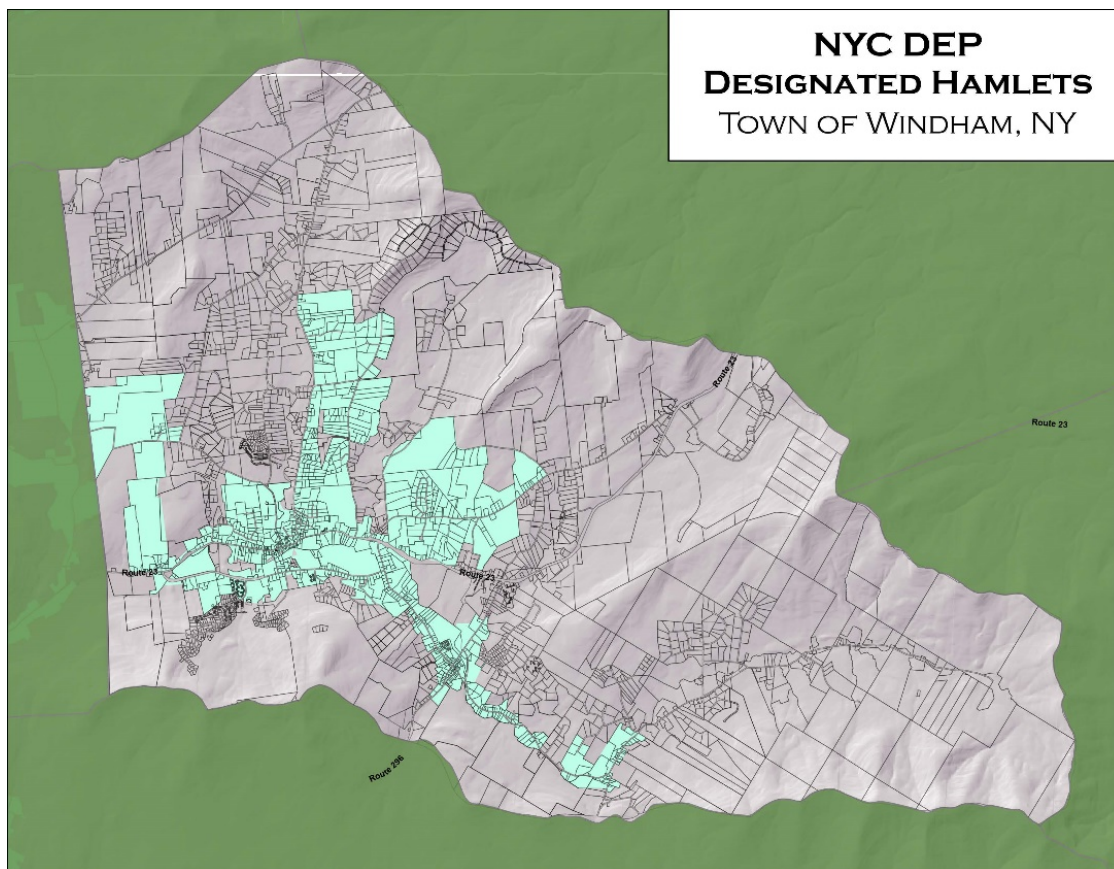
4.0 NATURAL RESOURCES

The agency prioritizes land to be solicited for acquisition based on travel time from the parcel to a terminal reservoir, water quality status and the presence of certain natural features such as streams, wetlands and steep slopes. Priority areas are classified on a scale of 1 to 4, with 1 being the highest priority for acquisition.

The MOA did not include benchmarks for the number of acres purchased by the NYCDEP, but rather set goals for the number of acres solicited, and included a specific funding commitment. With each successive renewal of the Filtration Avoidance Determination (FAD), the acreage goals and dollar commitments have been increased. According to the most recent FAD (2017), the NYCDEP's goal is to solicit 350,000 acres of land and commit \$99.3 million in funding for land acquisition through 2025.

From the beginning, municipal officials from watershed towns (including the Town of Windham) have expressed concern about the impact of the Land Acquisition Program on economic vitality, and the loss of developable land near hamlet areas. In many cases throughout the watershed, land most suitable for development is frequently the same land that is closest to streams and a high priority for acquisition by NYCDEP. To address this issue, the original MOA included a provision where municipalities could designate areas around developed hamlets to be excluded from solicitation under the Land Acquisition Program. In the Town of Windham, a total of 1,148 acres were set aside in 1997 in "**Designated Hamlets.**" These areas were expanded in 2010 to 3,945 acres.

In addition, only property with a minimum parcel size of 10 acres can be acquired in the Town of Windham (designated as priority areas 2 and 3). An exception to this rule is **Streamside Acquisition Program (SAP)** described earlier, where the minimum parcel size requirements are waived. In addition, the SAP allows NYCDEP to solicit parcels within designated hamlet areas, but only if a municipality passes a resolution to opt into the program, which the Town of Windham has not.



4.5 Issues and Opportunities

Based on information presented thus far, the following key issues and opportunities were identified with regard to preserving and promoting natural resources in the Town of Windham:

- There are currently no local laws in place to regulate the density, placement or type of development on steep slopes and ridgelines.
- Flooding has historically been a problem in Windham, and continued efforts need to be made to reduce the impacts of flooding and improve resiliency.
- While there is great value in protecting water quality, widespread land acquisition (particularly in designated hamlets) will significantly limit the town's future development potential.
- The wealth of trails and protected lands within the Catskill Forest Preserve present unique opportunities to position Windham as a hub for outdoor recreation and nature-based tourism.
- There are currently no public fishing rights or access points located within the Town of Windham.

"...Natural beauty, quiet and solitude. That is something that downstate cannot offer its residents and why people choose Windham for a full-time residence. As such, areas of outstanding natural beauty should be preserved and improved upon as much as possible..."

- Survey respondent (anonymous)

"...Windham has beautiful mountains, open areas for recreation and creativity, and a great sense of community..."

- Joan O (Windham)

5.1 Housing Profile

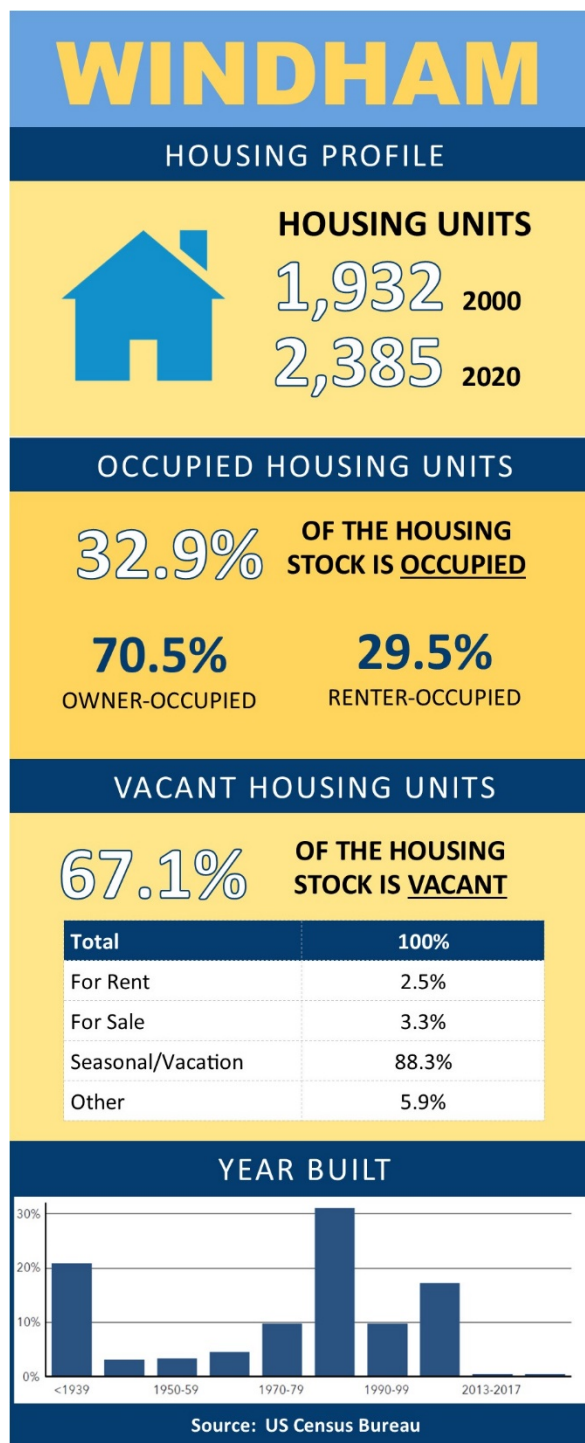
At the time that this document was published, only limited information on housing characteristics was available from the 2020 Census. Where available for comparison purposes, data from the US Census Bureau's 2019 American Community Survey is also included.

According to the US Census Bureau, there were 2,385 housing units in the Town of Windham as of 2020. Windham is a predominantly second-home community. Only 32.9% of the housing stock is occupied year-round. Of the housing units classified as vacant, the vast majority (88.3%) are used seasonally and/or as vacation homes.

A majority of the occupied housing units (70.5%) are owner-occupied, and just over half of those homes (54.3%) have a mortgage and/or loan. In addition, 67.3% of those homes are owned by middle-aged and older residents between the ages of 45 and 74. Only 17% of the housing stock is owned by young families in the 25 to 44-year old range.

There is also a lack of rental housing in Windham, as well as Greene County as a whole. Only 29.5% of the occupied housing stock in Windham is renter-occupied, compared with 26.5% for all of Greene County. According to a local real estate agent, "The rental market inventory has always been historically low in Windham due to short term options and lack of apartments or homes to rent."

While some municipalities in the Catskills must contend with older structures that have fallen into disrepair, the Town of Windham has a fairly high proportion of newer structures. Forty percent (40%) of the existing housing was built between 1980 and 2010.



5.2 Housing Affordability

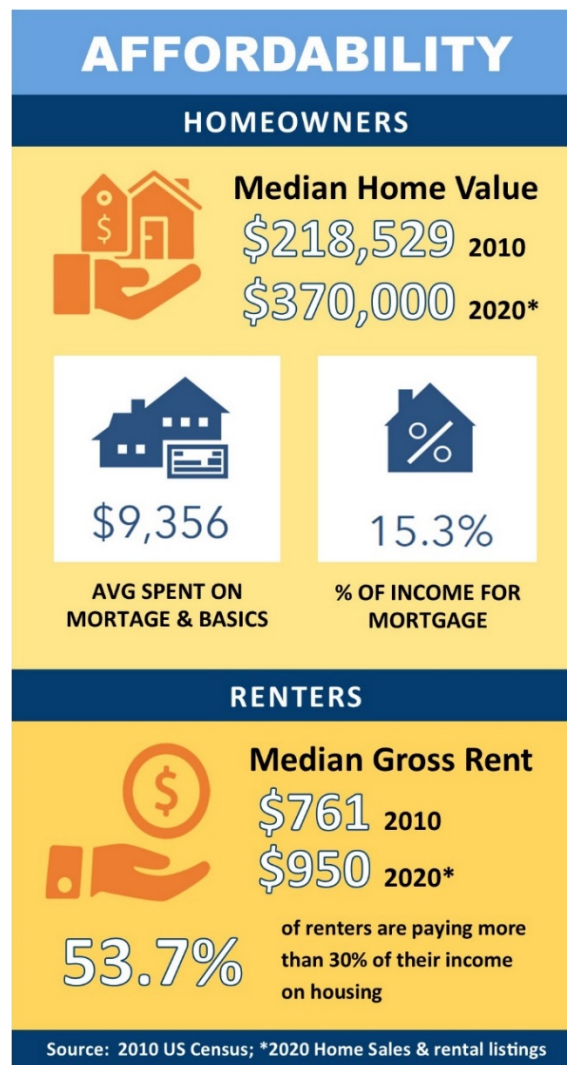
The seasonal nature of Windham’s housing stock, along with other factors, has resulted in inflated housing prices. In 2010, the median house price in Windham was \$218,529 and had risen to \$222,500 by 2019. While 2020 Census Data was not available at the time of publication, an analysis of local home sales and rental listings reveal a significant increase in home prices.

According to a recent report by Pattern for Progress, the shift to remote work culture and historically low interest rates, as well as out-migration of residents from New York City seeking homes in more rural areas during the COVID-19 pandemic, has pushed median prices in the Hudson Valley beyond the peak of the mid-2000s housing market. In Greene County, for example, the median sales price rose from **\$207,000** during the first quarter of 2020 to **\$267,000** during the first quarter of 2021 -- a 29% increase in just one year.

In Windham, the jump in sales prices has been even more dramatic. According to a report of recent home sales, between January 2020 and June 2021 there were 275 properties sold in Windham with a median sales price of **\$370,000**.

Lake many tourism-dependent communities, the rise in popularity of transient vacation rentals through platforms such as Airbnb and VRBO may also be putting pressure on the local housing market. However, Windham has traditionally been an area where median home values are higher than surrounding towns, and affordable rental housing has been difficult to find.

An increased supply of rental housing is needed in order to provide a range of housing opportunities for a variety of income levels. In addition, programs that assist first-time homebuyers are needed to improve the affordability of homes and encourage more young families to settle in the Town. Finally, with an aging population, there will be an increasing demand for smaller units targeted specifically toward seniors.



“Buyers being able to remote work on a more permanent basis is a big driver of the market. When an owner is not using the home it can be rented out on short term basis to cover expenses and generate extra income. That, combined with low interest rates and quality of life, means we are seeing prices increase dramatically.”

- Lisa Jaeger
Coldwell Banker & Village Green Realty

5.3 Housing Assistance

There are a wide variety of program and organizations that provide housing assistance in Greene County and the Town of Windham. Below are some of the major ones:

- **Catskill Mountain Housing Development Corporation (CMHDC)** is a non-profit organization that provides housing assistance throughout Greene County. They provide funding and counseling for first-time home buyers, grants for housing rehabilitation and repair, and manage five senior housing apartment complexes in Greene County, including one in the Town of Windham (Windham Willows).
- **Rural Ulster Preservation Corporation (RUPCO)** is a non-profit organization that manages the Housing Choice Voucher Program (also known as Section 8) in Greene County. This program provides rental subsidies to income-eligible households that limits their rental payments to 30-40% of their adjusted monthly income. The remaining portion of the rent is covered by the subsidy. To be eligible, household income must be below HUD's 50% income guidelines. For example, a family of four would need to earn less than \$36,600 annually.
- **Community Action of Greene County** is the designated anti-poverty agency serving all of Greene County. Their programs and emergency services are aimed at assisting low income and vulnerable populations to achieve self-sufficiency. Housing related programs offered by CAGC include a Weatherization Assistance Program, resources and assistance to combat homelessness, and a Healthy Homes Program for families at risk of Child Protective Services intervention due to unhealthy living conditions in the home.

Constructed in 2001, this senior apartment complex is located on Mitchell Hollow Road near the hamlet of Windham, and features 12 one-bedroom units. To qualify, a household must either have a person over the age of 62 or have a member who has a permanent disability. Household income must also be under 50% of HUD Median Income. For a single person, that's \$23,650 per year, for a couple, \$27,000 per year. Tenants pay 30% of their monthly income, as adjusted by allowable deductions, for rent and utilities.

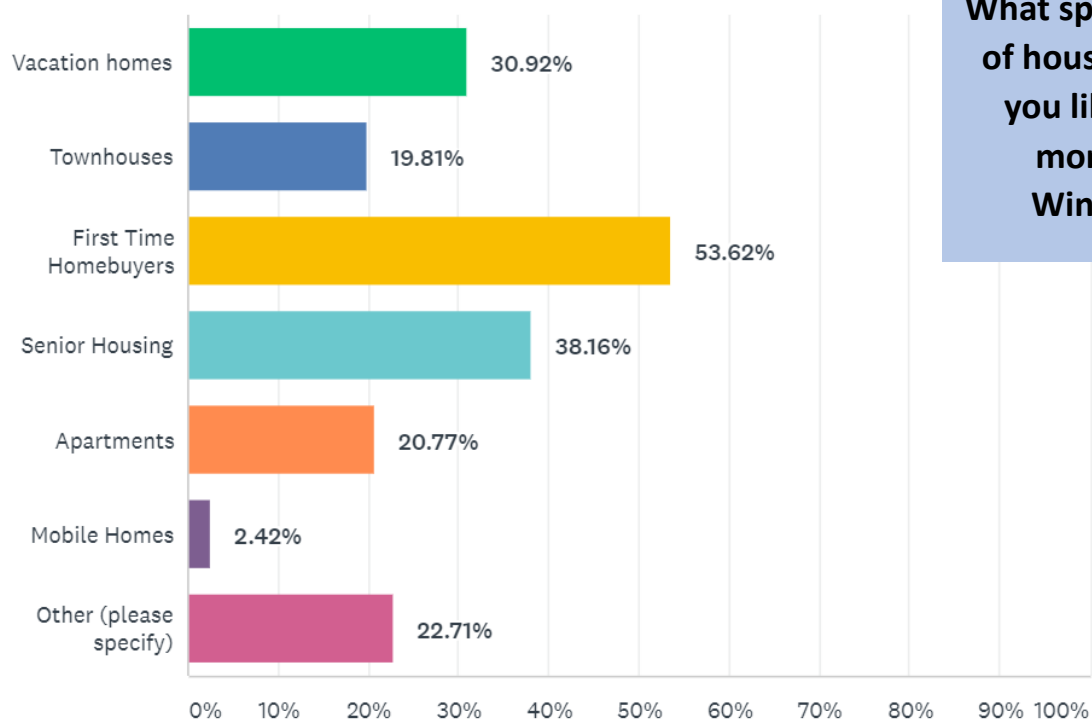


WINDHAM WILLOWS APARTMENTS

5.4 Issues & Opportunities

- There is a direct relationship between housing availability and a successful economy. Without a variety of housing options (particularly workforce housing), it is difficult to attract and maintain a qualified labor force.
- Rental opportunities are severely limited and additional rental units are needed to provide a range of housing opportunities for a range of income levels.
- Seasonal workers that support the tourism industry have a particularly difficult time finding affordable rental housing.
- The seasonal nature of Windham's housing stock and rising home prices make it difficult for moderate-income working families to purchase a home in Windham.
- More programs and/or better utilization of existing programs that assist first-time homebuyers are needed to improve the affordability of homes and encourage more young families to settle in the Town.
- Windham has an aging population, and there is an increasing demand for residential development targeted specifically toward seniors where residents can "age in place" and receive a continuum of care.
- In order to retain and attract housing for all populations (particularly young families), age-friendly housing with access to key services such as child-care should be encouraged.
- Affordable housing will be an important element in the creation of a local zoning code that is inclusionary and will provide for a variety of housing opportunities.

AND THE SURVEY SAYS...



What specific types of housing would you like to see more of in Windham?

6.1 Economic Profile

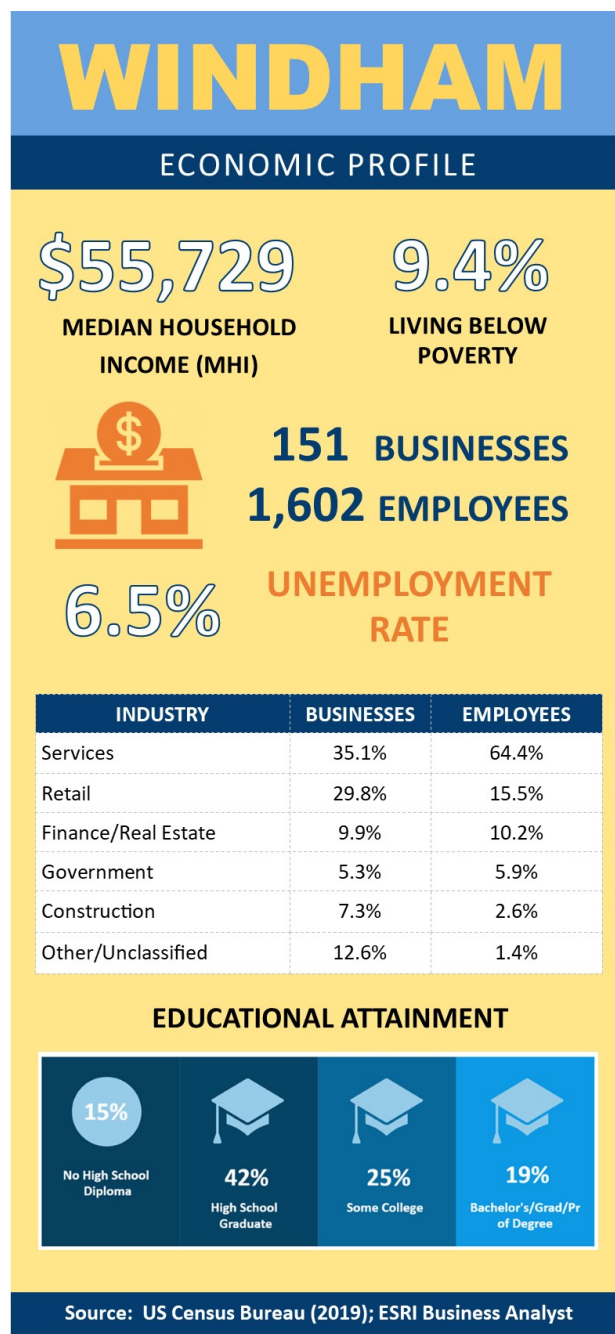
Demographic statistics from the U.S. Census and other sources provide many clues as to the economic health of an area in terms of income levels and sectors of employment.

A strong indicator of an area's economic health is its median household income. In 2019, the Town of Windham's median household income was estimated to be \$55,729. More than half of those households (54.4%) derived part of their income from Social Security, which is further evidence that Windham has an aging population. In addition, 11.1% of the households received some form of public assistance, including food stamps/SNAP benefits. However, the Town of Windham had slightly less residents (9.4%) living below the poverty line than Greene County (14%).

With regard to the Town's workforce, roughly 53.2% of residents 16 years of age and older were in the labor force, with the majority employed in the accommodation or food service industry (21%) or construction (18.4%). On average, 6.4% of residents worked from home in 2018, but that figure is most likely significantly higher now. As of the first quarter of 2021, Windham's unemployment rate was 6.5% as compared to Greene County at 5.0%.

Based on data provided by ESRI's Business Analyst software, Windham is home to 151 local businesses, most of which are either service-related (35.1%) like hotels & lodging, or involved in retail trade (29.8%). More than half of the 45 businesses classified as retail trade were eating & drinking establishments. In addition, there are over 1,600 people employed locally, with nearly half of those (48.8%) working in the lodging/tourism industry.

Without question, the local economy in Windham is primarily based on tourism and relies heavily on the lodging industry to provide local accommodations. In addition to traditional accommodations like hotels, motels, inns and bed & breakfasts, there are approximately 274 Short-Term Rentals currently operating in the greater Windham area that also contribute to the local economy.



6.2 Local Economic Drivers

The local economy in Windham is primarily based on tourism and outdoor recreation. While the town has historically been a winter destination for skiing, there has been a concerted effort to position the community as a year-round tourism destination and encourage more mid-week visitors.

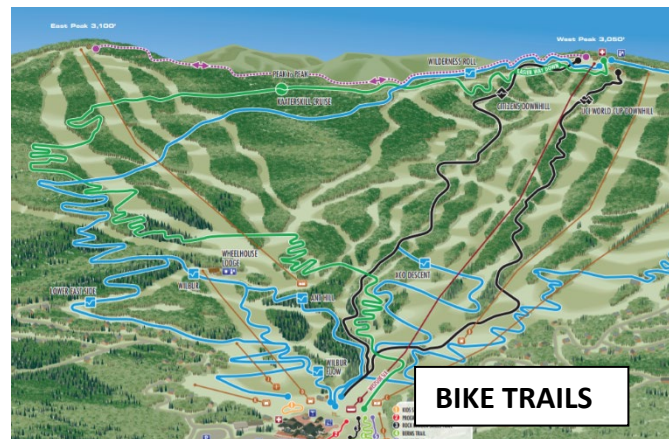
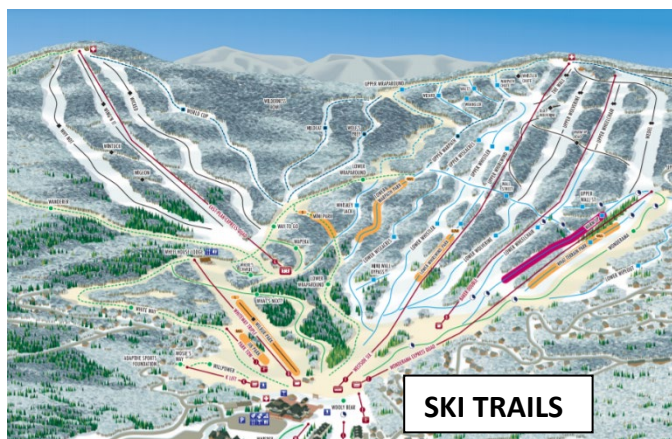
Windham's largest employer and most significant economic engine is **Windham Mountain**, a ski resort located just off County Route 12. Originally opened in 1960, the ski area has long been known as a family-friendly resort, and can accommodate a wide variety of snow sports. In 2005, a group of investors (Windham Mountain Partners, LLC) purchased the resort and began investing millions of dollars annually into improving and expanding the facility.

The last several years have seen the addition of new trails (there are 54 trails on 285 skiable acres now), snowmaking and grooming upgrades, and upgraded facilities including a Nordic center offering orienteering, biathlon, cross-country skiing and snowshoeing, and an Adventure Park with tubing, a skating rink, and a kid-sized snowmobile track. Windham Mountain is also home of the **Adaptive Sports Foundation** which provides the physical and intellectually disabled with lessons on how to ski, snowboard, bike ride, and engage in other types of sports.

Building on their success as a winter recreation destination, in 2015 the resort opened the **Windham Mountain Bike Park**. Home to the longest jump trail on the East Coast, as well as the most-recent US venue to host a mountain bike World Cup, the bike park has become a destination for outdoor recreation in summer months. In addition to the bike park, mountain bikers also frequent the area to enjoy the 20+ miles of mountain biking trails that are part of the Elm Ridge Trail system.



*New York considered opening a state-run ski resort on Windham Mountain (then called Cave Mountain) in the late 1950s. That project never advanced, but instead, a group of private investors bought the land and opened the **Cave Mountain Ski Area** in 1960. The original ski area covered just 12 acres, and was renamed **Ski Windham** in 1981. Twenty years later, in 2001, it was rebranded as **Windham Mountain** to reflect the resort's commitment to offering a wide variety snow sports.*



6.0 ECONOMIC DEVELOPMENT

The push to position Windham as a hub for four-season trail-based recreation has largely been championed by the **Windham Area Recreation Foundation (WARF)**. Originally founded to organize and run a Mountain Bike World Cup race in 2010, the foundation broadened its goals to include positioning Windham as a four-season destination through the enhancement of trail-based recreation opportunities. In addition to promoting the Windham Mountain Bike Park and the Elm Ridge Trail System, WARF was instrumental in the development of **The Windham Path**. This 2.4 mile loop trail located just off Route 23 provides public access to the Batavia Kill and is part of WARF's vision to connect Windham and its hamlets through a series of public recreational trails.

Over the years, members of the **Greater Windham Chamber of Commerce** have also worked hard to boost the summer tourism business, and promote the natural and scenic beauty of the area. Run strictly by volunteers and funded primarily through private donations and fundraisers, the organization has over 200 members. The chamber organizes and hosts several events throughout the year, including their signature event – **The Autumn Affair** – an annual fall festival held on Columbus Day Weekend.

While tourism has and will continue to be the dominant industry in Windham, there is an identified need to diversify the local economy. Jobs in the hospitality and tourism industry tend to be low-paying and vulnerable to seasonal fluctuations. Encouraging more light industry in the form of low-impact boutique manufacturing could provide an alternative to the lower-paying and seasonal jobs provided through the tourism industry.

Encouraging businesses that manufacture wood-based products and/or hand-crafted goods, as well as agri-businesses including distilleries and breweries, would not only help diversify the local economy but also complement the local tourism industry. Unfortunately, even small boutique manufacturing in the town may be hampered by overlapping regulatory constraints due to its location within the NYC watershed, and the shortage of developable land.

On the other hand, in the wake of the COVID-19 pandemic Windham saw a sharp increase in the number of part-time and full-time residents who chose to work remotely. This could also be a potential opportunity to grow the local economy. The town needs more, and a steady amount, of full-time residents in order to survive and support local businesses year-round. With better broadband access, the community could continue to be an attractive location for white collar workers to work remotely.

*"Main Street's diversity of restaurants and its close proximity to the surrounding homes gives a strong community feeling to living in rural New York. Ski Windham and its activities make winters a bit more enjoyable and less grim. The festivities, parades and farmers markets of the spring and fall seasons breathe fresh life into the Town drawing in locals and tourists alike – boosting the Town's economy and showing off the charm of **The Gem of the Catskills**."*

- Jenn H (Windham resident)



Autumn Affair (2019) Photo credit: Windham Chamber of Commerce

6.3 The Regional Economy

The local economy in Windham is inevitably linked to that of Greene County and the Greater Catskill Mountain region. In 2007, Greene County published a **Comprehensive Economic Development Plan** with the goal of gaining a better understanding of local economic conditions, problems that needed to be addressed, and realistic opportunities for economic growth over the next 20 years.

A number of private industry sectors with expansion and/or attraction potential were identified in the plan including:

- **Traditional Manufacturing:** Food processing, printing, plastics & rubber
- **Advanced Manufacturing:** Fabricated metals, medical devices & electronics
- **Emerging Technologies:** Nano technology, energy production & biotechnology
- **Technical/Professional Services:** Back office & financial services

At the same time, Greene County leaders recognized that the county has a diverse geography and population base that offers both challenges and opportunities for economic development. While a policy of attracting industrial development and emerging technology would be appropriate for the river towns and portions of the valley towns, a strategy of preservation, smaller scale business recruitment and tourism development would be more suitable for the mountaintop region. The plan also identified the county's continued support for its downtown revitalization and small-business programs as vital to creating a diverse and stable economy.

While Windham may not be a suitable location for large-scale industrial development, Windham residents would nonetheless benefit from having access to higher-paying skilled jobs in other areas of the county within a reasonable commuting distance. In its Economic Development Plan, the county emphasized the importance of having a well-trained and skilled labor force and the need for better access to higher education and advanced skills training.

The plan also emphasized the need to balance economic development with community preservation. Towns and villages throughout Greene County (including Windham) need to continue to be vibrant, attractive places in which to live and work. While decision-making about land use and appropriate locations for development rest with local communities, county officials emphasized the importance of embracing smart growth principles including encouraging more densely settled development within existing hamlets, maintaining community and historic character, and continuing to balance economic growth with preservation of the natural environment.

"Greene County has been successful in achieving what some refer to as 'the delicate balance' of fostering the right kind of economic development while preserving the county's unique quality of life and sense of place. Development is directed primarily to existing village centers and major transportation corridors, allowing economic growth to occur without sacrificing Greene County's natural beauty and small-town rural character."

- Greene County Comprehensive Economic Development Plan (2007)

6.0 ECONOMIC DEVELOPMENT

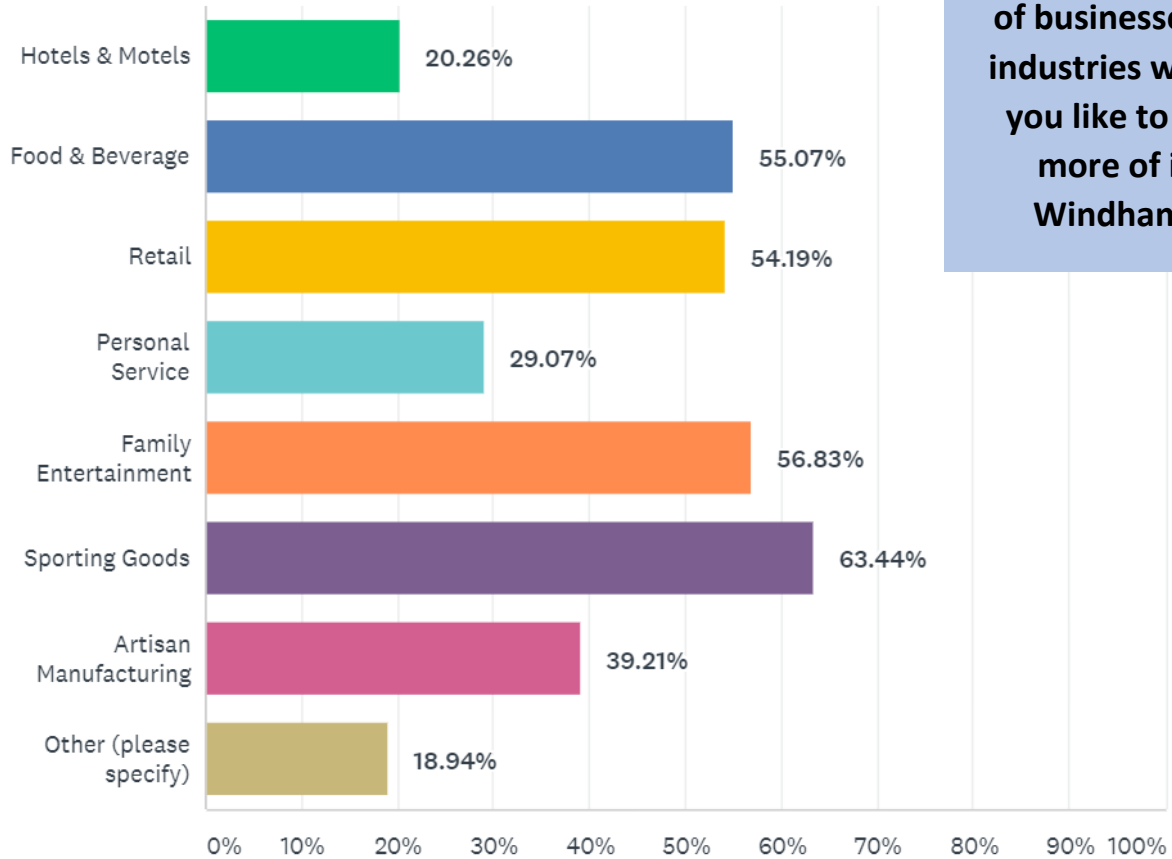
There are a wide variety of programs and organizations that are available to provide assistance to existing and new businesses in Greene County and the Town of Windham. Below are some of the major ones:

- **Greene County Economic Development Corporation (GCEDC)** is dedicated to generating new investment and creating permanent employment throughout Greene County. Among other services, GCEDC offers low-interest loans, tax incentives, business counseling and entrepreneur training. The organization also connects local businesses with consumers through the *Buy In Greene* Initiative and works in collaboration with the **Greene County Industrial Development Agency** to market shovel-ready sites.
- **Greene County Economic Development, Tourism & Planning (GCEDT&P)** is a county agency that fosters economic development and sound planning by cooperating with economic development agencies; municipalities, chambers of commerce, and foundations, working to improve agriculture, housing, public transportation, infrastructure and the natural environment.
- **Great Northern Catskills of Greene County** is the dedicated Tourism Promotion Agency (TPA) for Greene County. The organization is responsible for marketing the county as a tourism destination, promoting various special events that bring visitors to the area, and attract new tourism-related businesses.
- **The Catskill Fund for the Future** is a revolving loan fund invested and managed by the **Catskill Watershed Corporation** to support environmentally responsible businesses and to create and retain jobs in the Catskills Region. The fund is intended to help offset impacts of the watershed regulations and New York City's land acquisition program. In addition to low-interest loans for businesses, investments have also been made in tourism promotion, community development projects, and expanding outdoor recreation in the watershed.

6.4 Issues & Opportunities

- There continues to be great potential in marketing Windham as a year-round tourism destination and a hub for outdoor recreation.
- Additional recreational and cultural opportunities are desired by both visitors and local residents, particularly those that solidify Windham's reputation as a family-friendly destination.
- There is an untapped demand for "high end" products and services such as fine dining, health spas and art galleries.
- Promotional ties between Windham Mountain and the downtown area should continue to be strengthened.
- More needs to be done to increase the supply of rental housing for seasonal workers that support the tourism industry.
- Windham's attractiveness as a quaint small town is one of the town's greatest assets, and more should be done to preserve this character.
- Windham's economy is largely dependent on seasonal tourism, and more needs to be done to diversify the local economy and build a more skilled work force.
- Improved access to high-speed internet and broadband services will encourage more remote work opportunities and longer stays.

AND THE SURVEY SAYS...



7.0 TRANSPORTATION & UTILITIES

7.1 Transportation

Vehicular Transportation

The Town of Windham is easily reached by car, and is located a short 30-minute drive from Exit 21 off the New York State Thruway (I-87) in Leeds. NYS Route 23 is a major east-west travel corridor through the Northern Catskills, and it traverses through the center of Windham where it becomes Main Street.

In 2003, the NYSDOT initiated a major reconstruction project along Route 23 that included paving, stormwater controls, new sidewalks, lighting and landscaping. At the same time, the Town of Windham coordinated installation of a new sanitary sewer collection system, as well as improvements to its water supply system, part of which impacted Main Street. By coordinating the roadway, sanitary sewer, and water supply improvements, disruption to the Main Street corridor was minimized and the downtown corridor received a much-needed facelift. Since then, Route 23 has undergone regular maintenance, as well as additional reconstruction to repair significant damage following the 2011 floods.

Another state highway that traverses the Town of Windham is NYS Route 296 which intersects with Route 23 just north of the hamlet of Hensonville. From there, Route 296 travels south through Hensonville and serves as significant travel corridor connecting Windham to Hunter and NYS Route 23A – another major east-west travel corridor through the Catskills.

QUICK FACTS

TRANSPORTATION



98.4
MILES OF ROADS

State Roads	10.0 miles
County Roads	20.3 miles
Town Roads	68.1 miles

Walk Score
44

Bike Score
37

WATER SYSTEM



238,000 GPD
PERMITTED CAPACITY

17 MILES OF WATER MAINS

\$6.7 MILLION IN UPGRADES

SEWER SYSTEM



445,000 GPD
PERMITTED CAPACITY

19 MILES OF SEWER MAINS

\$23 MILLION INVESTMENT



NYS Route 23 through downtown Windham. Photo credit: Corcoran Group

7.0 TRANSPORTATION & UTILITIES

Bus Transportation

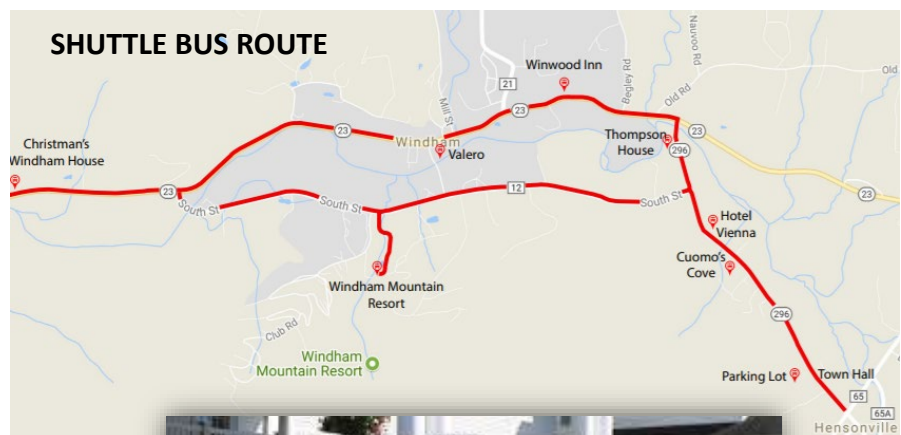
Regional bus service to and from the Town of Windham is provided by the **Trailways** bus company, which has two fixed routes through Greene County with a bus stop in Windham at the intersection of Main Street and Church Street. A bus runs daily from Port Authority and the route takes about 3 ½ hours to complete. From the bus station in Windham, riders can also travel on multiple routes to other locations throughout New York State.

In the winter months, skiers also have the option of taking the “**NYC Snow Bus**” to Windham from several locations in Brooklyn and Manhattan. Established in 2013, the company provides transportation services and ski/snowboard packages to both Hunter & Windham in the Catskills as well as White Face and Gore Mountain in the Adirondacks.

Locally, bus service is provided by **Greene County Transit (GCT)** which is a public/private partnership between the county and the Arc of Ulster-Greene. The service was initiated in 2016 in response to a growing need for public transportation within the county. GCT has five routes that run twice a day (M-F) starting in Catskill with stops in neighboring communities at senior housing complexes, medical facilities, and shopping centers. Mountaintop runs are weekly -- Wednesday to the Hunter/Tannersville area and Friday to the Windham/Prattsville area.

There are also different types of transportation services for seniors provided through the Greene County Department of Human Services. A shopping bus is available to bring seniors into Catskill for shopping and errands, then to a local senior center for lunch before they return home. The service is currently offered on Mondays to those living in the Mountaintop region on a first come, first served basis.

Within the town itself, a free shuttle bus service is also available on weekends and holidays from December through March. The **Village Shuttle**, a public-private partnership between Windham Mountain and the Community of Windham Foundation, operates on a continuous loop through town, providing access to and from Windham Mountain, area lodging establishments, restaurants and other locations. Establishing this shuttle service was a key recommendation in the 2003 Comprehensive Plan, and feedback from the 2020 survey indicates residents would like to see the hours and routes expanded in the future.



Complete Streets & Walkability

A “Complete Street” is a roadway planned and designed to consider the safe, convenient access and mobility of all roadway users, especially pedestrians, bicyclists, and persons with physical disabilities. Complete Street roadway design features include sidewalks, lane striping, bicycle lanes, paved shoulders suitable for use by bicyclists, signage, crosswalks, pedestrian control signals, bus pull-outs, curb cuts, raised crosswalks, ramps and other traffic calming measures.

In 2011, New York State passed the **Complete Streets Act** requiring state, county and local agencies to consider the convenience and mobility of all users when developing transportation projects that receive state and federal funding. The initiative is designed to expand upon existing programs and foster collaboration with bicyclists, pedestrians, people with disabilities and others to identify best practices and designs for transportation facilities.

The redesign and reconstruction of Route 23 in Windham occurred prior to enactment of this state law, at a time when providing pedestrian and bicycle access were less of a priority for the state. As a result, although there are sidewalks along portions of the state highways in both downtown Windham and Hensonville, the sidewalk systems are not inter-connected and there are no designated bike routes.

Walk Score® is an algorithm that measures the walkability of any address based on the distance to nearby places and pedestrian friendliness. Windham has a Walk Score of 44 out of 100, which classifies it as an auto-dependent community with most errands requiring a car.

Similarly, Bike Score® measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations. Windham has a Bike Score of 37 out of 100, which means the community is “somewhat bikeable” as it contains minimal infrastructure for road biking.

Improving pedestrian safety and walkability throughout Windham was identified as a pressing need in the survey, as was providing bike lanes on area roadways. In particular, South Street in Windham and Route 296 in Hensonville were both mentioned as areas where additional sidewalks and/or improved shoulders are needed.



Compact development and walkable communities have become increasingly desirable alternatives to the sprawling auto-dependent suburbs. Walkable communities typically feature a neighborhood hub, whether it's a main street, school, or a public plaza, as well as integrated bicycle, public transit and pedestrian transport systems. Structures built close to the sidewalk and street, and parking that is oriented to the rear of the building, are also important community design characteristics of walkable communities.

“Windham has done a good job with the shuttle, but we still need to improve walking and biking ability from the mountain to town and along smaller roads.”

- Mary M

7.2 Broadband & Cell Service

During the COVID-19 pandemic, rural communities across the state saw a significant increase in the number of residents (both full-time and seasonal) who shifted to remote work. This shift made it apparent that improving cell service and access to high-speed internet service were critical issues both locally and regionally.

In 2015, New York State established a \$500 million **NY Broadband Program**. The program provided State grant funding directly to service providers for projects that delivered high-speed Internet access to unserved and underserved areas. In the Town of Windham, a total **\$271,816** was provided over a three-year period to Mid-Hudson Cable and Hughes Net through this program to improve high speed internet service.

In 2018, Mid-Hudson cable petitioned the Windham Town Board to renew their franchise agreement, which opened the door for a discussion with local officials about improving service within the town. As a result, over the past three years, Mid-Hudson Cable has expanded its high-speed internet service to approximately 250 homes – more than half of those in the hamlet of Maplecrest.

In June of 2021, Greene County announced its own **Broadband Availability and Adoption Initiative** aimed at mapping the county and collecting data on where high-speed internet service is lacking. While over \$18 million in state grant funding was invested in improving broadband access county-wide, federal COVID-19 pandemic relief funds will also be available to expand broadband access. This new initiative is aimed at filling in the gaps where broadband is still not available and positioning the county to access future funding.

Working with internet service providers and county officials to improve access to broadband in Windham continues to be a high priority for the future.



In April of 2020, the Windham Town Board partnered with Mid-Hudson Cable to provide free Wi-Fi at CD Lane Park (Batavia Kill Recreation Area) for those who needed internet to do school work and/or work remotely. The hot spot was located at the entrance of the park and was provided at no expense to the town.

“Access to Broadband is as important to our rural Greene County communities today as access to electricity was 100 years ago. It’s essential to how we live, work and learn.”

*– Patrick S. Linger, Chair
Greene County Legislature*



7.3 Water & Sewer Service

Water System

Centralized water service is provided by the Town of Windham to properties located within the boundaries of the water district as shown on accompanying [Infrastructure Map](#). In the past, the town had operated two independent water distribution systems – Hensonville in the east and Windham in the west. Those two systems are now interconnected, providing redundancy and improved fire flow, as well as making the overall system less vulnerable to mechanical problems or contamination.

The water district currently serves approximately 332 customers, roughly 13% of which are commercial users. In the hamlet of Windham, the distribution system consists of approximately 8,300 linear feet of water main, and most of that existing piping was replaced in 2004 in conjunction with the Route 23 reconstruction project. In Hensonville, there are approximately 21,000 linear feet of water mains serving mostly residential users. Most of these mains were replaced as part of a major \$6.7 million water system upgrade initiated in 2015.

The combined permitted capacity of the water system is now **238,000 gallons per day (GPD)** and includes one spring, two primary wells and three back-up wells. Water storage is provided by a 200,000-gallon concrete reservoir in Windham and an 80,000-gallon concrete reservoir in Hensonville.

In 2015, the town entered into an agreement with Windham Mountain to extend water service to the ski center and interconnect their private water supply with the town's public system. The interconnection provided redundant supplies to both the town and to Windham Mountain, and the extension opened up properties for development which had been held back due to the lack of adequate water supplies.

In addition to Windham Mountain, there are also a number of privately owned water systems. These systems all use wells which draw from the same groundwater source. Continued consolidation of these private supplies is recommended to allow for better management of the limited water resources available.

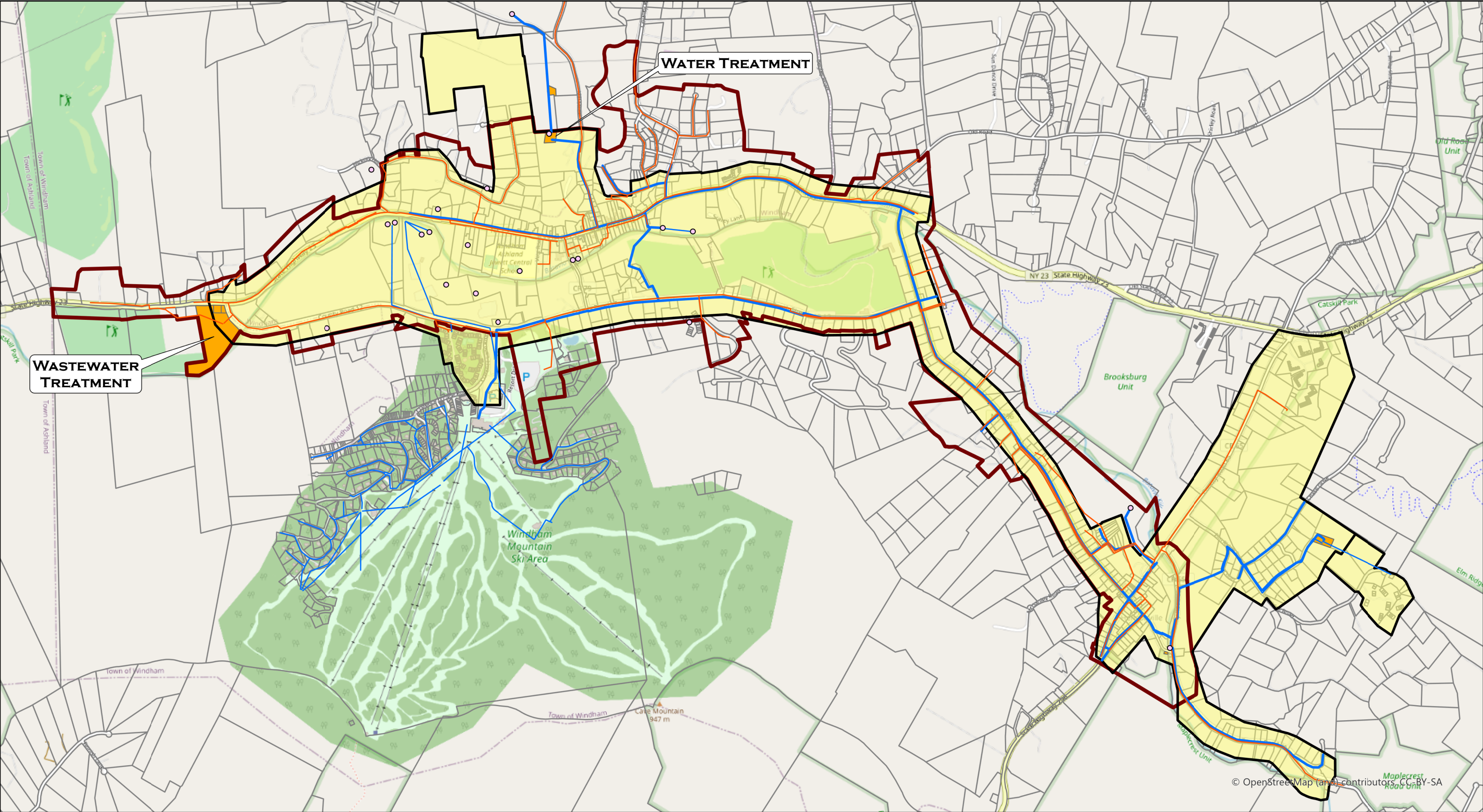


The Bus Garage well house was destroyed in flooding associated with Hurricane Irene in August 2011. The well house and well heads were elevated and replaced during the summer of 2012 making these wells fully functional again.

Water Source	Capacity	Depth
Spring	29,000	<20'
Reservoir Well	29,000	316'
Bus Garage Well	108,000	280'
Slopeview Well	72,000	252'
Well #1	130,000	310'
West Winds Well	108,000	290'



Improvements to the water distribution system along Route 23 in Windham.



PUBLIC INFRASTRUCTURE

TOWN OF WINDHAM, NY

LEGEND

- Well Site
- Water Mains
- Sewer Mains
- Water/Sewer Properties
- Sewer District Boundary
- Water District Boundary
- Water District
- Parcels 2020

Prepared by: Delaware Engineering, DPC
 Date: June 2021
 Source: NYSDEC, Greene County, Town of Windham

0 0.17 0.35 0.7 1.05 Miles

N

7.0 TRANSPORTATION & UTILITIES

Sewer System

The Town of Windham owns and operates a sanitary sewer collection system, multiple pump stations and a wastewater treatment facility. The overall system was constructed in 2003 and was funded through the New York City Watershed New Infrastructure Program. Part of the original watershed agreement, the **New Infrastructure Program** provided block grants to a limited number of watershed communities to design and construct sewage infrastructure with the goal of protecting water quality.

Windham's sewer system cost over \$23 million to build, and includes over 19 miles of gravity collection piping, 3 remote pumping stations with force mains, and a sewer plant equipped with an Activated Sludge - Continuously Backwashed Upflow Sand Filter (CBUDSF) system. The entire system is automated and includes a state-of-the-art controls and emergency back-up generators.

The wastewater treatment facility is permitted to accept and treat a 30-day average flow of **445,000 gallons per day (GPD)**. The facility discharges treated effluent into the Batavia Kill, and has been in compliance with its State Pollutant Discharge Elimination System (SPDES) permit requirements since its commissioning. It was originally designed to handle the wastewater flow from existing development with a 10% allocation for future growth.

In 2019, NYSDEC initiated a SPDES permit modification to bring the facility into compliance with newly revised Mohawk River watershed requirements. These modifications included changes to the facility's effluent limits, which necessitated limited upgrades to achieve compliance. Those upgrades are expected to be completed in 2022.

In addition, the Old Road pump station is currently being upgraded to accommodate more wastewater flow from the area near the intersection of Route 296 and Route 23. This station was originally constructed in 2004 prior to development of nearby properties.



As part of the landmark 1997 Watershed Agreement, NYCDEP worked directly with several communities to develop city-funded wastewater treatment solutions. An initial \$75 million was allocated (with \$12 million added later) to fund new sewer systems in Hunter, Fleischmanns, Windham, Andes, Roxbury, Phoenicia and Prattsville. New York City continues to pay a portion of the annual operation & maintenance expenses for Windham's sewer system, which helps to keep user fees affordable.

Windham's wastewater treatment plant also includes a large community meeting room and serves as an emergency operations center and designated poll site for local elections.



7.4 Issues & Opportunities

- Windham residents want a more walkable community with improved facilities for pedestrians and bicyclists and the Town would benefit from developing and adopting a “Complete Streets” policy.
- More public parking and improved signage is needed in downtown Windham to clearly delineate no parking zones, as well as better traffic enforcement to prevent parked cars from blocking designated crosswalks.
- The shuttle bus service is an asset to the community, and expansion beyond the winter months could help support the tourist economy year round.
- There are ongoing efforts at the State level to electrify the transportation system, and the Town may have a future need to provide electric vehicle charging stations for community and/or municipal use.
- Limited cell service in Windham is a public safety and economic development issue that needs to be addressed.
- Improving access to high-speed Internet and broadband service is critical to the town’s future success as more residents shift to remote work.
- Where practical and feasible, consolidation of private water supplies with the town’s public water system is recommended to allow for better management of limited water resources.
- The town’s existing sewer system is in good condition, and has adequate capacity to accommodate existing development as well as future growth. Additional connections to the sewer system should be encouraged, particularly in areas where septic systems are prone to failure.
- For parcels outside the sewer district, the NYC watershed regulations make the installation of new septic systems challenging and costly, and may serve as an impediment to future growth in those areas.

8.0 Community Facilities

8.1 Parks & Recreation

CD Lane Park

A major recreational asset within the Town is **Clarence D. Lane Park**, a 127-acre site with a 26-acre lake located in the hamlet of Maplecrest. This facility was built for flood control purposes as part of a Batavia Kill Watershed project initiated in 1972 in response to several major flooding events. The project was completed in 1974 and consists of an earthen dam, a low-level outlet pipe, and an emergency grass spillway. The park was officially dedicated in 1982 and over the years it has grown to include a softball diamond, basketball court, playground, volleyball court, picnic pavilion with BBQ grills, and a beach.



Photo credit: Community of Windham Foundation

The park sustained considerable damage in 2011 during Hurricane Irene, and was virtually unusable for years. As part of the flood recovery efforts, the spillway was restored and damaged structures and equipment were eventually replaced, but the park was all but forgotten by the community. In the Spring of 2020, the park was rediscovered, as local residents searched for outdoor space for activities and a safe place to socially distance during the COVID-19 pandemic.

The Windham Foundation, along with some area residents, teamed up with town officials to identify improvements that would enhance the park, with a goal of attracting families and preserving the park space for future generations. Several improvements have been made recently, including updating the existing facilities (basketball, softball, volleyball, etc.) replacing and refurbishing the grills and picnic benches, creating a new 1.5-mile walking path around the lake, restoring the beach, and adding boat launch for kayaks. Additional improvements are planned over the next few years, as demand for more public recreational amenities in Windham continues to grow.

Conceptual Improvement Plan for CD Lane Park



8.0 Community Facilities

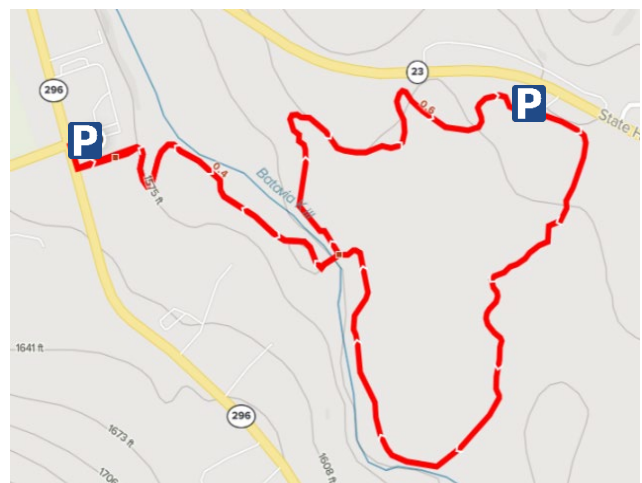
The Windham Path

Another major recreational asset in the Town of Windham is **The Windham Path**, a 2-mile trail that meanders through fields and woodlands, crosses the Batavia Kill, and provides fantastic views of the surrounding mountains. Constructed on a 69-acre parcel owned by the Town of Windham, the first phase of the trail officially opened in 2013, and consists of a 1.5-mile loop trail accessed by a parking area on NYS Route 23. The second phase – an additional section of trail connecting the first phase loop to NYS Route 296 near South Street – was completed in 2015. This portion of the path also meanders through a beautiful meadow and along the stream, but also features a covered bridge that spans the Batavia Kill.

The vision for The Windham Path originated with the Windham Area Recreation Foundation (WARF) – a local non-profit organization working to enhance trail-based recreation in the Windham. The Windham Path is a key component of WARF's four-part strategy to promote Windham as a premier east coast destination for trail-based recreation. Other components include the Elm Ridge trail system, the Windham Mountain Bike Park, and the Mount Hayden trail system.

Funded in part by a seed grant from the Windham Foundation, the Windham Path has become a popular destination within the community for both residents and visitors. It is estimated that as many as 300,000 people visit the Windham Path annually, and during the COVID-19 pandemic, use of the path increased substantially.

Maintenance is provided by the Town of Windham, and in April of 2021 the town was approved for a \$200,000 Stream Management Implementation Program (SMIP) grant for a streambank stabilization project along Batavia Kill that includes a portion of the Windham Path. The Town also recently completed work on a project to extend the Windham Path along South Street by enlarging the paved shoulders of the road to provide a bike lane and improve pedestrian safety.



Source: All Trails

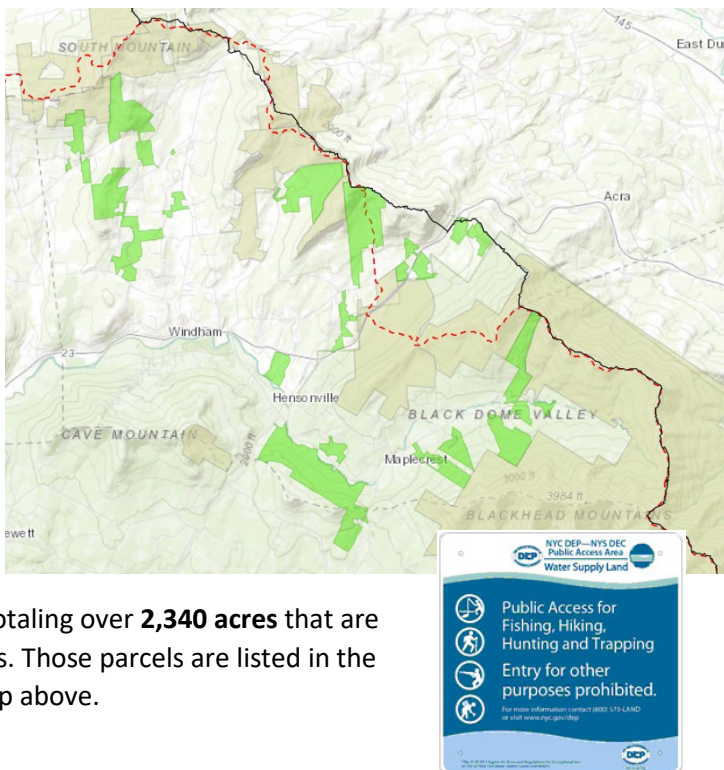
8.0 Community Facilities

Other Recreational Assets

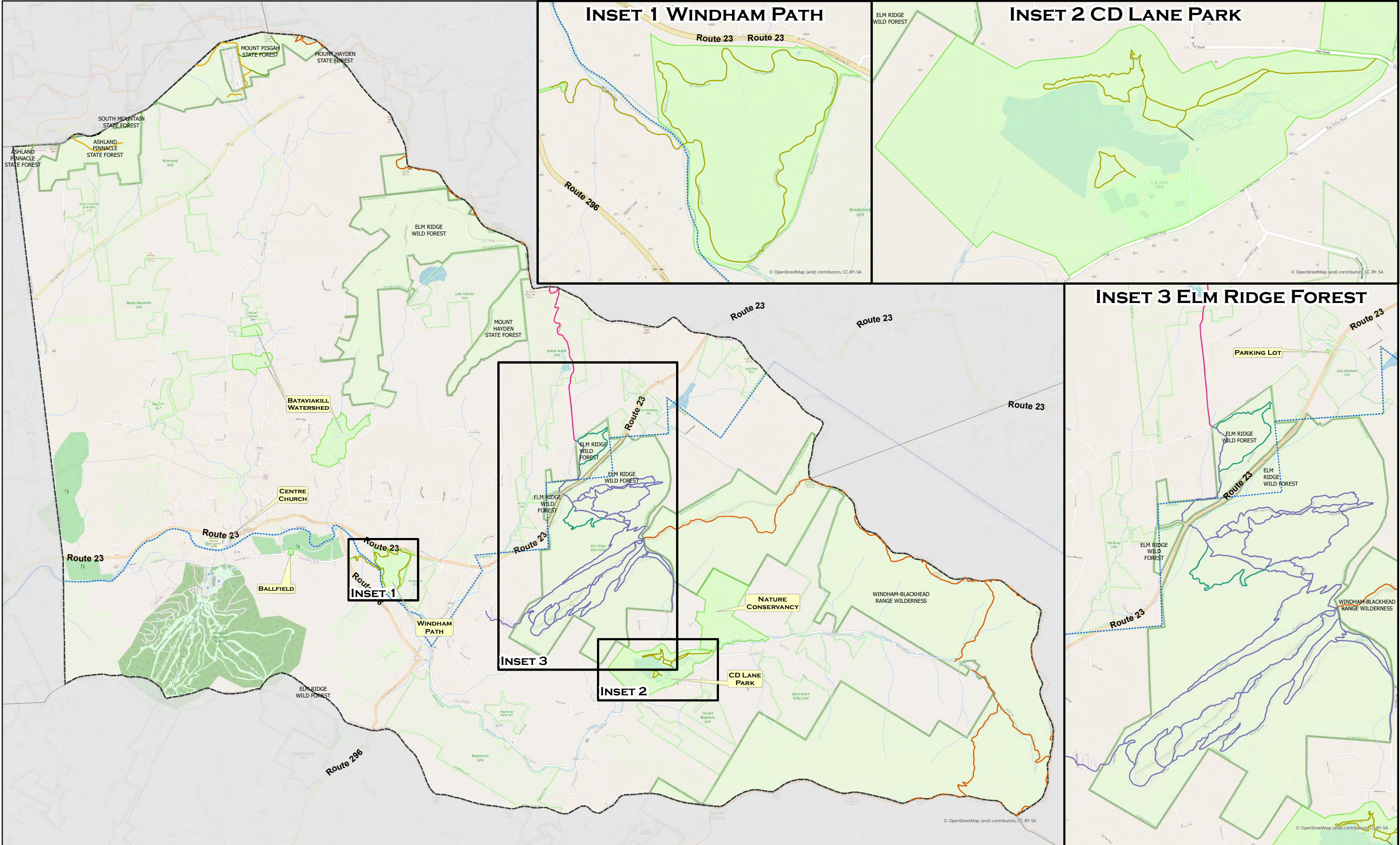
Other recreational assets (identified on the [Public Trails & Recreation](#) map) include a baseball field located on County Route 12 (South Street) and the Creamery Pond soccer fields located on NYS Route 23 in the hamlet of Windham. The baseball field is owned by the Town of Windham, while the soccer fields are on property owned by NYCDEP and leased by the town for use by the community. Additional recreational facilities can be found at the Windham-Ashland-Jewett Central School including a basketball court, baseball field, and softball field.

Windham's location within the Catskill Park means residents and visitors have easy access to hundreds of miles of trails, and other outdoor recreational opportunities. Many parcels acquired by NYCDEP for watershed protection are also available for public recreational access. In 2020, a **Greater Catskill Region Recreation Plan** was released and the information contained in that plan will help guide future recreation decisions in the region.

It is important to note that NYCDEP has made a concerted effort to expand public access to city-owned property for recreational purposes. Within the Town of Windham, there are currently eleven city-owned parcels totaling over **2,340 acres** that are currently available for public recreational access. Those parcels are listed in the table below and highlighted in green on the map above.



NYCDEP Lands in Windham with Public Access					
Location	Acres	Hiking	Fishing	Hunting	Trapping
Black Dome Valley	441.80	✓	✓	✓	✓
Blodgett Road	4.76	✓	✓	X	X
Brooksbury	76.82	✓	✓	✓	✓
Bump Mountain	220.21	✓	X	✓	✓
East Windham	103.78	✓	X	✓	✓
Windham High Peak	104.83	✓	✓	✓	✓
Jennie Notch	389.25	✓	✓	✓	✓
Lake Heloise	320.63	✓	✓	✓	✓
Maplecrest	625.28	✓	✓	✓	✓
Maplecrest Road	49.76	✓	X	X	X
Mill Street	2.15	✓	✓	X	X



PUBLIC TRAILS AND RECREATION

TOWN OF WINDHAM, NY

- LEGEND**
- | | | |
|--------------------|------------------------|-----------------------|
| BIKE TRAIL | UNMARKED TRAIL | Other Properties |
| FOOT TRAIL | UNPAVED ROAD | Linear Hydrography |
| MULTIPURPOSE TRAIL | Catskill Park Boundary | DEC Federal Land_Clip |
| PRIVATE TRAIL/ROAD | Town Paths | NYCDEPLand_Clip |



Prepared by: Delaware Engineering, DPC
Date: June 2021
Source: NYSDEC, Greene County, Town of Windham

0 0.25 0.5 1 1.5 2 Miles

8.2 Emergency Services

Police & Fire Protection

Police protection is provided by the Town of Windham Police Department, which is staffed by two (2) full-time and nine (9) part-time officers. When local police are off-duty or unavailable to respond, police protection services are provided by either the Greene County Sheriff's Department (headquartered in Catskill) or the New York State Police (stationed in Hunter). The facilities and services provided by the local police department are considered adequate and there are no plans for expansion at this time.

There are two fire departments in Windham which serve the town, and both departments are part of a single fire district. The Hensonville Hose Company has two stations (one in Hensonville and one in Maplecrest), and the Windham Fire Hose Company has a station located on NYS Route 23 in Windham. Both fire departments are staffed entirely by volunteers. Collectively, the two fire departments own sixteen (16) pieces of fire-fighting equipment and emergency vehicles, including three tankers and four pumper trucks.

Ambulance Service

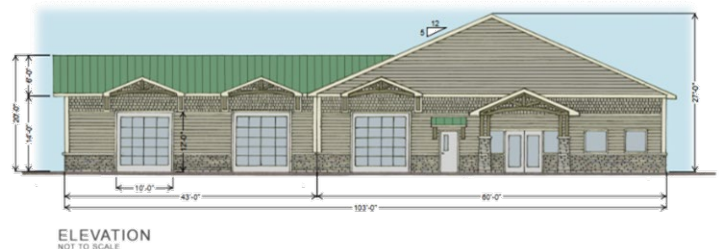
Since 1995, ambulance service has been provided by the town, which employs several paid paramedics and emergency medical technicians. The Windham Ambulance Service responds to calls for medical emergencies, including those requiring Advanced Life Support (ALS), 24 hours a day. Ambulance service is also provided to the neighboring Town of Jewett through a contractual cost-sharing arrangement.

The town is currently leasing space at the Main Care building located on NYS Route 23, but there are plans to build a new \$1.8 million town-owned ambulance facility & community center. In the Fall of 2020, voters passed a referendum authorizing the Town Board to borrow the funds necessary to construct the new building. The project is expected to go out to bid in early 2022 and be completed by 2023.

The new Windham Ambulance Center will be a 4,800 SF building, located at the corner of South Street (County Route 12) and NYS Route 23 on a 5-acre parcel of town-owned land next to the wastewater treatment plant. The facility will have two pull-through bays, sleeping accommodations and living space for up to six, space for equipment storage, and a community room. The community room will enable training to be held in a single location, and provide a modern and accessible meeting location for the local seniors' group and other community-based organizations.



Renderings by Keystone Architects



8.3 Health Care & Social Services

Currently Windham has only one medical facility – Windham Medical Care in Hensonville – which is staffed by a single doctor who specializes in family medicine. The facility is not open on the weekends, and does not provide any drop-in or urgent care services. The closest urgent care facility is located in Catskill, and the nearest hospital (Columbia Memorial Hospital in Hudson) is located 30 miles away.

With an aging population (nearly one third of Windham residents are over the age of 65) improved access to health care services is a priority for the future. While the town does have one senior housing complex, there is a growing need for more senior housing with supportive services, as well as better access to home health services and independent living options that would allow residents to age in place.

Poverty is the single largest determinant of health, and ill health is an obstacle to social and economic development. Families living in poverty often have limited access to healthy foods and healthcare, and live in poor housing conditions that can affect their overall health. The US Census Bureau estimates that 56 households in Windham are living below the poverty level. In addition, it is estimated that at least 58 households receive some form of public assistance, including food stamps/SNAP.

Individuals without health insurance also have limited access to healthcare services. According to the US Census American Community Survey, it is estimated that 79 Windham residents have no health insurance, while 417 residents rely on Medicare. Affordability of health care is also a growing issue both locally and nationally. It is estimated that Windham residents spend an average of \$4,204 annually on health insurance and \$2,305 in out-of-pocket medical expenses, which is slightly higher than the New York State average.

Access to child care and other support services will be a major factor in attracting and keeping young families in Windham. According to the NY Child Care Demographic Report published by the NYS Office of Family Services, there are only 31 regulated child care programs (including in-home day care) in Greene County, none of which are located in Windham.



*The **Windham Community Food Pantry**, located at the Hope Restoration Church on Route 296, has been distributing food to needy families in Windham since 2007. The food pantry includes a large warehouse with a walk-in refrigerator/freezer, and a reception area where individuals come to receive food and personal care items. Staffed entirely by volunteers, the pantry is open twice a month on Saturday mornings, and once a month on Thursday evening.*

"...Windham must have better medical facilities. That is extremely important as you don't want to go 45 minutes to an hour to Albany. To attract younger families and make the town flourish, educational, cultural, and outdoor/indoor exercise platforms as well as medical/dental services are needed."

- Kimberly S

8.4 Historic & Cultural Facilities

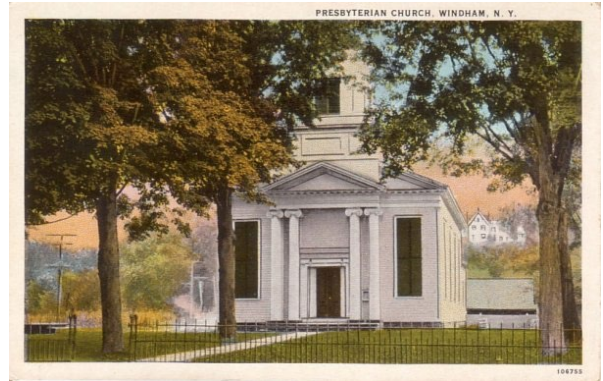
There are three properties in the Town of Windham listed on the National Register of Historic Places – the Centre Presbyterian Church, the Windham/Hensonville United Methodist Church, and the Mitchell Hollow Union Chapel.

Centre Presbyterian Church

The “Centre Church” as it is known locally, was listed on the National Register in 1979. The building, situated at the corner of Church and Main Street, was constructed in 1835 and has roots in the community that date back to the late 1700s. At the time of its nomination, the church had been donated to the Town, and a “Save the Centre Church” Committee was actively working on repurposing the structure as a community center.

The building underwent extensive renovations in the late 1980s and early 1990s, and has served as a community center, public library and meeting place for Windham residents for over 30 years. The building has also been used as an art and music venue for a diverse array of cultural activities. The 250-seat hall is a popular performing space for musicians, and many concerts and music festivals have been held there.

Unfortunately, the building is showing signs of its age, and the iconic steeple has started to lean. According to a building condition report commissioned by the town in 2018, the Centre Church is in need of significant repairs and reinforcement to the foundation, tower and roof that could cost upwards of \$500,000. The Town of Windham has made several grant applications to the New York State Office of Historic Preservation, but to date has been unsuccessful in obtaining the funds necessary to complete the repairs. The Centre Church is an important part of Windham’s history and identity, therefore securing funding to complete the repairs is a high priority for the Town. In addition, funding should be sought to expand arts & cultural programming at the Centre Church to help boost the local economy.



Centre Church in Windham

Windham/Hensonville United Methodist Church

Originally known as the “Methodist Episcopal Church of Windham Center”, this church is located on the north side of Main Street down the road from the Centre Church. It was added to the National Register of Historic Places in 2009. The church was constructed in 1844, and an elaborately detailed Greek Revival-style entrance and bell tower were added in 1867. The church has been the home of an active Methodist congregation for over 200 years and the building contributes to Windham’s historic fabric.

Mitchell Hollow Union Chapel

Situated on the north side of Mill Road at its intersection with Mitchell Hollow Road (County Route 21), this historic church was built in 1897. According to the National Register Nomination Form prepared in 2001, the Mitchell Hollow Union Chapel is a “restrained local example of classically-inspired religious architecture in the community.” Like the preceding examples, the chapel was constructed with a Greek Revival aesthetic, and stands virtually intact from its construction more than a century ago.

Other Historic Resources

It is important to note that while these three churches are the only structures formally listed on the National Register of Historic Places, there are many other notable buildings in the Town that have a rich history and unique architecture. A total of fifteen sites in the Town of Windham are listed on the Greene County Historical Register, with several others eligible for nomination.

Many of these buildings, such as the Thompson House and Christman’s Windham House, have local significance as part of Windham’s roots as a resort destination for tourists. Efforts should be made to nominate other properties for listing, and Windham’s history should be celebrated through architectural walking tours, historical plaques and other initiatives.

The historic character and appearance of Windham is a major asset to the community. Preserving this historic character goes hand in hand with other initiatives that aim to make the hamlet more attractive for tourists and residents.



Windham/Hensonville UMC



Mitchell Hollow Union Chapel

8.0 Community Facilities

Arts & Culture in Windham

The former **Sugar Maples Hotel & Resort** in Maplecrest is noteworthy as both an important part of Windham's resort history, but also as a modern-day destination for the creative arts. The resort was started in 1925 and was a popular destination for summer tourists for over 50 years. It featured a 700-seat dining room, tennis courts, a baseball field with roofed bleachers, a huge heated outdoor swimming pool, a roller-skating rink, a library and a resident orchestra.

Like many other resorts in the Catskills, business started to decline in the late 1970's and early 1980's. By the early 1990's the hotel was closed and sold to a developer. It sat vacant for over a decade, before it was donated to the Catskill Mountain Foundation (CMF), a non-profit group formed in 1998 with a mission to revitalize Mountaintop communities through world-class arts programming.

In addition to transforming several buildings into arts centers and performance spaces in Hunter and Tannersville, CMF successfully breathed new life into the former resort in Maplecrest. The **Sugar Maples Center for the Creative Arts** offers a wide range of studio classes in ceramics and fiber arts, and hosts a summer arts education program for children. The Foundation also has overnight accommodations for visiting students and instructors at the Sherwood House, the Alberti House, the Ceramic Studio, and the Fiber Arts Studio.

The **Windham Arts Alliance** is a volunteer-based organization in the community that hosts several exhibitions and special events throughout the year, sometimes in partnership with the Greene County Council on the Arts (also known as CREATE).

Windham has also been home to **Windham Fine Arts** -- a contemporary art gallery located on Main Street -- since 2001. The gallery provides 3,000 square feet of exhibition space, where solo and group exhibitions are featured regularly. Special events, artist's receptions and musical performances are also held year-round.



Photo Credit: Windham Fine Arts

8.5 Schools

The **Windham-Ashland-Jewett (WAJ) Central School** is located on Main Street, Windham. The school serves kindergarten through grade 12, with a current enrollment of 291 students. Enrollment has been steadily declining over the past 20 years.

When the Town's Comprehensive plan was last updated in 2002, the school had 551 students and the Board of Education was actively exploring building a new school at a new location. Declining enrollment is a concern for local officials, and is likely a result of the growth of the second home market in Windham and the town's difficulty attracting young families.

In addition to declining enrollment, the student population at WAJ is becoming more diverse. Where just a few years ago, the minority population was less than 1%, today 8% of the students are Hispanic or Latino, with another 7% that are classified as multi-racial. In addition, according to the NYS Education Department, nearly 43% of the student population is considered "economically disadvantaged" and 35% participate in the free lunch program.

There are 35 teachers employed by the district, with an average class size of about 20 students. On a scale of 1 to 4 (with 1 being the highest), WAJ ranks as a level 2 on the "College, Career, and Civic Readiness Index." The index measures how well students are prepared to be involved in activities important to being a productive citizen, whether they plan to attend college, or whether they plan to enter the workforce after high school. The local graduation rate is 88%, which is slightly higher than the state average of 84.8%.

QUICK FACTS

WAJ SCHOOL DISTRICT

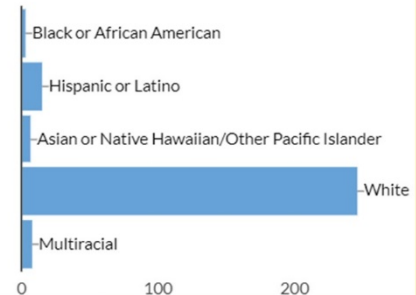


291
STUDENTS



35
TEACHERS

STUDENTS BY ETHNICITY



88%

GRADUATION RATE



Source: National Center for Education Statistics



*Photo Credit:
Windham-Ashland-
Jewett School District*

8.6 Issues & Opportunities

- Windham's economy is largely based on outdoor recreation. Continuing to partner with the NYSDEC, NYCDEP and the NY/NJ Trail Conference is critical to maintaining and expanding trail networks throughout the Town.
- While there are numerous trails and recreational opportunities in the outskirts of the town, many residents expressed a desire for new pocket parks and/or walking trails in and around the hamlet of Windham, particularly along the Batavia Kill.
- Of particular interest is exploring opportunities to partner with NYCDEP to provide passive recreation and/or walking trails on a 45-acre city-owned parcel located at the intersection of South Street and NYS Route 23.
- There are significant opportunities to better connect the Town's hamlets through a series of interconnected trail networks -- both off-road and on-road -- which will require coordination with the NYSDOT and other agencies.
- Increased public use of local recreational areas has resulted in concerns regarding parking & trash. The NYSDEC is currently working on recommendations designed to balance increased public use with protection of the area's natural resources through a Catskill Strategic Planning Advisory Group (CAG).
- Access to medical care is a significant issue and a growing concern as Windham's population continues to age. In particular, improving access to Advanced Life Support services through completion of the new ambulance building is a high priority for the future.
- The Centre Church is a significant historic, cultural and community anchor in Windham. Restoring the steeple and making foundational/structural repairs are critical in order to reactivate the space and preserve the structure for future generations.
- Windham has many historically and architecturally significant structures that could benefit from the financial incentives available to properties listed on the State and/or National Register of Historic Places.
- Expanded arts & cultural programming, particularly at the town-owned Centre Church building should be encouraged, in partnership with local and regional arts organizations.

"...One of the most important issues facing Windham is increasing access and building a network of trail-based recreation (biking, hiking, walking, running). Including both more wilderness trails and enlarging the Windham Path and connecting better to the village. There is a great baseline, but this could be the signature four-season attraction for the town."

- Paul G

"...Windham has a great school district, and is also a family-oriented town that gives you that Hallmark charm -- a place where you know your neighbors. Plenty of outdoor resources (hiking trails, skiing, snowboarding, tubing) and we have a beautiful lake in Maplecrest. It is a wonderful place to raise your children."

-Survey respondent

9.1 Existing Land Use

Existing land use patterns in the Town of Windham are illustrated in the [Land Use Map](#) on the following page and summarized in the table and chart at right. Data was obtained from the Greene County Real Property Tax Service as of August 2021.

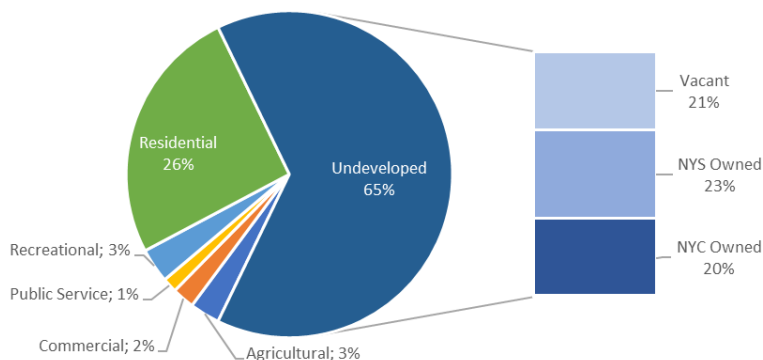
Undeveloped Land: Vacant, undeveloped land in private ownership comprises 21% of the parcel area in the town. Vacant land is widespread throughout the town in part due to natural resource constraints like steep slopes, poor soils, and wetlands that make many areas unsuitable for development. In addition, approximately 43% of the land in the Town of Windham is publicly-owned protected lands owned by the State of New York as forever-wild Forest Preserve, or the City of New York to preserve water quality.

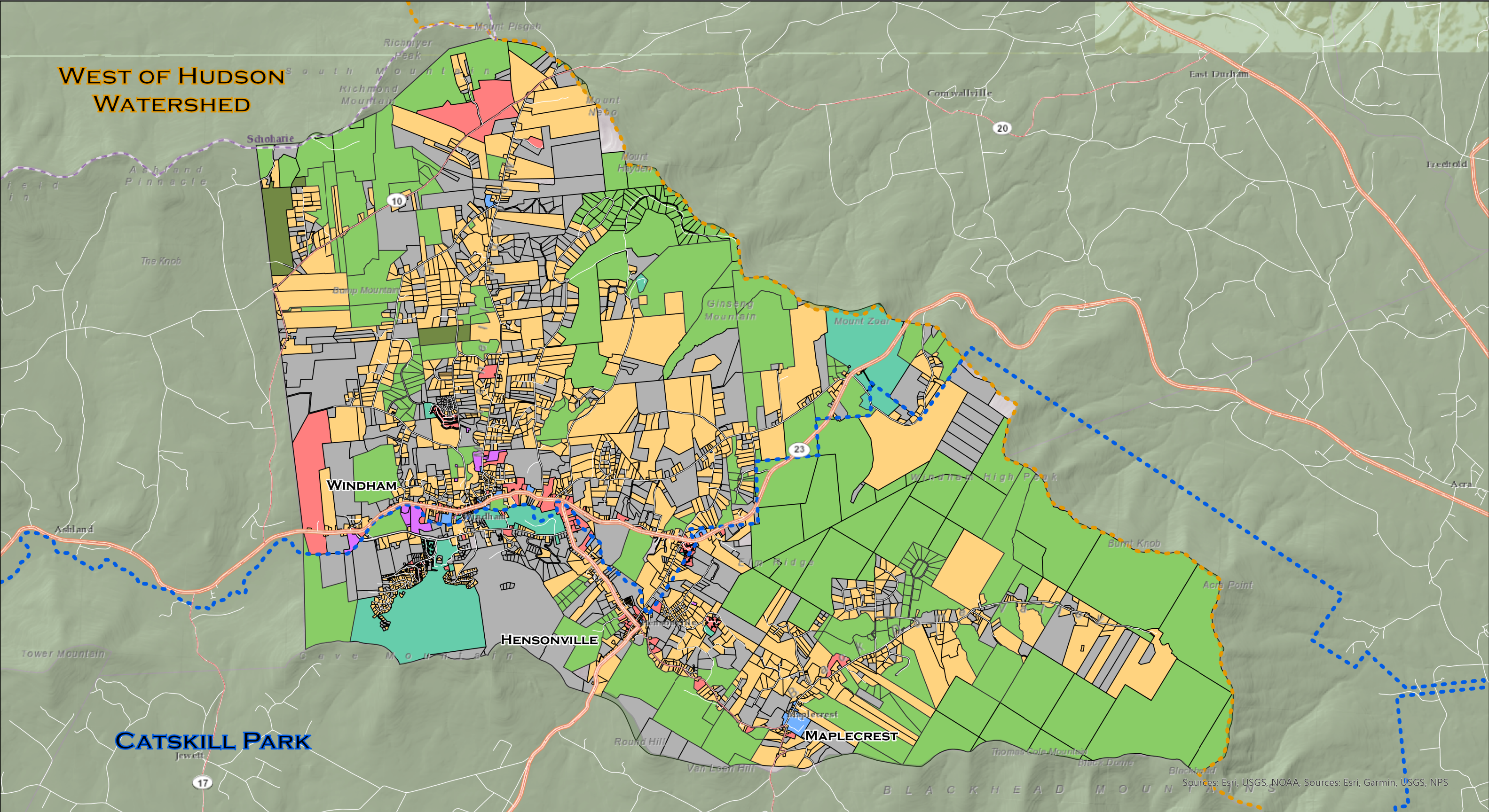
Residential Uses: A variety of residential uses exist within the town including single family, two family, rural residences, estates, seasonal residences, mobile homes, and apartments. The majority of housing within the Town consists of single-family homes, distributed throughout the town with concentrations along the major transportation routes. Seasonal residences, condos and townhouses are generally concentrated in areas near Windham Mountain and along the South Street corridor. There are few mobile homes within the town, concentrated within or near the hamlets, on Mitchell Hollow Road, Bagley Road, Maplecrest Road, and Big Hollow Road. Rental apartments comprise a small proportion of the housing stock in Windham and are mostly single-family conversions into 3-4 apartments. There are no large apartment complexes.

Commercial Uses: Commercial development comprises roughly 2% of the land area in the Town of Windham. Commercial properties within the Town of Windham are generally concentrated in the Hamlets of Windham and Hensonville and along Route 296. A large majority (77%) of the commercial uses in Windham are classified as “living accommodations” which includes apartments, hotels, motels, and lodges. The remaining acreage of commercial uses is comprised of motor vehicle service areas (autobody stations and gas stations), dining establishments, banks, office buildings, and retail shops.

Agricultural Uses: Active agricultural uses comprise roughly 3% of the land area (956 acres) in the Town of Windham. However, there are 31 parcels that are part of Greene County Agricultural District No. 124, which encompasses more than 1,675 acres. Many of the remaining active farms in Windham are horse farms that rely heavily on tourists and the second-home community for additional income.

Land Use by Property Type		
Land Use	Acreage	%
Agricultural	956	3.0%
Commercial	709	2.2%
Industrial	0	0.0%
Public Service	465	1.5%
Recreational	1,092	3.4%
Residential	8,177	25.5%
Vacant	6,614	20.7%
NYS Owned	7,432	23.2%
NYC Owned	6,422	20.1%
Unclassified	152	0.5%
Total:	32,019	100%





PROPERTY USE TYPES
TOWN OF WINDHAM, NY

LEGEND

- | | | |
|-------------------|------------|-----------|
| Surrounding Towns | Vacant | Community |
| Agriculture | Commercial | Utilities |
| Residential | Recreation | Protected |



Prepared by: Delaware Engineering, DPC
Date: August 2021
Source: NYSDEC, Greene County, Town of Windham

0 0.5 1 2 3 Miles



In 2009, the Town of Windham prepared a Generic Environmental Impact Statement (GEIS) in recognition of the need to plan for the long-term sustainability of the town. The GEIS examined the environmental and infrastructure conditions at the time in order to analyze the town's capacity to support future growth.

While future growth in Windham will likely take the form of additional residential development, the town relies on tax revenue from commercial development to offset the costs of providing services to its residents. Road repairs, emergency services, police protection, maintenance of recreational facilities, and other municipal services are funded entirely through local property taxes. Given that Windham has such a large percentage of publicly-owned land that is protected from future development, the challenge for the future will be encouraging responsible “smart” growth that will support the local economy and create tax revenue, without sacrificing the environmental and scenic resources upon which the local tourism industry depends.

On the survey, when respondents were asked **“What types of new development or future land uses do you think should be encouraged in Windham?”** some common themes emerged. Those common themes are visually represented in the word cloud at right, and summarized below:

-

- Large industrial uses or heavy industry
- Multi-story condos or apartment buildings
- Trailer parks
- Chain stores & franchises (dollar stores/fast food)
- Big-box stores
- Wedding barns and short-term rentals

53

9.3 Land Use Regulations

The Town of Windham regulates development primarily through a **Site Plan Review Law** (updated in 2006) and a **Subdivision Law** (updated in 2007). Windham also has an **Architectural Building Code and Review Board Law** (updated in 2006) that establishes procedures and design criteria regulating the exterior appearance of buildings in designated “historic districts” located in Windham and Hensonville.

While many rural communities in the Catskills have comparable land use regulations, Windham is unique in that it currently has not adopted a Zoning Law. The local laws currently in place are effective in regulating the appearance of new development, and set forth procedures for reviewing applications, however one of the primary purposes of a Zoning Law is to regulate the intensity and type of new development that can occur in specific locations.

One of the major recommendations in the 2002 Comprehensive Plan was for Windham to form a “Zoning Advisory Committee” to begin drafting the Town’s first Zoning Law. Now, more than ever, the Town of Windham should consider implementing stronger land use controls (including zoning) to assist with planning for future growth in a more proactive manner, rather than reacting to development proposals as they appear before the Town for approval. That includes evaluating the efficacy of the existing land use regulations currently in place, and beginning the process of drafting a Zoning Law.

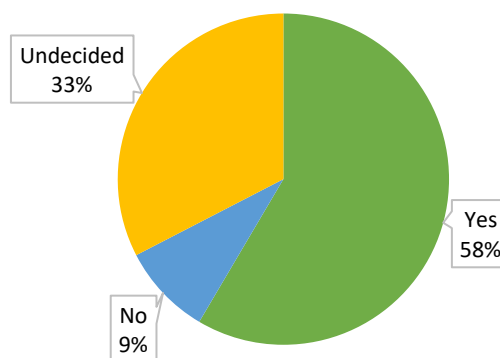
Public outreach conducted during the development of the 2002 Comprehensive Plan, as well as this 2021 update, suggests that a majority of the community supports adoption of a Zoning Law. Of those that responded to the on-line survey, 58% thought the Town should adopt a local Zoning Law, while 33% were undecided and needed more information. Only 9% of respondents didn’t want zoning, and the common reasons cited were that the Town is already “over-regulated” by NYCDEP/NYSDEC, and fears that such a law would be overly restrictive and drive away business.



Zoning opponents often cite an infringement of property rights and question the authority of local government to regulate how they can use their land. However, the New York State Legislature, through Town Law Article 16, has implicitly empowered Town Boards to exercise its police powers to regulate land use as follows:

“For the purpose of promoting health, safety, morals, or the general welfare of the community, the town board is hereby empowered by local law or ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.”

Should Windham Adopt Zoning?



Adopting a Zoning Law would help to achieve several objectives that include: discouraging incompatible land uses from locating next to one another, protecting property values, concentrating new development in areas with access to public infrastructure, and preserving the scenic viewsheds upon which the tourism industry depends. In fact, the 2009 GEIS prepared by the Town of Windham recommended the formation of “special districts” to promote viewshed protection, and exploring opportunities to encourage more “cluster housing” developments. These types of advanced land use tools can only exist within the framework of a traditional Zoning Law.

Traditional (also called “Euclidian”) zoning divides a municipality into separate zoning districts with a uniform set of regulations governing the type and intensity of future development within each zone. A well-written Zoning Law will permit appropriate uses in each zone based on historic development patterns and the community’s vision for the future, while providing for the continuance of pre-existing uses that may not conform with the new regulations.

The first step in the process would be to form a **Zoning Advisory Committee** to work with a planner and/or municipal attorney to draft the law. The committee would define the different zoning districts and determine the allowable uses within each zone, as well as their potential location(s) on a map. Based on existing land use patterns and the location of public infrastructure, a simple approach would be to create two basic zoning districts – a Mixed-Use Hamlet Zone and a Rural Residential Zone. The former could follow the existing boundaries of the designated hamlet areas, while the latter could encompass the rest of the town and be primarily limited to residential and agricultural uses.

Viewshed protection was identified as a high priority for the future, so Windham should also consider creating an “Scenic Overlay District” or drafting a “Ridgeline Protection Law.” Such a law could contain separate regulations specifically designed to protect sensitive viewsheds and ridgelines from inappropriate development.

Another important consideration is exploring incentives designed to encourage more affordable workforce housing and/or senior housing and assisted living facilities.

ANATOMY OF A ZONING LAW

A zoning law consists of two parts: a **map** (or series of maps) and **text**. The zoning map shows how the community is divided into different use districts or zones. The zoning text explains the rules that apply in each zoning district, including the type of uses permitted in each district, along with specific standards governing things like lot size, building height, and setbacks. Most zoning ordinances have the following structure:

Title, Authority and Purpose: The reasons the community adopted the law and how it aligns with the community’s values.

General Provisions: Defines various terms used in the ordinance, and describes the geographic/jurisdictional reach of the zoning ordinance.

Zoning Districts and Regulations: Defines uses that are allowed “as of right” versus by special permit, and the dimensional requirements for different types of uses.

Nonconforming Uses, Structures, and Parcels: Governs the future expansion, reconstruction or conversion of structures and/or parcels that pre-date the law’s adoption and don’t comply with the current use or dimensional requirements.

Performance Standards: Standards that apply to different types of development, such as parking, signs, landscaping, architectural design, or environmental criteria.

Administration and Enforcement. Spells out the duties of those involved in administering the ordinance, penalties and fines for violators, and procedures for making future amendments.

9.4 Issues & Opportunities

- Development within the Town is burdened with overlapping regulatory constraints that can act as a deterrent to future development, even on a small scale.
- Significant investments have taken place to provide centralized water and sewer service in the hamlet areas, and future development should be concentrated in those areas with access to public infrastructure.
- Windham's economy is tourism-based and new development should not detract from the natural resources and scenic views upon which this industry depends.
- Existing regulatory programs are adequate to address the majority of environmental and natural resource issues, however watershed protection and enacting land use controls regulating the density, placement and type of development on steep slopes and ridgelines should be a high priority for the future.
- Attracting more diversified retail uses and low-impact artisan manufacturing to the hamlet areas will benefit both visitors and full-time residents and contribute to a year-round economy.
- Windham Mountain generates significant demand for second homes, which has driven up home prices and made it difficult for full time residents to find affordable housing.
- The Town Board should consider implementing stronger land use controls (including zoning) to assist with planning for future growth in a more proactive manner.
- Existing land use regulations should be updated and the site plan and subdivision process should be streamlined to coordinate better with stormwater and other environmental regulations.

"...Every year we lose more of the rural character of the countryside as entertainment venues and short-term rentals are established close to residences throughout the back roads of Windham. In order to maintain the New England type of beauty that is downtown Windham, there has to be controls on building heights, signage, facades, outdoor drinking, noise, etc. To protect the future there must be local control through zoning"

- Survey respondent

"...The lack of zoning is now at a critical stage with the amount of people here now and the realization that this is a beautiful place to live. The town needs to step up and get zoning done NOW."

- Ann A

"...High end development should include provisions for affordable housing. Essential workers in support of such developments need adequate housing."

- Survey respondent

10.1 Goals & Objectives

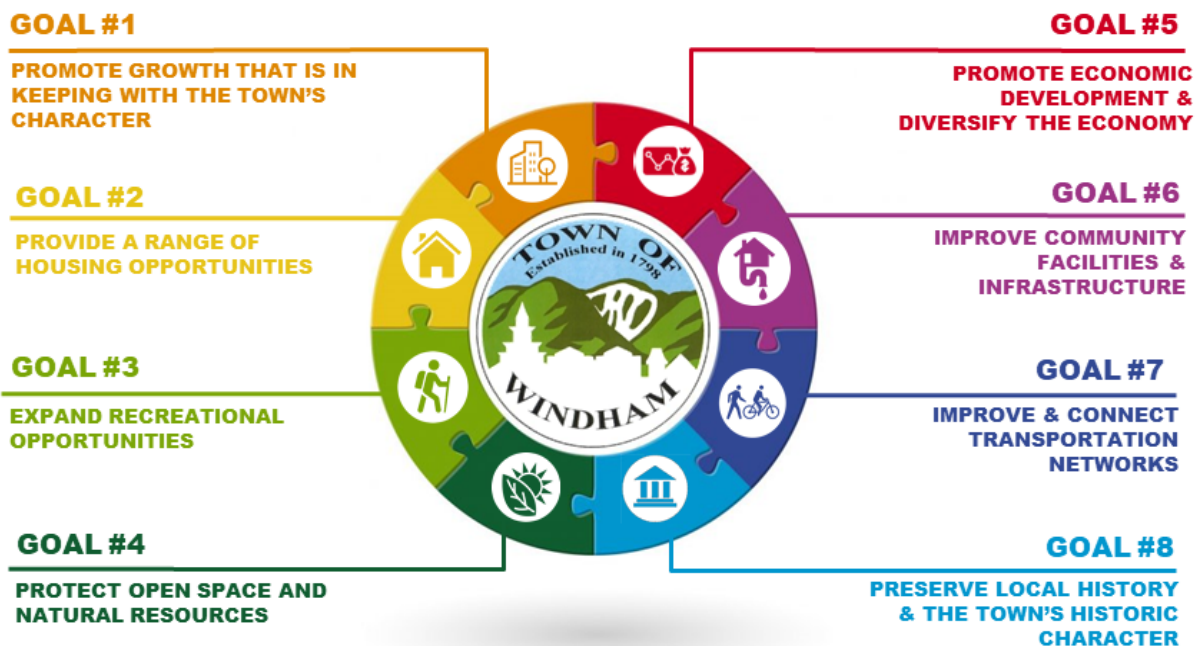
A key component of any comprehensive plan is the community's goals and objectives -- statements that point the community in the general direction of its desired future. Goals are broad statements of a future condition, or a desired result, that the community wants to achieve. Objectives, on the other hand, describe the type of action or activity that is necessary to achieve the stated goals. Together, they provide a framework for long-range policy decisions and will set the tone for future development in the Town.

Windham's goals and objectives were developed by the Comprehensive Plan Committee based on input from the public survey, and build upon the goals contained in the 2002 Comprehensive Plan. They are designed to specifically address the "Issues and Opportunities" identified by topic in each of the previous chapters.

Specific projects or initiatives designed to achieve the goals and objectives are also included at the end of this chapter as an **Action Plan**. The action plan contains specific, achievable, measurable steps that should be taken to achieve the agreed-upon goals and objectives. It also acts as a work plan for the Town Board in adopting ordinances, making policy decisions, and allocating resources to carry out the goals and objectives of the plan.



COMPREHENSIVE PLAN GOALS



GOALS & OBJECTIVES

 GOAL #1	<p>Maintain local control over land use while promoting quality commercial and residential growth that is in keeping with the existing character of the Town.</p>	<p>OBJECTIVES:</p> <p>1.1 Concentrate future growth and development in the designated hamlet areas and locations with access to centralized water and/or sewer infrastructure.</p> <p>1.2 Ensure that any new development is in keeping with the Town’s historic character and preserves the scenic beauty upon which the tourism industry depends.</p> <p>1.3 Protect scenic vistas and limit development on ridgetops.</p> <p>1.4 Strengthen existing land use laws and explore creative land use tools and incentives that encourage low-impact development.</p> <p>1.5 Encourage the creative use of properties in residential areas to support the tourism economy, while protecting public safety, and mitigating potential impacts on neighboring properties.</p>
 GOAL #2	<p>Provide a wide range of housing opportunities for residents by improving the affordability and quality of local housing.</p>	<p>OBJECTIVES:</p> <p>2.1 Promote the development of affordable workforce housing for middle-income residents.</p> <p>2.2 Support the expansion of affordable senior housing and assisted living to promote the concept of “aging in place”.</p> <p>2.3 Increase the supply of quality year-round rental housing for all Windham residents.</p> <p>2.4 Balance the market demands for short-term tourism rentals with the community needs for long-term rental housing.</p> <p>2.5 Encourage the development of new housing that is walkable and interconnected, particularly in the historic hamlet areas.</p> <p>2.6 Support the development of non-traditional housing models (tiny homes, adaptive housing, etc.) within planned developments and in accordance with all applicable regulations and codes.</p> <p>2.7 Support development of Accessory Dwelling Units to expand housing choices.</p>

 GOAL #3	<p>Expand recreational opportunities for both residents and tourists.</p>	<p>OBJECTIVES:</p> <p>3.1 Position Windham as a regional hub and “base camp” for year-round outdoor recreation.</p> <p>3.2 Develop new parks, improve existing recreational facilities, and expand recreational programming within the town.</p> <p>3.3 Encourage the expansion and inter-connection of existing trail systems and the development of new recreational trails.</p> <p>3.4 Encourage the development and installation of interpretive trail signage educating the public about local flora, fauna, and ecosystems.</p> <p>3.5 Provide limited public access to streams and lakes for fishing and paddle sports.</p> <p>3.6 Encourage limited public access to protected lands for recreational purposes</p>
 GOAL #4	<p>Protect open space and natural resources while allowing for orderly growth and development, particularly in the hamlet areas.</p>	<p>OBJECTIVES:</p> <p>4.1 Concentrate future growth and development in the designated hamlet areas and locations with access to centralized water and/or sewer infrastructure.</p> <p>4.2 Improve the town’s resiliency and reduce the potential damage caused by floods and other natural disasters.</p> <p>4.3 Foster a sense of stewardship along streams and watercourses and support efforts to maintain or improve fisheries resources.</p> <p>4.4 Encourage “working landscapes” where undeveloped land may be actively used in agricultural or forestry production.</p>
 GOAL #5	<p>Promote economic development, diversify the economy and strengthen the local workforce.</p>	<p>OBJECTIVES:</p> <p>5.1 Strengthen the local economy by encouraging year-round tourism and promoting the Town’s historic character, scenic beauty, and access to outdoor recreation.</p> <p>5.2 Encourage more events and festivals, and promote the creative use of underutilized facilities (such as parking lots) in the off-season.</p> <p>5.3 Encourage low-impact light industry, particularly those businesses that would support the tourism economy, such as artisanal manufacturing, handcrafted goods, breweries/distilleries, etc.</p> <p>5.4 Ensure that all workers have the opportunity and resources to enhance their economic circumstances through education, skill development, and access to high-speed internet.</p>

 <p>GOAL #6</p>	<p>Maintain and Improve existing community facilities & public infrastructure, and continue to provide essential services to Town residents.</p>	<p>OBJECTIVES:</p> <p>6.1 Improve cell service and access to high-speed internet & broadband services throughout the town.</p> <p>6.2 Improve the operation and efficiency of Town-owned facilities and equipment</p> <p>6.3 Encourage consolidation of services and inter-municipal cooperation whenever possible to improve efficiency and reduce costs.</p> <p>6.4 Expand access to water & sewer infrastructure as needed to accommodate new development and/or protect water quality.</p>
 <p>GOAL #7</p>	<p>Improve local transportation facilities and expand bicycle and pedestrian networks.</p>	<p>OBJECTIVES:</p> <p>7.1 Encourage the development of a safer and more “walkable” community, particularly in the historic hamlet areas.</p> <p>7.2 Lobby for the installation of new bike lanes, sidewalks, and crosswalks where appropriate as part of any planned improvements to local, county, or state highways.</p> <p>7.3 Continue to improve and promote transportation connections between Windham Mountain and the hamlet areas.</p> <p>7.4 Encourage innovating ride sharing solutions, including connections to the Amtrak train station in Hudson.</p>
 <p>GOAL #8</p>	<p>Preserve local history and protect Windham’s historic character.</p>	<p>OBJECTIVES:</p> <p>8.1 Encourage the reuse and revitalization of historic properties in the Town of Windham.</p> <p>8.2 Encourage the use of historical markers and plaques to promote local history at the building level.</p> <p>8.3 Promote the town’s historic resources to visitors and residents.</p> <p>8.4 Ensure that any new development in Windham’s historic hamlets is in keeping with the historic character and complements local architecture.</p>

10.1 Action Plan

The preceding section describes the overall goals and objectives that will guide future development and help the town achieve its desired vision. That vision will only be realized if the plan is properly administered and implemented. Effective implementation is the difference between having a good plan on paper and having a great community on the ground.

Beginning on the following page, the **Action Plan** component of the Comprehensive Plan identifies a number of specific projects and initiatives that may be employed to bring the plan's goals, policies and strategies to fruition. Several proposed "action items" are provided in tabular format organized by goal, along with the type of action, the timeframe within which it should be implemented, and possible partners.

There are five broad types of actions:

- **Regulations** that will guide future development
- **Polices** and procedures that will guide future decisions
- **Capital** projects requiring the expenditure of funds
- **Studies** to determine the appropriate solution to a particular problem
- **Education** directed at the public or targeted audiences to increase awareness

It is not realistic to expect that all of the action items will be implemented immediately. Those items that require immediate action are identified within each section by topic. Other items are classified as either **Short Term** actions that should be implemented within 2 years, **Long Term** actions targeted for implementation within a 2-5 year timeframe, or **ongoing initiatives** with no definitive timeframe.

Successful implementation of the plan will require proactive measures by the Town Board, working in collaboration with community-based organizations, regulatory agencies, county government and the private sector over a period of years. In the short-term, the Town Board should appoint a **Comprehensive Plan Implementation Committee** to review the action items that are identified as "immediate" priorities in the Action Plan and determine what steps are necessary to successfully implement them. Working groups or task forces can be formed as subsidiaries of the committee to tackle specific initiatives and/or general topic areas.

Finally, to ensure that the Comprehensive Plan remains an effective guide for decision-makers over the long term, the Town Board should conduct major evaluations of the plan's goals and policies at least once every five years. The evaluation process should consider the following:

- Progress in implementing the plan;
- Changes in community needs and other conditions that form the basis of the plan;
- Fiscal conditions and the ability to finance public investments recommended by the plan;
- Community support for the plan's goals and policies; and



"...Our goals can only be reached through the vehicle of a plan, in which we must fervently believe, and upon which we must vigorously act. There is no other route to success."

- Pablo Picasso

10.0 Plan Implementation

- Changes in state or federal laws that may impact plan implementation.

ACTION PLAN



Goal #1: Maintain local control over land use while promoting quality commercial and residential growth that is in keeping with the existing character of the Town.

#	Action Item	Type	Timeframe	Partner(s)
1	Establish a Zoning Committee to draft a Zoning Law for the Town Board's consideration.	Regulation	Immediate	Windham PB GC Planning
2	Review and update the Site Plan Review Law and Sign Law to improve clarity and be consistent with current case law.	Regulation	Short-Term	Windham PB
3	Consider adopting local laws to regulate emerging land uses such as solar farms, wind turbines, etc.	Regulation	Short-term	Windham PB
4	Partner with owners of short-term rental (STR) properties to address any issues that may arise affecting quality of life or public safety.	Policy	Ongoing	Chamber HOAs STR Owners WASA
5	Publish design guidelines with examples of architecture, signage and landscaping that is in keeping with the town's character.	Education	Short-Term	Windham PB ARB
6	Consider adopting a Noise Ordinance.	Regulation	Short-Term	Town Board
7	Identify key viewsheds, and establish design guidelines and/or regulations to limit the impact of development on scenic vistas.	Regulation	Short-Term	Windham PB GC Planning
8	Organize a training session for developers and Planning Board members on low-impact design, green infrastructure and other methods to reduce stormwater runoff from new development.	Education	Long-Term	Windham PB GCSWCD



Goal #2: Provide a wide range of housing opportunities for residents by improving the affordability and quality of local housing.

#	Action Item	Type	Timeframe	Partner(s)
9	Explore the use of tax incentives and/or innovative land use tools to encourage the development of new workforce/rental/senior housing.	Study	Short-Term	Catskill Mtn. Housing; Realtors
10	Collaborate with the Windham Adaptive Sports Foundation and others to explore opportunities to encourage the development of adaptive housing for persons with physical disabilities.	Policy	Short-Term	Windham Adaptive Sports Foundation
11	Consider the adoption of an Accessory Dwelling Unit (ADU) Local Law to encourage broader housing choices.	Regulation	Short-Term	Town Board

10.0 Plan Implementation



Goal #3: Expand recreational opportunities for both residents and tourists.

#	Action Item	Type	Timeframe	Partner(s)
12	Implement improvements at CD Lane Park, including adding adaptive recreational facilities for the physically disabled.	Capital	Immediate	Windham Adaptive Sports Foundation
13	Develop a plan to create a downtown streamside pocket park with a possible connection to the Creamery Park soccer fields.	Study	Short-Term	NYCDEP
14	Convene a volunteer-committee to work with the town on expanded recreational programming, etc.	Policy	Short-Term	COWF
15	Explore financial mechanisms to require that developers support public recreational improvements that benefit everyone.	Regulation	Short-Term	GC Planning
16	Explore public recreational uses on City-owned lands, including the South Street parcel across from the WWTP.	Study	Short-Term	NYCDEP
17	Support continued maintenance, expansion and promotion of trails/facilities within the Catskill Park & Forest Preserve.	Policy	Ongoing	NYSDEC NYNJTC WARF
18	Support continued maintenance, expansion and promotion of the Windham Path.	Policy	Ongoing	WARF



Goal #4: Protect open space and natural resources while allowing for orderly growth and development, particularly in the hamlet areas.

#	Action Item	Type	Timeframe	Partner(s)
19	Develop a town-wide Natural Resources Inventory to identify critical environmental areas and key viewsheds.	Study	Long-Term	NYSDEC Greene County
20	Continue to implement the recommendations in the Flood Hazard Mitigation Plan, NY Rising Community Reconstruction Plan, Local Flood Analysis, and other local planning documents.	Policy	Ongoing	NYCDEP; GCSWCD
21	Continue to implement the recommendations contained in the Batavia Kill Stream Management Plan.	Policy	Ongoing	NYCDEP; GCSWCD
22	Explore adoption of development guidelines designed to protect riparian buffer areas, as an alternative approach to streamside property acquisition.	Regulations	Short-Term	NYCDEP Catskill Center

10.0 Plan Implementation



Goal #5: Promote economic development, diversify the economy, and strengthen the local workforce.

#	Action Item	Type	Timeframe	Partner(s)
23	Promote Windham as a regional hub and “base camp” for year-round outdoor recreation.	Policy	Ongoing	Chamber GC Tourism
24	Pool resources to hire a point person to coordinate social media postings and promote events/recreational activities/outings.	Capital	Short-Term	Windham Mtn Chamber
25	Develop a strategy to educate students about potential careers in the local tourism industry, and address regional workforce development needs in the mountaintop	Study	Long-Term	WAJSD Questar-BOCES Greene County
26	Coordinate local & regional economic development agencies to improve local access to and utilization of existing economic development programs and financial resources.	Policy	Ongoing	GCIDA/GCEDC GCEDT&P CWC



Goal #6: Maintain and Improve exiting community facilities & public infrastructure, and continue to provide essential services to Town residents.

#	Action Item	Type	Timeframe	Partner(s)
27	Complete construction of a new ambulance building with a flexible community space for senior and youth programming.	Capital	Immediate	COWF
28	Establish intermunicipal agreements with neighboring towns for ambulance service cost-sharing.	Policy	Immediate	Ashland Jewett
29	Coordinate with appropriate agencies to secure funding for upgrades to critical infrastructure.	Capital	Ongoing	NYSEFC NYCDEP; CWC
30	Identify local needs and pursue grants to improve access to high-speed internet service.	Study	Immediate	Greene County State/Federal Elected Officials
31	Seek grant funding to purchase AEDs for town facilities and public gathering spaces.	Capital	Short-Term	COWF

10.0 Plan Implementation



Goal #7: Improve local transportation facilities and expand bicycle and pedestrian networks.

#	Action Item	Type	Timeframe	Partner(s)
32	Conduct a parking study to identify opportunities for expanding public parking in downtown Windham.	Study	Immediate	Chamber
33	Improve signage along state highways and public roads, including identifying no parking zones and pedestrian crossings.	Capital	Immediate	NYSDOT GC Highway
34	Explore the feasibility of providing a “ski in, ski out” experience through construction of a gondola or other amenity.	Study	Long-Term	Windham Mtn
35	Expand and improve the existing shuttle bus service including extending hours & seasons	Capital	Ongoing	Windham Mtn Chamber COWF
36	Pursue grant funding to construct new sidewalks to connect downtown Windham and Hensonville	Capital	Ongoing	NYSDOT
37	Consider convening a “Complete Streets” committee or working group to create and adopt a local Complete Streets Policy	Policy	Short-Term	Town Board NYSDOT



Goal #8: Preserve local history and protect Windham’s historic character.

#	Action Item	Type	Timeframe	Partner(s)
38	Continue to seek listing of qualified properties on the State and National Register of Historic Places and educate the public on the financial incentives provided by listing.	Education	Ongoing	MHS
39	Encourage events, exhibits and programs that celebrate local history, and create a self-guided history walk or brochure.	Policy	Short-Term	MHS WAA
40	Secure funding to repair and reactivate the Centre Church property, and encourage its continued use as a location for events & cultural programming.	Capital	Immediate	NYSOPRHP WAA

10.0 Plan Implementation


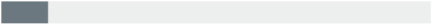

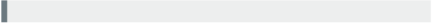
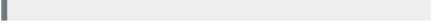
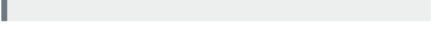
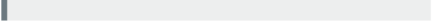
List of Acronyms (Partner Groups & Organizations)	
COWF	Community of Windham Foundation
CWC	Catskill Watershed Corporation
GCEDC	Greene County Economic Development Corporation
GCEDT&P	Greene County Economic Development, Tourism & Planning
GCIDA	Greene County Industrial Development Authority
GCSWCD	Greene County Soil & Water Conservation District
HOA	Homeowners Association(s)
MHS	Mountaintop Historical Society
NYCDEP	New York City Department of Environmental Protection
NYNJTC	New York/New Jersey Trail Conference
NYSDEC	New York State Department of Environmental Conservation
NYSEFC	New York State Environmental Facilities Corporation
NYSDOT	New York State Department of Transportation
NYSOPRHP	New York State Office of Parks & Historic Preservation
WAA	Windham Art Alliance
WAJSD	Windham-Ashland-Jewett School District
WARF	Windham Area Recreation Foundation
WASA	Windham Area Stakeholders Association

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APPENDIX A: SURVEY RESULTS

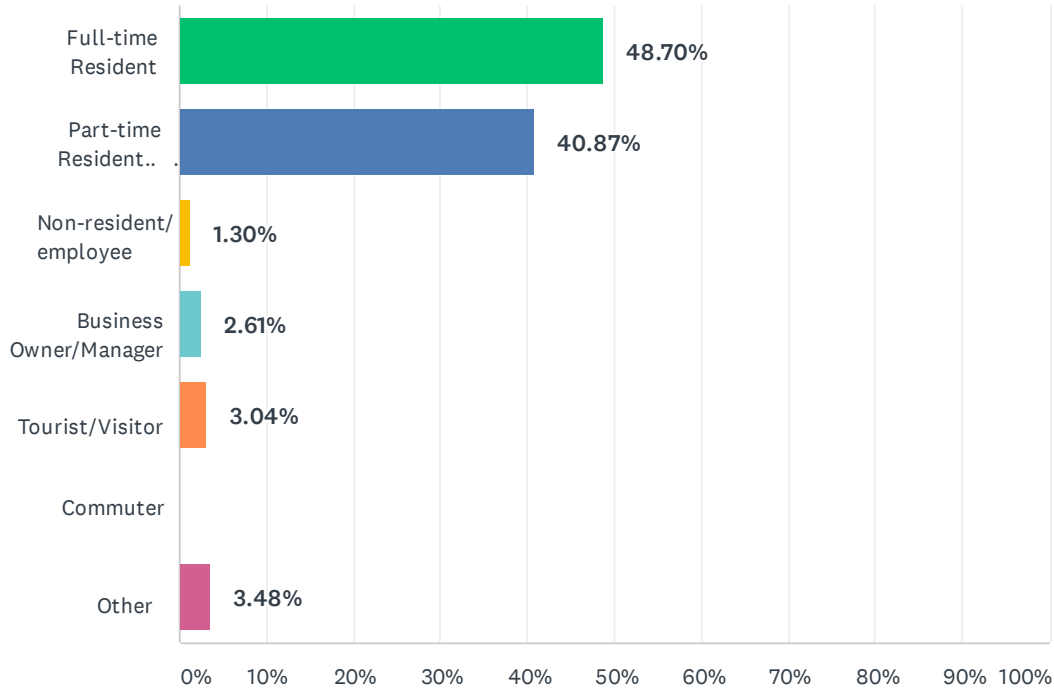
Q1 What is the zip code of your full time residence?

Answered: 231 Skipped: 5

▼ 12496		37.66%	87
▼ 12454		10.82%	25
▼ 12439		5.63%	13
▼ 10549		1.30%	3
▼ 11570		1.30%	3
▼ 11030		1.30%	3
▼ 07675		1.30%	3

Q2 Select the option below that best describes you:

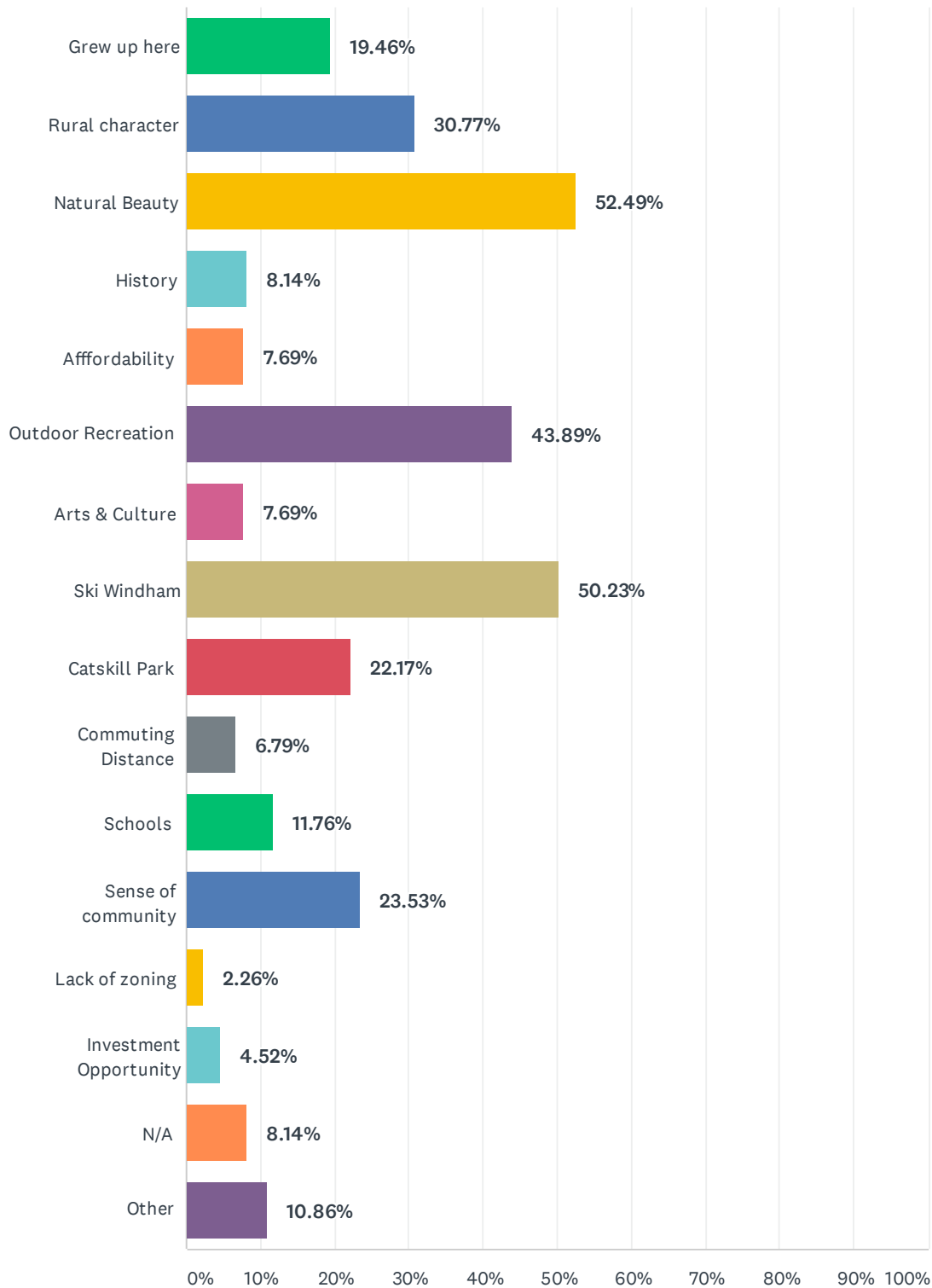
Answered: 230 Skipped: 6



ANSWER CHOICES	RESPONSES	
Full-time Resident	48.70%	112
Part-time Resident (weekender or seasonal)	40.87%	94
Non-resident employee	1.30%	3
Business Owner/Manager	2.61%	6
Tourist/Visitor	3.04%	7
Commuter	0.00%	0
Other (please specify)	3.48%	8
TOTAL		230

Q3 If you are a resident, why did you choose Windham as your primary residence or second home?

Answered: 221 Skipped: 15



WINDHAM COMPREHENSIVE PLAN SURVEY

ANSWER CHOICES	RESPONSES	
Grew up here	19.46%	43
Rural character	30.77%	68
Natural Beauty	52.49%	116
History	8.14%	18
Affordability	7.69%	17
Outdoor Recreation	43.89%	97
Arts & Culture	7.69%	17
Ski Windham	50.23%	111
Catskill Park	22.17%	49
Commuting Distance	6.79%	15
Schools	11.76%	26
Sense of community	23.53%	52
Lack of zoning	2.26%	5
Investment Opportunity	4.52%	10
N/A	8.14%	18
Other (please specify)	10.86%	24
Total Respondents: 221		

Q4 What do you think are Windham's biggest advantages? What positive qualities make Windham a great place to live, work or play. This could include physical resources, as well as less tangible qualities and/or unique characteristics that make Windham special.

Answered: 215 Skipped: 21



WINDHAM COMPREHENSIVE PLAN SURVEY

#	RESPONSES	DATE
1	the land in the sky! 50 mi... to Albany Oneonta and Kingston. Proximity to NYC we have: a great community \$AFE, Tranguill and Serene... Also: Great Gold Courses, Ski Area, Hiking/ biking and hunting and fishing to boot	8/24/2020 4:00 PM
2	beautiful location offers 4 season fun outdoors. Great restaurants, B&B's (Albergo Allegria is wonderful) friendly atmosphere and town is more updated looks great	8/24/2020 3:44 PM
3	some of Windham's biggest advantages include Windham Mts. Ski slope area, the fact that it is a perfect place for families and individuals alike, and is the perfect place to buy a weekend or summer home.	8/24/2020 3:34 PM
4	Windham mountain access and the community of people around of Windham locals a great spot. Windham Path. the new gas station deli/grocery helps. flower delivery the summer are great. Great people at post office Windham Pharmacy and Brian's book store are great	8/24/2020 3:29 PM
5	Return of life day by day home	8/24/2020 3:17 PM
6	2.5 hrs to NYC community WAJ	8/24/2020 3:03 PM
7	small town life excellent school district it is comparable to larger suburban districts of the capital region	8/24/2020 2:54 PM
8	good school great restaurants many outdoor activities friendly citizens	8/24/2020 2:37 PM
9	quiet, Good restaurants, feeling of community winter and summer activities many friends in this area	8/24/2020 2:23 PM
10	skiing, golfing, dining , biking / walking path tourist	8/24/2020 2:05 PM
11	recreation and Dining	8/24/2020 1:57 PM
12	Gorgeous natural resources, mountains and streams. then there are a few affordable places to eat for the locals. Great events such as Autumn Affair, Windham is a small community that offers tourists and visitors a great time with out making them feel like a tourist or visitor	8/24/2020 1:48 PM
13	Beauty of mountains Access to nice restaurants	8/24/2020 1:31 PM
14	none! full of obnoxious city people and outrageous taxes. windiest place in NY Shortest growing season in NY lowest solar index	8/24/2020 1:25 PM
15	close to the city, good restaurants and outdoor activities	8/24/2020 11:45 AM
16	Friendly residents low traffic volume no traffic lights beautiful views multiple recreation opportunities	8/24/2020 11:34 AM
17	Windham is a beautiful small town with every amenity that a family needs. The "Family Friendly" ski slopes, movies, arcade and small restaurants are perfect	8/24/2020 11:21 AM
18	good restaurants and food establishments	8/24/2020 11:09 AM
19	Republican Run Town Board Local Leadership	8/24/2020 10:48 AM
20	Rural Character	8/24/2020 10:40 AM
21	we love the spirit of the community! the area offers so much In the way of recreation, Arts, Dining etc. And the business owners & service providers are friendly and invested in the community.	8/24/2020 10:36 AM
22	Proximity to Westchester county, ski amenities at Windham mountain.	8/24/2020 8:48 AM
23	Pretty, quaint, quiet, beautiful, no traffic lights, nice people, low population, golf club.	8/22/2020 5:04 PM
24	Mountain Skiing.	8/17/2020 11:13 PM
25	Family culture. Skiing & golf. Proximately to NYC	8/16/2020 5:44 PM
26	Less congestion of people and a patriotic community	8/12/2020 9:38 AM
27	Beautiful scenery, kind people, lots of outdoor recreation, wonderful restaurants. There's something very special about this town.	8/9/2020 12:15 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

28	Small community living; beauty of the natural world; physical outdoor activities; clean water; less pollution;	8/6/2020 10:16 AM
29	Family friendly, outdoor lifestyle, lots of available activities. Even as weekender still feel part of the community.	8/3/2020 11:50 AM
30	The family feel. It's a classy community, quaint downtown, variety of activities.	8/3/2020 9:23 AM
31	We are so fortunate to have a natural beauty from the mountains as well as a caring community. When hurricane Irene hit everyone worked together to help those that had suffered damage.	8/2/2020 8:05 PM
32	When we first moved here, it was the sense of community and loyalty. In the last 10 years I would not be able to say that. Windham has become a divided community.	8/2/2020 4:27 PM
33	Family Ski Mountain	8/2/2020 11:20 AM
34	The quaintness of the town, the architecture, the fact it is not over built. We do hope that there can be some control over excessive building which will take away the serenity of the area. The hiking, skiing, hunting and fishing also are a nice way to enjoy the area!	7/30/2020 3:36 PM
35	Rural lifestyle, privacy, beauty of the Catskills, well maintained roads by State and Town Highway,	7/29/2020 8:43 AM
36	Sense of community. Natural beauty. Balance of tourism and full-time quality of life.	7/29/2020 6:51 AM
37	What the town has to offer as far as variety- arts, outdoors, family feeling, and the town working together as a community.	7/28/2020 1:22 PM
38	small town, close to NYC, middle class vibe, great downtown, great access to local attractions like the Hudson River, Reservoir hikes and recently the mtn biking trails.	7/27/2020 6:04 PM
39	Close proximity to WMR. Outdoor recreation activities.	7/27/2020 5:25 AM
40	So many, but to name a few the mountain (all seasons), rural in nature but close to various towns, small town feel, proximity to the City, and the breadth of activities in all four seasons.	7/26/2020 12:47 AM
41	Beautiful and historic. Close to a lot of great outdoor activities and sports.	7/25/2020 10:15 PM
42	Skiing. Great town with good restaurants.	7/25/2020 7:21 PM
43	The natural beauty and the mountain for skiing & snowboarding	7/25/2020 7:11 PM
44	Work	7/25/2020 5:09 PM
45	Close proximity to full-time residence Accessibility to quality hiking / mountain biking both at the resort and surrounding areas. Quaint small town that has all the basic conveniences and amenities with shops & restaurants General proximity to other activities in the area	7/25/2020 8:17 AM
46	Restaurant and recreational facilities better than a town of Windham's size would normally have. . Windham Path and Elm Ridge Trails are great additions. Obviously Windham Mountain.	7/24/2020 11:10 AM
47	Accessibility to nature. peaceful, quiet, biking.	7/23/2020 8:55 AM
48	Unique intimate family community	7/23/2020 8:46 AM
49	Natural beauty, proximity to outdoor activities, historic places of interest, proximity to our other residence (2.5 hours)	7/23/2020 7:00 AM
50	It's beauty, the mountain and all of the surrounding activities available In summer	7/22/2020 11:32 PM
51	Community	7/22/2020 11:09 PM
52	The people, the restaurants, the Ski hill, and outdoor rec	7/22/2020 8:56 PM
53	Love the outdoor activities year round. From skiing to hiking to mountain biking, Windham offers a lot to the outdoor enthusiast.	7/22/2020 8:34 PM
54	Main Street's diversity of restaurants and its close proximity to the surrounding homes gives a strong community feeling to living in rural NY. Ski Windham and its activities make winters a bit more enjoyable and less grim. Windham's fantastic Highway Department make the pain of deep snow more bearable with their timely execution of plowing and salting. The	7/22/2020 6:38 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

festivities/parades/farmers markets of the spring - fall seasons breathe a fresh scent into the Town drawing in locals and tourists alike; boosting the Town's economy and showing off the charm of The Gem of the Catskills.

55	The beauty that the town and location offers as well as affordable housing. However it seems as though homes aren't as affordable here as they used to be	7/22/2020 5:12 PM
56	Skiing, small school, community	7/22/2020 4:26 PM
57	The people- both second home owners and primary residents- everyone cares about our special town	7/22/2020 4:04 PM
58	The ski mountain and outdoor recreation	7/22/2020 3:49 PM
59	Beautiful area, skiing, golf, hiking etc.	7/22/2020 3:32 PM
60	Thriving school district, community support, small town feel with resort amenities.	7/22/2020 12:05 PM
61	Landscape Towns old building Windham Trail Quality restaurants	7/22/2020 10:49 AM
62	The rural atmosphere mixed with the very obvious small town cultural feeling	7/22/2020 10:31 AM
63	Outdoor space. Cycling. Running. Small town feel. No chain stores!	7/22/2020 9:51 AM
64	Beautiful downtown full of charm. Nice, friendly people. Access to Windham Mountain and numerous recreational facilities. Small town feel.	7/22/2020 9:38 AM
65	The ski resort and proximity to nyc and suburbs.	7/22/2020 8:14 AM
66	Small town feel. Friendly people.	7/22/2020 7:08 AM
67	Maintain historical character unlike other ski resort areas where it develops into more urban development	7/22/2020 6:34 AM
68	Community and Access to outdoor activities	7/22/2020 2:49 AM
69	Quaint ski town	7/22/2020 12:51 AM
70	Although we were seasonal, since covid, Windham has become our full time residence. We love the beautiful scenery and the diverse wildlife, being able to walk for miles, Windham Path and Mountain, the Vidbel Mountain Homestead, the Fondue restaurant and Messina's La Griglia. The people are all very friendly and welcoming. The movie theater/arcade is a lot of fun too (hope the theater will open soon).	7/21/2020 11:59 PM
71	Beautiful mountains, Lakes, small town - but has movies and a few restaurants	7/21/2020 10:54 PM
72	The Family friendly atmosphere that welcomes weekenders as locals. The community really makes the town great.	7/21/2020 10:17 PM
73	The sense of community, skiing, quaint town, lack of Commercial name brand stores, natural Environment, upkeep Of the town	7/21/2020 10:14 PM
74	Hiking & biking Trails and skiing	7/21/2020 10:12 PM
75	Close proximity to Westchester, close to the mountains, safe and family friendly.	7/21/2020 10:09 PM
76	The small town feel, the beautiful setting, the proximity to Greenwich Ct, Windham Mountain, the community.	7/21/2020 10:09 PM
77	location and natural surroundings (mountains, forests, trails)	7/21/2020 10:08 PM
78	Very tight community that has come together in adversity. Windham has a great school and school community. Windham's pride in this area and its heritage. A diverse group of long time residents and new comers when they work for a common goal.	7/21/2020 1:36 PM
79	Catskill Park, Windham Mountain, Quaint Town and Strong Community, Proximity to NYC, Proximity to Hudson and Amtrak Train, Beneficiary of Residential trends favoring the Catskills, Clean Water, limited pollution, Solid Schools	7/21/2020 12:31 PM
80	The ability to get outside and do activities - Windham Path, Elm Ridge, skiing. Small business owners. Good school district. Clean air.	7/21/2020 11:50 AM
81	Natural beauty, open space, community pride, access to an abundance of outdoor activities,	7/21/2020 10:16 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

	unique businesses, dark sky (very little light pollution at night)	
82	Windham has beautiful mountains, open areas for recreation and creativity, and a great sense of community.	7/20/2020 11:07 PM
83	Our geographic location, especially the solitude. Nature all around.	7/20/2020 11:58 AM
84	It is a nice distance from the Northern NJ, (full time residence) but close enough but you feel you are far away. It offers skiing, some dining, and the Catskill Mountains for beauty and hiking.	7/17/2020 5:22 PM
85	The "beauty" of Windham is its close access to outside activities in a mountain environment and it's home town feel.	7/17/2020 2:20 PM
86	It;s a great place to live and to work if you own your own business too-- like scenery and mountain air and good people involved in many community projects for the benefit of the the town.	7/17/2020 12:21 PM
87	hiking trails, skiing	7/16/2020 8:49 PM
88	Quiet, not congested neighborhood	7/16/2020 12:12 PM
89	Small friendly community	7/11/2020 5:14 PM
90	Natural beauty, sense of community	7/8/2020 7:06 PM
91	Accessibility to beauty, community and culture (usually).	7/7/2020 6:51 AM
92	a 4 season outdoor recreation destination located less than 3 hours from New York City	7/6/2020 12:15 PM
93	Natural beauty	7/5/2020 7:55 PM
94	Proximity to NYC and suburbs. Proximity to multiple ski mountains and hiking trails	7/5/2020 4:50 PM
95	Windham's beautiful and pristine surroundings keep me coming back	7/5/2020 4:48 PM
96	Natural beauty Recreation availability Skis, hiking trails Windham Path Local produce	7/4/2020 1:01 PM
97	Natural beauty of surrounding area, Small-town charm, limited chain restaurants and stores.	7/4/2020 10:02 AM
98	close small town America feeling not over commercialized absence of corporate branding	7/1/2020 5:13 PM
99	Scenic country town, lots of art and culture (art, music, history), lots of local outdoor activities (skiing, hiking, swimming, biking, kayaking, etc.), close (2 hours) to northern NJ and NYC.	7/1/2020 10:46 AM
100	Peaceful yet vibrant, proximity to NYC, rural/alpine character, very good schools	6/30/2020 8:40 AM
101	Country setting. Do not lose that. Do not overbuild the center of town. Just look at Mt Snow in West Dover VT. Overbuilt. No one comes here just find themselves back in Queens with Apartment buildings.	6/30/2020 7:20 AM
102	Mix of nature and nurture. Beauty and established businesses.	6/30/2020 4:59 AM
103	The amazing people here. Sense of community	6/29/2020 10:24 PM
104	Offering 4 season things to do. The windham trail is a great addition. We love the mountain. But not the current management	6/29/2020 9:49 PM
105	Ski mountain and bike park, Elm Ridge trail system, convenient access to other outdoor recreation and small town feeling	6/29/2020 8:17 PM
106	Beauty. Close to the NYC. 4 season town.	6/29/2020 5:51 PM
107	Food	6/29/2020 5:09 PM
108	Beautiful landscape, ski mountain	6/29/2020 4:40 PM
109	Great community. Great outdoors and beauty	6/29/2020 2:56 PM
110	Small town living, natural resources, privacy, quiet, peaceful.	6/29/2020 12:15 PM
111	Recreation, air quality, art and music venues in the summer, the look of downtown Windham compared to other villages in the area e.g. Ashland (minus the gas station next to the post office which is a blight due to lack of zoning in the past).	6/29/2020 9:33 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

112	rural, good schools,	6/28/2020 3:43 PM
113	The beautiful mountains, the ski resort, the ability to be at one with nature.	6/28/2020 7:42 AM
114	Quality of life	6/27/2020 6:59 PM
115	The mountain, the golf courses, the balance between city visitors and country residents. The great restaurants, the small town charm.	6/27/2020 12:52 PM
116	The scenic views and strong community.	6/26/2020 8:49 AM
117	Small town feeling	6/25/2020 10:31 PM
118	Natural beauty, great school, vibrant town, great restaurants and shops.	6/25/2020 8:15 AM
119	Close knit community, location to larger metropolises, its beauty	6/25/2020 8:15 AM
120	The mountains	6/25/2020 6:54 AM
121	Originally bought because of Windham Mountain and as a vacation home. After 2 years moved permanently because 1. Great school 2. People are very down to earth. Since living her full time we have explored many of the area amenities. Horseback riding, hiking, tennis, swimming, the parks, farms and garden stores. I love this town.	6/24/2020 9:57 AM
122	location, mountains	6/22/2020 4:06 PM
123	Quiet and not crowded. Housing is affordable	6/21/2020 5:08 PM
124	Charm and simplicity.	6/21/2020 4:12 PM
125	Few people, spread out. Lots of protected forests and land, fresh air, good restaurants within a reasonable distance.	6/21/2020 3:56 PM
126	windham has a special sense of community. the mix of small, locally owned businesses make windham unique and attractive to a wide array of people. the views are serene and the air is clean. there is something for everyone and a lot of good food to choose from	6/21/2020 11:12 AM
127	Mountain vistas. Clean air. Main Street restaurants, diner, coffee house, art gallery, library.Windham Path.	6/21/2020 9:25 AM
128	The lovely natural setting and the charming town.	6/21/2020 9:20 AM
129	The quiet, the slower pace of life, the beauty of the mountains, the skiing,	6/21/2020 8:56 AM
130	The opportunity for so many outdoor activities. The people in this town are awesome	6/21/2020 7:17 AM
131	Sense of community. Diverse accommodation and dining. Natural beauty and proximity to outdoor activities.	6/19/2020 8:42 PM
132	Many family members have homes here and grew up here. We all enjoy the ski area. Some family members are 3rd generation skiers at Windham mountain.	6/19/2020 6:17 PM
133	Small close community where everyone truly cares about their fellow citizens, the beauty and charm of the downtown avenue as well as the mountains.	6/18/2020 8:26 PM
134	Windham has a great School district, Windham is also a family oriented town, gives you that Halmark charm, a place where you know your neighbors. Plenty of outdoor resources hiking trails, skiing, snow boarding, tubing, we have a beautiful lake in Maplecrest It is a wonderful place to raise your children.	6/18/2020 5:41 PM
135	Nice town, friendly people, sling and hiking	6/17/2020 11:47 PM
136	Fresh air, Beautiful mountains, not to far from Albany, not a lot of crime, not a lot of traffic...except during this pandemic	6/17/2020 6:14 PM
137	Outdoor recreation. Biking trails	6/17/2020 5:38 PM
138	Natural setting; winter/summer activities; proximity to NY Metropolitan area. Safe, family friendly atmosphere.	6/17/2020 10:13 AM
139	Sense of community	6/16/2020 12:14 AM
140	The residents are friendly, the mountain is a family oriented resort, and the downtown has nice	6/15/2020 10:32 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

	restaurants.	
141	Landscape and Windham mountain amenities, jump off point for other destinations	6/15/2020 3:22 PM
142	Fishing, hunting, skiing	6/15/2020 2:32 PM
143	Really clean, beautiful environment, just enough commerce.	6/15/2020 2:30 PM
144	Nice friendly community, clean air	6/15/2020 2:06 PM
145	Great town, lots of outdoor recreations, strong community	6/15/2020 2:03 PM
146	Integrity of the natural and rural surroundings. Wellness and outdoor activities are important for a healthy lifestyle of residents. Limiting Commercial developments should be key to the Windham Planning. I will move if things become over built and commercial.	6/15/2020 1:59 PM
147	The beauty of the mountains , hiking, the walking path, the book store, fabric store, the yarn shop.	6/15/2020 1:56 PM
148	Windham is a beautiful town and community with everything one needs accessible. The mountain is a big attraction, but also proximity to the many other fun activities throughout the catskills. Traditionally, Windham attracts a lot of great families and provides a lot of choices for kids, which is important to my family.	6/15/2020 1:32 PM
149	Natural beauty, community	6/15/2020 12:11 PM
150	The community, outdoor space and small town feel.	6/15/2020 11:25 AM
151	Elm Ridge & the Windham Path makes Windham special.	6/15/2020 9:22 AM
152	The school, and it's safe.	6/15/2020 9:15 AM
153	well kept small town with family ski mountain in the winter and hiking in the summer.	6/15/2020 9:14 AM
154	Windham Mountain Windham Path	6/15/2020 8:48 AM
155	Outdoor activities and great downtown.	6/15/2020 8:16 AM
156	WAJ, beautiful landscape, Windham Mountain, proximity to NYC	6/15/2020 8:03 AM
157	Secluded, peaceful, restful, relaxing, friendly people, historical architecture, clean air, minimal noise and light pollution.	6/15/2020 12:41 AM
158	Ski area, small town atmosphere, mountains, etc	6/14/2020 11:46 PM
159	Proximity to great outdoor recreation AND places with cultural opportunities like Hudson, Albany, Kingston, Cooperstown...	6/14/2020 8:45 PM
160	Beautiful views, great recreational opportunities, quaint shops, good dining options, small town feel and great people.	6/14/2020 1:30 PM
161	Small town feel with some modern amenities. The type of people the town attracts. The year round recreational activities. The natural green atmosphere.	6/14/2020 9:42 AM
162	Close knit community with beautiful views, a great ski resort, and not a far drive from the city.	6/14/2020 9:26 AM
163	Windham I'd a beautiful town and a great place to live	6/14/2020 9:05 AM
164	Small town and country living	6/14/2020 8:19 AM
165	Tradional New England type ski town with year round inviting landscape.	6/14/2020 7:13 AM
166	Windham is a well kept small town in the Catskills with a great community of genuine people who appreciate outdoor living and activities. It also has a wonderful school district.	6/14/2020 5:58 AM
167	School, ski, close to city, the people, views.	6/14/2020 4:59 AM
168	Fresh air, space and freedom.	6/14/2020 12:21 AM
169	Mountain	6/13/2020 11:51 PM
170	Outdoor activities, beautiful undeveloped land, small businesses, great teacher to student ratios, a small town community and aesthetic.	6/13/2020 11:43 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

171	tight-knit community, beautiful landscape, proximity to outdoor recreation areas	6/13/2020 10:34 PM
172	Access to mtb trails	6/13/2020 9:20 PM
173	Great location. A lot of work out there in the town	6/13/2020 8:56 PM
174	School, winter sports	6/13/2020 8:41 PM
175	Small town personality. Year round and seasonal jobs. Safety for our children.	6/13/2020 8:07 PM
176	Ski mtn, amazing local businesses, windham path	6/13/2020 8:05 PM
177	Safe place to live and raise a family. Relatively low taxes for New York.	6/13/2020 6:22 PM
178	Rural setting with access to arts and culture as well as outdoor recreation.	6/13/2020 3:34 PM
179	Windham has wonderful character. I love the way groups like WARF have added wonderful things to the area like the Windham Path and Mountain Biking trails. Would be wonderful to see these expanded	6/13/2020 3:18 PM
180	Rural feel. Not crowded. Fresh air Close to thruway Generally less expensive	6/13/2020 2:54 PM
181	The under-development, or perhaps deliberate slow development of the town is an incentive to visitors but an adjustment for those who wish to make their home here	6/13/2020 2:15 PM
182	the beauty, the access to the ski resort and additional outdoor activities	6/13/2020 2:04 PM
183	Proximity to ny and recreational opportunities.	6/13/2020 1:35 PM
184	Natural beauty, sense of community, friendly people, outdoor recreation, safe environment	6/13/2020 1:08 PM
185	Less population, generally quiet and peaceful	6/13/2020 12:59 PM
186	the non city vibe. and we need to keep it that way and not let the city people turn our small town into a mess like the city.	6/13/2020 11:54 AM
187	Resilience, willingness to adapt, small town charm, natural beauty.	6/13/2020 11:47 AM
188	Location, beauty, all the activities, skiing, hiking, biking, walking, kayaking	6/13/2020 11:47 AM
189	Nice area ...far enough from more congested areas but close enough for easy access to them	6/13/2020 11:45 AM
190	Arts and culture in a rural community, surrounded by beauty in nature and tranquility and only a few hours from the greatest city in the world	6/13/2020 10:49 AM
191	We moved from NYC. Had a vacation home close by and have been visiting the area for some time. Having a young son, NYC no longer offered a sense of community, traffic was horrendous and cost of living was out of hand.	6/13/2020 8:45 AM
192	Beautiful setting, lack of significant development, easy access to public lands for recreation, proximity to rt 87	6/13/2020 8:37 AM
193	Skiing Mountain Biking	6/13/2020 8:15 AM
194	Access to nature, hiking, biking, skiing	6/13/2020 7:58 AM
195	The beauty of the Town and hamlets. Having a Police Dept, Ambulance, Windham Mt, stores, arts, and a sense of community. Also many nonprofits t help with community projects. Our school for our next generation.	6/13/2020 7:58 AM
196	Great to live here	6/12/2020 11:34 PM
197	Outdoor activities	6/12/2020 8:40 PM
198	Cute town, beautiful mountains, great skiing	6/12/2020 7:16 AM
199	Rural, but well maintained. Proximity to the city. Great variety of activities and restaurants.	6/10/2020 9:00 PM
200	Undeveloped land, community, restaurants, street fairs, special events at Ski Windham	6/10/2020 5:06 PM
201	We came for skiing over 30 years ago and bought our second home 30 years ago this summer. We have enjoyed all the seasons in Windham and the small town feeling.	6/10/2020 4:19 PM
202	Numerous physical and recreational resources, property affordability and nice full time	6/10/2020 4:14 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

	residents!	
203	Numerous physical and recreational facilities The mountain and golf courses	6/10/2020 4:14 PM
204	Windham Mountain, family oriented, generational history	6/10/2020 3:59 PM
205	Love the quietness of the town, the people at Windham are respectful and polite. Love the skiing, hiking and biking the area has to offer. Great golfing	6/10/2020 11:06 AM
206	The school district offers many college courses, small classroom sizes offering more one on one, community comes together in overwhelming situations, crime rate is low, friendly townspeople, kept very clean, take pride in belonging to an awesome community	6/10/2020 10:57 AM
207	Proximity to mountains availability of public lands for recreation and close proximity to the interstate but still far enough to have a sense of solitude.	6/10/2020 10:32 AM
208	Safe place for children to grow up. Close access to outdoor activities (skiing, hiking, nature trails, parks) and scenic views.	6/10/2020 10:31 AM
209	Access to outdoor recreation, particularly trail-based (hiking and mountain biking). Ski restore, obviously. Local restaurants and other businesses.	6/10/2020 10:30 AM
210	Trails, recreation, nice atmosphere, clean.	6/10/2020 10:06 AM
211	Beautiful environment, nice small town	6/10/2020 10:04 AM
212	Natural beauty, quiet and solitude. It is something that downstate cannot offer its residents and is why people would choose the catskills for full time residence. As such areas of outstanding natural beauty should be preserved and improved upon as much as possible. Also, the quality of the local school district and new england character of main street draws people to the town and encourages families to live here full-time. Finally, windham is a special place to me personally because of the snowboarding and mountain biking it affords such easy access to.	6/6/2020 12:55 PM
213	Beautiful surroundings.	6/5/2020 7:33 AM
214	Ski Slope	6/5/2020 7:07 AM
215	Natural beauty and low density of population.	6/5/2020 7:03 AM

Q5 What do you think are the most important issues facing Windham today? Issues can be obstacles that need to be overcome, problems that need to be solved, facilities or services that are lacking, or qualities of the community that could be improved.

Answered: 212 Skipped: 24



WINDHAM COMPREHENSIVE PLAN SURVEY

#	RESPONSES	DATE
1	1. lack of student enrollment and employment 2. affordable housing... we are loosing the fabric of our community (OUR KIDS :-(!)	8/24/2020 4:00 PM
2	could use more variety of shops/ local artisans/ local produce, flea market on weekends, community events. Bakery! Food Store	8/24/2020 3:44 PM
3	some of the most important issues facing Windham include:	8/24/2020 3:34 PM
4	lack of restaurants and restaurant capacity lack of a good grocery store. No year-round indoor pool option. some locals vs. weekenders friction	8/24/2020 3:29 PM
5	Windham is life	8/24/2020 3:17 PM
6	town hall employees act like they are doing the public a favor	8/24/2020 3:08 PM
7	parking lack of spring, summer, fall tourism population low, little tax base transportation!!!!!!	8/24/2020 3:03 PM
8	lack of new jobs income to area almost a total dependence on tourism for income	8/24/2020 2:54 PM
9	need swimming pool new post office medical care musical venue	8/24/2020 2:37 PM
10	certain run down houses that could be beautiful	8/24/2020 2:23 PM
11	taxes - jobs for the younger residents	8/24/2020 2:05 PM
12	water fees / taxes	8/24/2020 1:57 PM
13	the newish establishments are catering to the high-end visitors as prices are to high and people who work in town don't have that friendly attitude that has been a nice touch for Windham	8/24/2020 1:48 PM
14	Bullying behavior of town code enforcement officer. no one from town board ever calls any resident back when concerns are documented in writing or to phone calls	8/24/2020 1:31 PM
15	the Flood that's coming within the next 6 years that will make Irene look like a pit in a bucket	8/24/2020 1:25 PM
16	many roads are in disrepair lack of areas to swim in the summer lack of adequate ambulance buildings small "downtown area" with limited shopping no grocer store with in a reasonable distance.	8/24/2020 11:34 AM
17	1) the community needs a 24 hr urgent care for safety 2) a reasonable grocery store with good quality foods that allow people to shop without a long commute to a grocery store.	8/24/2020 11:21 AM
18	cidlots who move here and wish it impose their "idyllic" country values upon the local population rather than meld	8/24/2020 11:09 AM
19	Downstate Liberals moving to OUR area trying to change OUR town. Lack of Sustainable jobs to retain local youth in the community, NYCDEP owning to much land	8/24/2020 10:48 AM
20	there is no really good place to go swimming! CD Lane is not hat great. could a community pool be built.	8/24/2020 10:36 AM
21	Hard to improve this but-not enough snow is a big problem. Lack of winter amenities for non-downhill skiers. Restaurants are sometimes oddly expensive and really over-crowded. Other than the windham path, there isn't a great place to walk in the area because the streets are busy.	8/24/2020 8:48 AM
22	Overcrowding	8/22/2020 5:04 PM
23	urban sprawl	8/17/2020 11:13 PM
24	More activities for young children. Playgrounds, etc.	8/16/2020 5:44 PM
25	Influx of too many people. Internet availability. Medical services	8/12/2020 9:38 AM
26	Not sure if this is the "most important" issue but from my perspective, it's been difficult to hire services like contracting, property management, cleaning etc because people are either in high demand or they don't reliably follow through. Would also be interested in seeing further development in the town in terms of shops and restaurants.	8/9/2020 12:15 AM
27	The onset of tourists that are not appreciating the pristine nature of our mountaintop; not	8/6/2020 10:16 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

enough infrastructure to handle people leaving garbage in the environment; people in general “speeding on country roads”; not enough police force to sea with increased seasonal and permanent residents; volunteer fire departments, Rescue Squad, Ambulance Service, not being able to eventually handle the amount of non-residents and residents;

28	I'm not sure what is needed, As I do not know what the future plan is for “full time” residents. I do enjoy seeing all the work being done.	8/3/2020 11:50 AM
29	We need zoning!!! We need to preserve the natural beauty of our rural spaces.	8/2/2020 8:05 PM
30	Land use regulations. Lacking health care/hospital facilities closer than 45 min away, reasonably priced shopping, adult care facilities.	8/2/2020 4:27 PM
31	A downtown with more stores for non skiers	8/2/2020 11:20 AM
32	Would like to hear more positive remarks about Windham Mt. resort and the town working better together and supporting each other. Also, some way to control the over building. Good economics without over crowding!	7/30/2020 3:36 PM
33	Huge drug problem. Improved internet services. Diverse year round use of the school building. Business center facilitating work remotely. If any local (town) police, it should be professionally supervised and courteous. Town management should be transparent.	7/29/2020 8:43 AM
34	Facilities: Lack of a lake/water resource for responsible recreation (swimming/row boating) Business Life: High-demand for hospitality (lodging, restaurants, shops) in short season (ie. winter) rather than a consistent flow year-round. Community: indoor recreation/gathering/education/multi-use space for community use with the housing of Windham's history (a place to showcase/feature historical items)	7/29/2020 6:51 AM
35	Outsiders coming in and not respecting it. They come in and just drop trash, etc. not caring about it.	7/28/2020 1:22 PM
36	We need to keep businesses going to keep life in our town healthy for all. We need an all year round pool and tennis club that has some other amenities like a bowling alley (like what we used to have across from Jimmy O's and Windham Ridge Club.	7/27/2020 6:04 PM
37	Direct lift access from main street to the mountain. Additional services/activities off mountain. More municipal parking.	7/27/2020 5:25 AM
38	None come to mind	7/26/2020 12:47 AM
39	More coffee shops and pizza restaurants are needed.	7/25/2020 10:15 PM
40	Brown water.	7/25/2020 7:21 PM
41	The locals need more than one season to make their living	7/25/2020 7:11 PM
42	Nothing	7/25/2020 5:09 PM
43	General overcrowding on holiday weeks / weekends. The small town can not handle the additional capacity. Access to water sports in the summer.	7/25/2020 8:17 AM
44	Roads are terrible for biking. Walking on South Street and 296 needs to be safer.	7/24/2020 11:10 AM
45	Lack of Zoning. With the influx of new people because of covid and the spike in land and housing sales, our residents homes need to be protected by zoning. I have been saying this for 16 years and now it is imperative.	7/23/2020 8:55 AM
46	Overdevelopment	7/23/2020 8:46 AM
47	Infrastructure maintenance, diversity of businesses to sustain local economy, inclusion of second homeowners in community decision making	7/23/2020 7:00 AM
48	Over building	7/22/2020 11:32 PM
49	High speed internet	7/22/2020 11:09 PM
50	Not enough sidewalks to walk or run, would be nice to have a bike lane on the road, more shops	7/22/2020 8:56 PM
51	Need more full time employment to better the job market/lifestyle of Windham residents & second home owners. A better 'local' economy will attract more people.	7/22/2020 8:34 PM

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52	Although not a major issue (and most likely not something the Town can fix), Wifi (internet service) seems to be lacking in the 'outer homes' off of Main Street. The only service available at this time is satellite internet through HughesNet which is spotty and pricey. Innovative ideas or tax incentives to attract a younger demographic to build the future of Windham. More healthcare services such as physical therapy.	7/22/2020 6:38 PM
53	Rising property taxes, increasing number Air BnB's with absent owners and rude renters, trash is also becoming a problem. Places designated as state land but not a public park are being trashed	7/22/2020 5:12 PM
54	Growth and modernization, making and maintaining a year round resort	7/22/2020 4:26 PM
55	We need to be able to go on 296 and frequent those restaurants and not be afraid to be stopped by the police for no reason other than to see if you have been drinking. There needs to be more of a connect of the mountain and downtown so guests can frequent the businesses and not lose their very valuable parking space	7/22/2020 4:04 PM
56	Increase amenities while maintaining the character of the town and community	7/22/2020 3:49 PM
57	lack of snow, property taxes way too high, lack of any stratgeic growth plan	7/22/2020 3:32 PM
58	N/A too new to the area to answer accurately	7/22/2020 12:05 PM
59	COVID's economic challenges and recovery difficulties	7/22/2020 10:49 AM
60	Trying to keep the small town atmosphere balanced with the upscale resort mentality	7/22/2020 10:31 AM
61	Lack of grocery store, No doctors office! I had an allergic reaction after eating at Chicken Run and there was no medical facility open to treat me until the next morning except the hospital over an hour and a half away!	7/22/2020 9:51 AM
62	Zoning or some kind of help to clean up run down properties. Clean up drug problem. More jobs and housing to keep young people from leaving.	7/22/2020 9:38 AM
63	Indoor exercise venues like a gym for when the weather is not conducive to skiing or hiking.	7/22/2020 8:14 AM
64	Real estate pricing - locals being priced out of the area - housing for local workforce is needed - decent housing - close to Windham Mountain Resort - designate some housing (houses, not just apartments)	7/22/2020 7:08 AM
65	Lack of facilities that allow families to spend more time here year round	7/22/2020 6:34 AM
66	Proximity to a hospital. An urgent care facility would be nice	7/22/2020 2:49 AM
67	I am concerned that covid will re-emerge and we will be forced to a lesser phase. I also read an article about tourists leaving a lot of litter on trails and parks which really upset me. Windham is so beautiful. It would be a tragedy for it to be spoiled.	7/21/2020 11:59 PM
68	Medical care/ urgent care closer by. Tennis courts! There's golf, but we need tennis too. (Doesn't help that the school closed their courts even though we are in phase 4 - doesn't show a community spirit.). More restaurants.	7/21/2020 10:54 PM
69	Degrading road conditions that are not in the immediate vicinity of Main Street. CR-10 for example is in need of a repave. One among many	7/21/2020 10:17 PM
70	Unreliable cell/internet/cable service makes working from home difficult as well as running a business in town. The town needs some retail Shops, there aren't many places to stroll in to.	7/21/2020 10:14 PM
71	Lack of a full supermarket	7/21/2020 10:12 PM
72	More stores so that you do not need to always travel to Catskill.	7/21/2020 10:09 PM
73	Global warming - warmer winters leading to less snow leading to less business for Windham mountain which so much of the Windham town economy and people, as well as surrounding towns, depends on.	7/21/2020 10:09 PM
74	ego and politics that get in the way of community projects.	7/21/2020 10:08 PM
75	Developing jobs and opportunities that can attract and keep its young people in the area. We need more health care and services on the mountaintop. Or, we need to get better internet and transportation for people to use outside resources.	7/21/2020 1:36 PM

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76	Flooding and Main Street being in the flood plain (NYS flood plans removing structures on Main Street); High Property Taxes, Lack of Bike Path on South Street, Absence of a Summer/Year-Round destination activities for Weekenders, Lack of new young full-time residents who will use schools and operate local businesses.	7/21/2020 12:31 PM
77	Lack of housing for seasonal employees and a lack of interest from local community for seasonal employment. Lack of year round employment to attract a thriving younger community.	7/21/2020 11:50 AM
78	access to affordable real estate, whether that is rental units or to purchase, that locals who work here can afford to buy/live in.	7/21/2020 10:16 AM
79	Broadband and cell service needs to be made available to all and upgraded to current standards. Employment and improved business opportunities should be incentivized.	7/20/2020 11:07 PM
80	Influx of downstaters that do not care much for the community.	7/20/2020 11:58 AM
81	Windham needs to offer more restaurants, some more shopping for clothes and other essentials, and unique stores to bring people in to the town, (more what towns like Hudson, Woodstock or Saugerties and Beacon have to offer). Also must have better medical facilities as that is extremely important as you do not want to have to go 45 minutes to an hour to Albany (dental and medical). Bring in more cultural events such as a theater, for plays and perhaps bring in a cooking school for those who do not ski or after skiing. Also a town in Vermont attracted a glass making shop, for purchase and to learn how to make glass bottles, vases, etc.. Or how about a museum of some type, I know there is the art gallery in town, which is terrific, but maybe another type of museum of the area with events. Maybe more concerts, as not everyone likes classical music, so pop or other types of music to offer. Gardening Shop to teach many of the residents how to plant and mange their own gardens. How about a facility with an indoor/outdoor pool and a nice gym for those who come for the weekends, or live her all year round or on weekends. There needs to be more of a variety that will bring more tourist all year round and other activities to encourage others to make Windham their home or weekend/seasonal home. This will then support more restaurants, more shops, more of everything. To attack younger families and make the town flourish, educational, cultural, and outdoor and indoor exercise platforms as well as medical/dental services. Housing will come as the demand is needed.	7/17/2020 5:22 PM
82	Overdevelopment, especially of over night homes being used as hotels. Windham was a vacation town of "homeowners" that all had a vested interest in the community. I feel that the airb&b rentals hurt that atmosphere.	7/17/2020 2:20 PM
83	We definitely need a Zoning law ,or you soon won,t have the pretty little Colonial Main St. homes that draws many people to this area , it will be all gone which is happening at a fast rate now !!In 20 years it will be all Windham MT and no little peaceful town any more to enjoy -- big condo,s go up all around the area --- soon there will be no scenery to be seen ..	7/17/2020 12:21 PM
84	overcommercialization of windham	7/16/2020 8:49 PM
85	Overpopulation, lack of zoning, pollution by outsiders, excessive light and noise pollution	7/16/2020 12:12 PM
86	My biggest issue is wi sham does not have a sidewalk. It is dangerous walking with my 91 year old father. Also the area needs more shopping ie clothing, and gift shops.	7/11/2020 5:14 PM
87	Lack of jobs, affordable housing, lack of progressive leadership	7/8/2020 7:06 PM
88	Lack of vision for developing four season tourist destination; broadband	7/7/2020 6:51 AM
89	Need more parking in town	7/6/2020 7:01 PM
90	A full service hotel that can be used to host weddings and conferences. My wife and I would have had our wedding in town our overnight guests would have been staying in 4 different inns.	7/6/2020 12:15 PM
91	Don't over grow	7/5/2020 7:55 PM
92	Overbuilding	7/5/2020 4:50 PM
93	Lack of broadband, lack of intelligent representation as regards Greene County. For example, our representatives voted to continue the absurd building of a jail in coxsackie which will increase the mountain top taxes unnecessarily	7/5/2020 4:48 PM
94	Only modest cultural activities as compared to Berkshires Need to reactivate CD lane swim	7/4/2020 1:01 PM

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life guard etc as one of few water spaces available Locals and oartimers need to come to better understanding of the others value to the community

95	Internet connectivity in surrounding areas.	7/4/2020 10:02 AM
96	over development leading to loss of idenity	7/1/2020 5:13 PM
97	Building codes/zoning to keep the rural character, lack of retail shops (too many restaurants). Also, many that come to ski don't know there's a town. Windham Mountain needs to partner with the town to help it thrive.	7/1/2020 10:46 AM
98	Population drain (may be reversed due to Covid...)	6/30/2020 8:40 AM
99	Aggressive over development exploiting the sewer system which was built to protect the watershed, not line developers pockets.	6/30/2020 7:20 AM
100	Access to internet/good signals,	6/30/2020 4:59 AM
101	Taxi service to cut down the drinking and driving.	6/29/2020 10:24 PM
102	More restaurants.	6/29/2020 9:49 PM
103	Improving connectivity around town (trails), reliable cell phone service in and around town/ on RT 23 from Windham High Peak, better use of CD Lane Park (incl swimming. Shuttle/taxi/uber service would be nice.	6/29/2020 8:17 PM
104	Need more shops	6/29/2020 5:51 PM
105	Lack of food	6/29/2020 5:09 PM
106	Better restaurants are needed. Summer recreation is needed. Better shuttle service needed. Need ski trails that go over to Hammo's. Better WiFi service.	6/29/2020 4:40 PM
107	Schools	6/29/2020 2:56 PM
108	Need more medical care, more community activities for all ages, fight isolation among seniors. More integration of jobs and housing to attract and keep young people.	6/29/2020 12:15 PM
109	Lack of enforcement of things that destroy the peace and serenity of the area. For instance, the reluctance of the town board to regulate the exponential rise of wedding/party venues that create noise disturbances. Economics and divisive political affiliations prevail over wisdom and beneficial resolution of local issues.	6/29/2020 9:33 AM
110	Population, Sports for kids, kids activities, grocery stores,	6/28/2020 3:43 PM
111	Lack of zoning!!! Less full time residents will eventually cause the school to be forced to merge with another due to locals not be able to afford to live here anymore.	6/28/2020 7:42 AM
112	Medical care and home rule	6/27/2020 6:59 PM
113	Lack of cell service in 2/3rds of our area (maplecrest and hensonville), lack of a strong food source like a grocery chain, the deterioration of our main streets (historical preservation zoning? Or perhaps enforcing painting of houses), limited fitness opportunities like a gym, public transportation at night time for folks who want to dine and have a few drinks safely.	6/27/2020 12:52 PM
114	Lacking the resources needed for the ever growing tourist rate. We need more markets and more amenities.	6/26/2020 8:49 AM
115	Restaurants, summer activity	6/25/2020 10:31 PM
116	Over development	6/25/2020 8:15 AM
117	I am concerned that as more 2nd homeowners move here permanently we are not prepared for the influx. We start to cater to being what that demographic needs us to be and we lose who we are and where we came from. Windham has a beautiful history and was built from generations of families. We do need to expand our paramedics to be able to handle all of Windham 24hrs a day. To hear other towns having to cover or help is ridiculous when you think of the money our town has. If this pandemic has shown us anything..there is a want for fresh air, exercise and enjoying the beautiful area we have. The Windham Path is great, but we need to get the South St bike/walking path going and dive into other recreation areas that we can use. CD Lane Park..I hear has been opened..but it's not the hub of excitement it used to be. Staff it, work with other organizations and get some kids activities going. How about the old	6/25/2020 8:15 AM

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camp out by East Windham..buy that lake..can you imagine what that could be for activities? The Path was so crowded locals couldnt even enjoy it for months now. I'm all for growth..but the feeling of pushing locals out is happening. Law enforcement..they need to actual pull a car over once in awhile. Not sit at Hickory Hill and BS. I had 2nd homeowners brag about how they get away with things. The drug problem..we know its here. What are we doing about it? How do I as a citizen here know by just driving my daily errands where the pick up spots are, and who the players are by car. The cemetery on the way to Ashland, Ski Windhams parking lot, east windham pull over. St.Theresas lot. Guess the cop flirting at Hickory misses all this when we see their car there for hrs. Would be great to expand our mental health and help centers for seniors a bit as well. Jewett is the closest.

118	Longevity of business survival	6/25/2020 6:54 AM
119	I would love to see more community sports for children-soccer team maybe. Would also be great to have a swimming and sports complex for winter rec.	6/24/2020 9:57 AM
120	A large number of illegal Airbnb who do not pay taxes, no HiFi coverage in some places, no local public transportation.	6/22/2020 4:06 PM
121	Lack of cable service, poor cell phone service, taxes are high	6/21/2020 5:08 PM
122	Over population.	6/21/2020 4:12 PM
123	Poor cell phone reception and internet connectivity - let's skip to 5G	6/21/2020 3:56 PM
124	I think Windham Mountain can help the community by promoting local businesses and working more closely with community members. Everyone who comes to enjoy Windham can have a better time if they're encouraged to try new places and experiences! We need to attract more young families to the area but there is lack of affordable housing for a family. The town is too expensive for local kids to buy into. The school is good but there aren't enough well paying jobs in the area.	6/21/2020 11:12 AM
125	Lack of diversity. Affordable senior housing. Public transportation.	6/21/2020 9:25 AM
126	Lack of diversity in population. Need for a few more stores—an interesting clothing store, for example; other stores that would attract foot traffic in the village. I assume there are also infrastructure issues—e.g., broadband!	6/21/2020 9:20 AM
127	Lack of progressive thinking towards new projects in town. Lack of youth center for the area children/teens to keep them busy and engaged. Lack of local Urgent Care clinic which the town should be actively enticing to the town. Lack of support for the farmer's market and blocks being put up so they can set up in a larger area. That was a shame denying them access to the school horseshoe or the lawn on the church. No one denies the civil war festivities or autumn affair etc on the lawn.	6/21/2020 8:56 AM
128	Housing for those that work in the service industry. We could use more walking and biking paths. Global warming is a threat to the ski mountain. More cultural offerings would be nice. The school enrollment is too low. We need to attract young families.	6/21/2020 7:17 AM
129	Preservation of natural environment. Population growth.	6/19/2020 8:42 PM
130	A big concern has been a lack of zoning and a long term economic development plan. As a consequence there has been no regulation of AirBnB's and wedding venues. These can impinge on the peaceful character of our neighborhoods. There should be noise and smoke ordinances. Also the long-term viability of WAJ school district should be addressed. K-12 district student population is below 300. Small schools have difficulties with financial resources to offer comprehensive programs.	6/19/2020 6:17 PM
131	There is a need for property maintenance ordinances as well as noise ordinances in the hamlet.	6/18/2020 8:26 PM
132	No major issues, they I am aware of	6/18/2020 5:41 PM
133	Need for gainful full time employment, also town needs a gym	6/17/2020 11:47 PM
134	Are the roads and infrastructure going to be able to handle the increase if many of the 2nd home owners become full time residents?	6/17/2020 6:14 PM
135	Resistance to change	6/17/2020 5:38 PM

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136	Better leverage the synergy between local businesses and Windham Mountain Resort (ski/golf). Preserve the social fabric of the community.	6/17/2020 10:13 AM
137	Need limits on air B&B	6/16/2020 12:14 AM
138	Improving main street commercial stability, expanding recreational space, improving walking/biking options through town (both commercial and recreational), improving waste management facility	6/15/2020 3:22 PM
139	Planned growth	6/15/2020 3:10 PM
140	Nick Bove is an issue	6/15/2020 2:32 PM
141	Access to Windham mountain is really the big one. I'd love to see a little more commerce (stores, small businesses). A good taco restaurant would also be dynamite. We also wish it were easier to connect with other families - to help our kids meet other kids.	6/15/2020 2:30 PM
142	Healthcare resources	6/15/2020 2:06 PM
143	Cost of housing, local employment	6/15/2020 2:03 PM
144	Limit the commercial developments, keep the integrity of the natural beauty of windham.	6/15/2020 1:59 PM
145	Expanding the family activity theme, making the mountain multi-seasonal, and fostering community events.	6/15/2020 1:32 PM
146	Prejudice	6/15/2020 12:11 PM
147	Better snow removal plan, extension of Windham path.	6/15/2020 11:25 AM
148	Windham needs to invest in drawing more young full time telecommuters to live in town full time to raise families. Without these families the town population will continue to decline and the students in the schools will continue to decline until the school system no longer makes sense to exist. Windham needs to continue to invest time and energy in growing trail systems and outdoor recreation to attract more full time telecommuters.	6/15/2020 9:22 AM
149	The amount of effort that is put into compensation towards non residents who are here during the winter. Not opening up more opportunities for children who are born and raised here. Many get "stuck" in this town, start showing students more of what is outside of windham.	6/15/2020 9:15 AM
150	Build on being a year round attraction for outdoor enthusiasts.	6/15/2020 9:14 AM
151	Global warming	6/15/2020 8:48 AM
152	There is a lack of green initiatives and no farmers market.	6/15/2020 8:16 AM
153	Lacking a community center - a safe place to congregate and recreate year round.	6/15/2020 8:03 AM
154	Someone should drive along all of the roads that have street lights a couple times a year to note which ones need to be replaced. We pay tax for the lighting district, yet some of them have been burned out for months, even years. As the population ages there is a growing need for medical, dental and physical therapy professionals and affordable public transportation that serves the entire town, not just the ski slope and Main Street. Internet and cell phone service needs to be improved so people can work from home.	6/15/2020 12:41 AM
155	Non ski/snowboard activities for adults and families, indoor pools for winter time, town wide shuttle system, Handicapped accessibility, childcare for working families, community fitness center	6/14/2020 11:46 PM
156	Affordable housing for service economy workers. Access to medical care. Snow removal and parking on Main St.	6/14/2020 8:45 PM
157	Some sort of property maintenance codes. Keep small town feel. Continue to support all recreation.	6/14/2020 1:30 PM
158	Over development. Loss of the small town feel and attitude. Becoming too commercial and touristy.	6/14/2020 9:42 AM
159	Expanded town water system	6/14/2020 9:26 AM
160	A bus/ shuttle system would be great to get a round town....there one now but it stops at 4 pm I think it should run later for the restaurants and barsso visitors and residence can stay a	6/14/2020 9:05 AM

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	little later and have a few drinks with out the worry of driving	
161	Speeding on back roads, too many large trucks flying doing county roads, plow trucks hitting mail boxes, there is a need for outdoor light policy outside of town.	6/14/2020 8:19 AM
162	Need support for ALL businesses and an attainable plan to become and maintain year round destination status.	6/14/2020 7:13 AM
163	Windham is a very political small town run and controlled by several families. It is not very welcoming of new people to the town, unless they are spending money. We need more services for children, especially indoor activities as there is little to do.	6/14/2020 5:58 AM
164	Not sure I'm happy with the direction new management is taking Windham Mt. Concerned about school- how it will run next year - not happy budget increases but during covid there was no actual instruction - all work was self guided.	6/14/2020 4:59 AM
165	There are no zoning laws	6/14/2020 12:21 AM
166	Need for a lake where boating can take place. Need for a year round recreational community.	6/13/2020 11:51 PM
167	No public parks, playgrounds or pools. Speed limit too high on some streets with no shoulder. Too much development of redundant businesses (multiple gas stations). We do need a slightly more robust grocery and urgent care center (with a ski mountain in town there's no excuse not to have one).	6/13/2020 11:43 PM
168	stunted population growth + climate change will continue to bring warmer, shorter winters with decreased snowfall affecting WM's business and therefore our economy	6/13/2020 10:34 PM
169	Needs more mtb trails	6/13/2020 9:20 PM
170	To many people/housing. Back roads need to be widened. To many walkers/hikers/ bikers on the roads- roads are to narrow. To many people and not enough stores to handle the crowds	6/13/2020 8:56 PM
171	No community center/pool, better cell service, too much political issues	6/13/2020 8:41 PM
172	Walkability. Business development and preservation.	6/13/2020 8:05 PM
173	People fleeing New York State due to gross taxation and abusive State Government	6/13/2020 6:22 PM
174	Lack of a plan for development and lack of zoning. Windham is growing fast and a plan should be in place to help it grow in a controlled and organized fashion.	6/13/2020 3:34 PM
175	We need better cellular service, clean up neglected properties, try and have more sense of community, not locals vs people who have moved here	6/13/2020 3:18 PM
176	Need major flag hotel Best Western , Marriot , Hilton Local places nice but shopworn and new first class amenities and look etc minimum 200 rooms	6/13/2020 2:54 PM
177	Developing lasting and sustainable services and activities to stay in step with the times, while maintaining the basic character of Windham (compared to adjoining and area towns).	6/13/2020 2:15 PM
178	1) the resentment that some local residents feel towards 2nd home owners who love windam and are invested to seeing it thrive. 2) A resistance to attracting more retail & activities for people to do	6/13/2020 2:04 PM
179	Stuck in last decade. Need better infrastructure. WI-FI, fiber optics, all over town.	6/13/2020 1:35 PM
180	Lack of zoning creating issues in residential areas	6/13/2020 1:08 PM
181	Zoning, noise law	6/13/2020 12:59 PM
182	the fact that windham would rather cater to the rude city people than our own true residents. and the fact that windham mountain is a complete sell out, going down the drain.	6/13/2020 11:54 AM
183	Lack of diversity as far as goods and services - 20+ restaurants but limited retail? Very little well paying/non labor related jobs for 18+ year olds - this is why they're leaving and the school numbers are dwindling. And even if families show an interest in moving to the area, where are they going to live? Every moderately priced family home is sold to someone who makes an AirBnB out of it.	6/13/2020 11:47 AM
184	We need a lake, we need more retail stores, we need better connection with in the town	6/13/2020 11:47 AM

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185	A town board that caters to Windham mountain at the expense of full time residents	6/13/2020 11:45 AM
186	Need affordable housing for locals that work here..a nice apt.complex would be nice	6/13/2020 8:52 AM
187	Infrastructure needs updating and Town needs some beatification.	6/13/2020 8:45 AM
188	. Off the mountain local conservative politics showing a little lack of appreciation for our tax dollars and investment in the local economy. Initially in times of covid i.e. the green county letter. I think some of the responsibility falls on the mountain to bridge the relationship of people that might be seen as "outsiders" simply because we don't vote here. We invest heavily, donate heavily, spend heavily on and off the mountain.	6/13/2020 8:44 AM
189	Do not know	6/13/2020 8:37 AM
190	Need for local employment and opportunity.	6/13/2020 8:15 AM
191	Lack of broadband, cell phone coverage. Better biking trails off main roads. Better business facilities	6/13/2020 7:58 AM
192	We need a soft zoning t protect us from Dollar stores and big commercial coming in. We also need t address B and B's with no laws. We should be recognizing the abandoned buildings and adhere t the laws we have with them. Lack of enforcement on this is huge! Internet access f all is a weakness. A suggestion f a building we're folks could live here and have technology that would help them live here and work virtually. We have several large properties such as Sugar Maples and the Girls Scout Camp that would be best used f community growth. Maybe apply f grants t purchase f protection of our land use.	6/13/2020 7:58 AM
193	Not enough work options	6/12/2020 11:34 PM
194	Overpopulation	6/12/2020 8:40 PM
195	Need better grocery store options and other stores	6/12/2020 7:16 AM
196	Political division. Need a good ambulance and medical building. Need investment in pedestrian friendly and walkable streets - this doesn't mean bike paths, it means pedestrian access.	6/10/2020 9:00 PM
197	Need a sit down breakfast/bagel cafe, budget friendly restaurant for dinner	6/10/2020 5:06 PM
198	Unfortunately as the ski mountain prices have continued to increase we find ourselves coming up less often. We used to come every weekend, now it's mostly holidays. I know the town is not in charge of the mountain and it's operation, but it is a big part of the town and surrounding area.	6/10/2020 4:19 PM
199	Zoning and more retail.	6/10/2020 4:14 PM
200	Zoning and more retail is needed	6/10/2020 4:14 PM
201	Family style restaurants, summer activities for families and kids, increase pay to keep families up there.	6/10/2020 3:59 PM
202	Nothing can be done now but those condos blocking that beautiful lodge and taking up all that parking, what a shame.	6/10/2020 11:06 AM
203	We need to bring back CD Lane Park. Swim lessons, beach, kayak and canoe rentals, etc, Senior housing units, Affordable rentals, Retail Stores	6/10/2020 10:57 AM
204	I think Windham needs better connections to the public just outside of town. Elm Ridge and other trail systems in the area seem to be cutoff from the lovely village of Wyndham.	6/10/2020 10:32 AM
205	Would be nice to have a substantial grocery store closer, a town pool, more access to town water & sewer.	6/10/2020 10:31 AM
206	Increasing access and network of trail-based recreation (biking, hiking, walking, running). Including both more wilderness trails and enlarging Windham Path and connecting better to the village. There is a great baseline, but this could be the signature 4 seasons attraction for the town.	6/10/2020 10:30 AM
207	More trails!	6/10/2020 10:06 AM
208	Alignment of trail building organizations across different locations	6/10/2020 10:04 AM
209	No watersports. Winters with very little snowfall. Lack of pedestrian access between all	6/6/2020 12:55 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

hamlets, windham, Hensonville, maplecrest. Opioid addiction. Lack of a community park or center.

210	Job opportunities, need more summer attractions, facilities e.g. bike paths etc.	6/5/2020 7:33 AM
211	Sensible Development	6/5/2020 7:07 AM
212	Reliable trades people. Way too much police presence at all levels.	6/5/2020 7:03 AM

Q6 If you could change one thing about Windham, what would it be?

Answered: 199 Skipped: 37



WINDHAM COMPREHENSIVE PLAN SURVEY

#	RESPONSES	DATE
1	1. we need a Lake 2. management at windham mt..... 3. the WFD alarm reduced to a 5 alarm ring, in the middle of the night	8/24/2020 4:00 PM
2	if I could change one thing about Windham I would move the fire house to the end of town.	8/24/2020 3:34 PM
3	more and more restaurant options public indoor pool option good grocery store more art artisans. creative spark would help. expand shuttle better internet access. that would help with remote work a lot. cell service on all parts of the mountain.	8/24/2020 3:29 PM
4	Day of life	8/24/2020 3:17 PM
5	affordable Housing	8/24/2020 3:03 PM
6	larger post office at outskirts of town	8/24/2020 2:37 PM
7	better cell and internet service	8/24/2020 2:23 PM
8	keep existing restaurants, cafe's, diners from tax burdens and new regulations maybe a grocery store large enough for all grocery needs! *** Cell Phone Service***	8/24/2020 2:05 PM
9	better sell service	8/24/2020 1:57 PM
10	roads and speed limits, fix roads and lower speed limit	8/24/2020 1:48 PM
11	culture change from current mindsets of full-time residents vs. weekenders "us vs them" we all benefit from taxes paid	8/24/2020 1:31 PM
12	Dam up the west side of it and make it a lake	8/24/2020 1:25 PM
13	Drive in Movie, Water Park, Flea Market	8/24/2020 11:45 AM
14	create a more desirable "Downtown" shopping area, that would attract more visitors. not everyone wants to skit, mountain bike or hike.	8/24/2020 11:34 AM
15	build both of the above in # 5	8/24/2020 11:21 AM
16	eliminate progressives and their delusional "Values" fallacy: country life is quiet reality work takes place as weather and day light allow. hay equipment, mowing, hunting, chainsaws, logging, wood splitting and collection for winter months	8/24/2020 11:09 AM
17	Get Rid of Nick Bove and Biking Path	8/24/2020 10:48 AM
18	We need better Cell Signal service in some of the remote areas.	8/24/2020 10:36 AM
19	More snow! ;)	8/24/2020 8:48 AM
20	Nothing	8/22/2020 5:04 PM
21	Nothing	8/17/2020 11:13 PM
22	A closer supermarket.	8/16/2020 5:44 PM
23	Less commercial use of land	8/12/2020 9:38 AM
24	More services available for hire (related to previous question)	8/9/2020 12:15 AM
25	More "mindful" zoning and building development	8/6/2020 10:16 AM
26	See more re-investing into the area.	8/3/2020 11:50 AM
27	More summer activities like music festivals.	8/3/2020 9:23 AM
28	I wish there was more diversity in the school and the entire community.	8/2/2020 8:05 PM
29	Division of the community, including the 2 fire depts, the mountain and year round residents, and politics.	8/2/2020 4:27 PM
30	Keep the revitalization going.	8/2/2020 11:20 AM
31	The over building, including the excessive AirB&B's.	7/30/2020 3:36 PM
32	Take politics out of Town management.	7/29/2020 8:43 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

33	Establish a cohesive "Brand"... what IS Windham, what does it represent, and how should it move forward. A 'brand' to capture country living and responsible growth so we can all be on the 'same page'.	7/29/2020 6:51 AM
34	more variety of local stores.....a limit on businesses.....example: real estate offices- too many of them. I'm not referring to restaurants.	7/28/2020 1:22 PM
35	To have a more consistent workforce where business owners can rely on employees to help keep their businesses running. Perhaps we need to bring outside workers in like other seasonal places do like Bar Harbor, Maine.	7/27/2020 6:04 PM
36	Better nightlife	7/27/2020 5:25 AM
37	Additional coffee/pastry shop	7/26/2020 12:47 AM
38	I'd like it do be more walkable.	7/25/2020 10:15 PM
39	Nothing. I love it the way it is more affo	7/25/2020 7:11 PM
40	Nothing	7/25/2020 5:09 PM
41	Less bus trips allowed on the winter weekends.	7/25/2020 8:17 AM
42	Smoother roads.	7/24/2020 11:10 AM
43	More interesting stores downtown instead of just restaurants and real estate offices. The town has lost part of it's charm in the last few years.	7/23/2020 8:55 AM
44	Stop overdevelopment. I realize people want to earn money but big condos and restaurants are not good for the community. Support the existing local restaurants!	7/23/2020 8:46 AM
45	More non skiing activities in winter	7/23/2020 7:00 AM
46	Two may police looking to write tickets	7/22/2020 11:09 PM
47	Use the existing charming village and offer more goods and services to full time residents and visitors alike. Take advantage of the influx and be able to service it	7/22/2020 8:56 PM
48	Advertise more for what it offers. People will come, attracting more business.	7/22/2020 8:34 PM
49	More outdoor eateries so we can enjoy the beauty of Windham. More diverse culinary options.	7/22/2020 6:38 PM
50	More tax money to the town, a community center with a community pool. There is nothing for families here other than skiing, and anything to do with the mountain is expensive, not every resident can afford to take advantages of the services they offer.	7/22/2020 5:12 PM
51	More businesses in the downtown area	7/22/2020 4:04 PM
52	All year club house for mountain	7/22/2020 3:49 PM
53	improve the education, w/o raising my property taxes.	7/22/2020 3:32 PM
54	Having to pay for garbage disposal.	7/22/2020 12:05 PM
55	Lack of good dining options on the actual mountain	7/22/2020 10:49 AM
56	Better cell service	7/22/2020 10:31 AM
57	Windham Mountain needs to open some type of Country Club that includes an outdoor pool with food & beverage service. A reliable taxi service so people can utilize bars without fear of drinking and driving. More bicycle trails/running trails. Definitely a doctors office and an actual grocery store not just Hickory hill market or Todaro's... those are not equivalent.	7/22/2020 9:51 AM
58	Noise ordinance.	7/22/2020 9:38 AM
59	Add indoor recreation or water park	7/22/2020 8:14 AM
60	Good job with the shuttle, but we still need to improve walking and biking ability from the mountain to town and small roads.	7/22/2020 7:08 AM
61	More summer, year round activities, facilities	7/22/2020 6:34 AM
62	More transportation options like taxis or Uber	7/22/2020 2:49 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

63	More restaurants and shops like Hudson	7/22/2020 12:51 AM
64	I'd like to have a Japanese restaurant.	7/21/2020 11:59 PM
65	Urgent Care Town to have a bit more variety (restaurants, tennis)	7/21/2020 10:54 PM
66	Public transportation. Especially during the winter and during night hours. This will allow safer access to nightly entertainment	7/21/2020 10:17 PM
67	Equip the town and neighborhoods with reliable cell/internet service... Verizon!	7/21/2020 10:14 PM
68	Better cell service	7/21/2020 10:12 PM
69	More grocery options	7/21/2020 10:09 PM
70	Property taxes. They are too high.	7/21/2020 10:09 PM
71	less politics and ego driving how things operate.	7/21/2020 10:08 PM
72	I hope that Windham can welcome new people with big new ideas so that everyone's lot is improved.	7/21/2020 1:36 PM
73	Perhaps coordinating the signage in Town to cultivate a handmade, local craftspeople feel for all business signage - much of it is very very nice but for example the Napoli sign or the sign entering town for the Subway Shop could be made more appealing - small measure to cultivate a special vibe. Windham has a beautiful Main Street and this modest effort could greatly beautify the town. Many small Vermont towns have done this.	7/21/2020 12:31 PM
74	Create year round recreational opportunities to attract employment and revenue for the town.	7/21/2020 11:50 AM
75	find a way to reduce amount of garbage dumped along the roads or in business parking lots, presumably to avoid paying the \$2.00/bag garbage fee? Or just laziness? Or ignorance?	7/21/2020 10:16 AM
76	Consistent cell and broadband service throughout the area.	7/20/2020 11:07 PM
77	More medical services.	7/20/2020 11:58 AM
78	It needs more year round activities, including medical facilities to support the community.	7/17/2020 5:22 PM
79	No airb&b rentals and remove the utility poles from the main street area to give it a "small town look"	7/17/2020 2:20 PM
80	To help the Historical society have a place to set up and to be recognized by the town , to help us preserve the history of this area and not support just one person doing this !!!!!	7/17/2020 12:21 PM
81	I would clean up and beautify Hensonville	7/16/2020 12:12 PM
82	More stores	7/11/2020 5:14 PM
83	Government	7/8/2020 7:06 PM
84	Transparency from school, police and town board, so that we knew what issues to address.	7/7/2020 6:51 AM
85	Some top name music concerts	7/6/2020 7:01 PM
86	We need a man-made lake to offer recreation opportunities in the summer months- specifically access to non-motorized boating and swimming.	7/6/2020 12:15 PM
87	Less airbnb	7/5/2020 7:55 PM
88	Addition of a YMCA or similar that would offer fitness classes, indoor year round pool etc	7/5/2020 4:50 PM
89	Affordable housing	7/5/2020 4:48 PM
90	Locals need to lighten up and understand value of partimers to the community	7/4/2020 1:01 PM
91	More walkable downtown (benches, window shopping, etc)	7/4/2020 10:02 AM
92	responsible limitations of condo,airbnb	7/1/2020 5:13 PM
93	Bring the retail shops back! We need more successful retail shops in town, not just restaurants.	7/1/2020 10:46 AM
94	Use South St and and a new bridge to detour NY-23 to make Main Street more inviting to	6/30/2020 8:40 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

	pedestrians, shops, etc...	
95	nothing. leave it alone. its a great town.	6/30/2020 7:20 AM
96	More quality restaurants	6/30/2020 4:59 AM
97	Speeding on back roads	6/29/2020 10:24 PM
98	Nothing	6/29/2020 9:49 PM
99	Safer roads for bicycling/running.	6/29/2020 8:17 PM
100	Have a lake available to the public.	6/29/2020 5:51 PM
101	More food	6/29/2020 5:09 PM
102	Make it a year round destination.	6/29/2020 4:40 PM
103	Power wires on Main Street	6/29/2020 12:27 PM
104	Improve internet so that people can work from home and still live on Windham, send their children to school here and be part of the community.	6/29/2020 12:15 PM
105	The divisive politics. Welcome the outsider and appreciate their contribution as second home owners, weekend tourists, and essential laborers in the community. They need to be encouraged to settle in the area and bring their families into the school district. Without an influx of new and younger permanent residents, the WAJ Central School will continue to shrink and disappear. Also, the school board should ensure in the future that the Superintendent of Schools lives in the district and sends his/her children to the school. And the salary of the superintendent should be adjusted downward to be commensurate with other superintendents in similar size NYS districts.	6/29/2020 9:33 AM
106	kids sports, summer activities, no large businesses besides windham mnt, need small or medium size manufacturing	6/28/2020 3:43 PM
107	More/stricter zoning laws like neighboring towns have. People are allowed to build what they want as long as it benefits others in the town "planning board". No thoughts or cares for the neighbors or other nearby residents that are kept up all hours of the night, their children cry all night because they can't sleep because there is no noise ordinance and these "part time residents" rent their houses out and have no concern or care for the full time residents who have chosen to make this their home and raise their family.	6/28/2020 7:42 AM
108	People with self interest.	6/27/2020 6:59 PM
109	Cell service and quality internet in all the area.	6/27/2020 12:52 PM
110	More resources such as markets.	6/26/2020 8:49 AM
111	Firm up zoning.	6/25/2020 8:15 AM
112	I would clean up some buildings on Main St. And figure out how we can get some shops in town. Cozy that area up. Create an atmosphere where people want to stroll those expensive sidewalks under those expensive lights. Have a few Old Windham Days .Roxbury does this...celebrate those who made footprints on this town. Educate the new families of our history. Times have changed for sure. The town hall needs to move to town.	6/25/2020 8:15 AM
113	Bathroom facility at elm ridge pkg lot	6/25/2020 6:54 AM
114	More employment opportunities.	6/24/2020 9:57 AM
115	Regulating illegal short rental places	6/22/2020 4:06 PM
116	Lower the taxes. Combine schools with other communities	6/21/2020 5:08 PM
117	Hostility of local politics. Windham is harmed by radical thinking. Steady progress and leadership is preferable to the agenda coming from some local politicians/business owners who think only of themselves and do not listen to the interests of the broader community. There is a presumption from some of these politicians/business owners that they know what is best for the community; but they are wrong and should listen more.	6/21/2020 4:12 PM
118	Nothing I can think of.	6/21/2020 3:56 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

119	put all the street lights underground they ruin the views	6/21/2020 11:12 AM
120	More cultural activities in town. Concerts like there used to be. Civic Center Is underutilized. A recreational center.	6/21/2020 9:25 AM
121	1. Have a larger library. The library is the gem of the town but they need more space. 2. Please work extend the the Windham Path to Hensonville, Maplecrest and Ashland. Just go with the DEP's, DEC's 2 foot wide path limitation. This is such an asset to the town. This has changed town for the better. 3. Work to get a YMCA or public facility on the outskirts of town. It would be great to have a public pool and facilities for the community. 4. Expand the farmer's market. Windham is a food desert for organic produce.	6/21/2020 8:56 AM
122	More young families.	6/21/2020 7:17 AM
123	Institute zoning in conjunction with a long-term economic development plan.	6/19/2020 6:17 PM
124	There should be certain set standards and criteria in hiring of local government positions as well as municipal positions. All homeowners should be treated equally as they have invested their money into homes and properties as well as pay local and county taxes for services.	6/18/2020 8:26 PM
125	I wouldn't change anything I have been here almost 30 years raised my children here and, it was the best decision we made as a family.	6/18/2020 5:41 PM
126	Extend path into town	6/17/2020 11:47 PM
127	lower my taxes	6/17/2020 6:14 PM
128	Embrace trail based recreation	6/17/2020 5:38 PM
129	Better leverage the synergy between local businesses and Windham Mountain Resort (ski/golf).	6/17/2020 10:13 AM
130	Need limits on short term rentals in order to preserve sense of community.	6/16/2020 12:14 AM
131	Expanding and streamlining recreation	6/15/2020 3:22 PM
132	Have zoning	6/15/2020 3:10 PM
133	Nick Bove	6/15/2020 2:32 PM
134	There would be a link to the train in Hudson.	6/15/2020 2:30 PM
135	Additional affordable art activiTies	6/15/2020 2:06 PM
136	More affordable housing	6/15/2020 2:03 PM
137	Infrastructure for biking and walking trails. Increased police presence to decrease speeding traffic.	6/15/2020 1:59 PM
138	nothing	6/15/2020 1:56 PM
139	I think the changes over the years have been for the positive and look forward to continual improvement to the experience.	6/15/2020 1:32 PM
140	Locals would not treat windham mountain community as outsiders	6/15/2020 12:11 PM
141	More trail based connectivity.	6/15/2020 9:22 AM
142	How Windham Mountain Runs the town	6/15/2020 9:15 AM
143	More marketing to get more people into town to build up a more vibrant down town.	6/15/2020 9:14 AM
144	N/a	6/15/2020 8:48 AM
145	Add a farmers market.	6/15/2020 8:16 AM
146	Add sidewalks on South Street and up Mitchell Hollow.	6/15/2020 8:03 AM
147	Lower taxes.	6/15/2020 12:41 AM
148	More things for families to do that are non skiing/snowboarding	6/14/2020 11:46 PM
149	Lack of diversity.	6/14/2020 8:45 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

150	Add Property maintenance codes. It's such a beautiful area and to walk or drive by junk yards is a shame.	6/14/2020 1:30 PM
151	Reduce large investors	6/14/2020 9:42 AM
152	Expanded town water system.	6/14/2020 9:26 AM
153	Just add a bus/shuttle	6/14/2020 9:05 AM
154	There should be a workout center available for community members all day every day.	6/14/2020 8:19 AM
155	Regulate short term rentals.	6/14/2020 7:13 AM
156	Place an indoor activity for children and teens.	6/14/2020 5:58 AM
157	More municipal services.	6/14/2020 4:59 AM
158	zoning laws	6/14/2020 12:21 AM
159	Make it a year round destination.	6/13/2020 11:51 PM
160	I'd open an urgent care center or a second doctor's office with more expansive hours. As far as community services, I would build a public park.	6/13/2020 11:43 PM
161	more diverse demographic profile	6/13/2020 10:34 PM
162	Re open the lower trails at Elm Ridge.	6/13/2020 9:20 PM
163	Nothing	6/13/2020 8:56 PM
164	Community recreation area with pool	6/13/2020 8:41 PM
165	Extend the windham path through town. Stowe VT does this and its a huge asset.	6/13/2020 8:05 PM
166	Fair representation at the County.	6/13/2020 6:22 PM
167	Windham's leadership and their lack of vision.	6/13/2020 3:34 PM
168	Fighting against people trying to make the area a better place	6/13/2020 3:18 PM
169	Get Windham Ski and Hunter to market to England and Canada and Philly / Boston On top of current places	6/13/2020 2:54 PM
170	A Community Center.	6/13/2020 2:15 PM
171	The resentment some locals feels towards 2nd home owners (but I do understand where it comes from if 2nd home owners act superior)	6/13/2020 2:04 PM
172	Total dependence on a failing mountain/ ski industry.	6/13/2020 1:35 PM
173	More employment opportunities	6/13/2020 1:08 PM
174	Reasonably priced and good quality restaurants	6/13/2020 12:59 PM
175	the catering to city people, can't even go out in my own town on the weekend or any busy holiday	6/13/2020 11:54 AM
176	Reliance on winter tourism.	6/13/2020 11:47 AM
177	Main street, and retail balance	6/13/2020 11:47 AM
178	A one sided vision for the area	6/13/2020 11:45 AM
179	More local shopping.	6/13/2020 8:45 AM
180	Nothing	6/13/2020 8:37 AM
181	Extending the Windham Path.	6/13/2020 8:15 AM
182	Broadband access for whole community	6/13/2020 7:58 AM
183	Not much! It is beautiful! Maybe Senior housing f seniors and a health care facility.	6/13/2020 7:58 AM
184	More jobs more industry	6/12/2020 11:34 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

185	More shops	6/12/2020 8:40 PM
186	More shopping and other cute stores in town	6/12/2020 7:16 AM
187	Make people come more than just winter weekends. Make summer as big as winter. Make weekdays busier.	6/10/2020 9:00 PM
188	Stop the local police from pulling over cars with out of state plates for no valid reason!! Have been weekender with NY plates for over 30 yrs and within 6 months of having NJ plates have been pulled over twice; no reason, no tickets.	6/10/2020 5:06 PM
189	Love the town. Can't think of anything.	6/10/2020 4:19 PM
190	Zoning	6/10/2020 4:14 PM
191	The town needs zoning laws	6/10/2020 4:14 PM
192	More affordable family activities	6/10/2020 3:59 PM
193	Those new condos	6/10/2020 11:06 AM
194	Better cell phone coverage.	6/10/2020 10:30 AM
195	More mountain bike trails	6/10/2020 10:06 AM
196	N/a	6/10/2020 10:04 AM
197	Lack of diversity.	6/6/2020 12:55 PM
198	Don't like Firefighter solicitations blocking roads.	6/5/2020 7:07 AM
199	Get reliable responsive trades people in all areas. And a second item, there is way too much police presence at all levels!	6/5/2020 7:03 AM

Q7 What types of new development or future land uses do you think should be encouraged in Windham?

Answered: 204 Skipped: 32



WINDHAM COMPREHENSIVE PLAN SURVEY

#	RESPONSES	DATE
1	make camp oh-nee-tah our own n. Lake campground for summer recreation! (this would create many jobs for our WAJ graduates)	8/24/2020 4:00 PM
2	water park, drive in movie theater fair grounds antique flea market on weekends!!!!!!!!!!!! local artisans in group setting.	8/24/2020 3:44 PM
3	public recreation. more restaurants more art.	8/24/2020 3:29 PM
4	get hunter away from Windham Type	8/24/2020 3:17 PM
5	senior housing	8/24/2020 3:08 PM
6	affordable housing year round industry / work parking	8/24/2020 3:03 PM
7	retail not chain stores	8/24/2020 2:54 PM
8	extension of Windham path into Hensonville	8/24/2020 2:37 PM
9	increase recreational activities for indoor use during winter months. we used to have a bowling alley for great Saturday evening family fun. Ice skating would be great	8/24/2020 2:23 PM
10	small business development creating jobs. local T.V. Station would be great	8/24/2020 2:05 PM
11	public land use- recreation	8/24/2020 1:57 PM
12	Bike paths, nothing that requires parks to put in a parking lot. no dollar stores. maybe a community center for seniors with activities geared for them. they are probably people who used to ski and can't do those things they love. Keep them active and activated.	8/24/2020 1:48 PM
13	community park with a pool	8/24/2020 1:31 PM
14	one big lake encompassing the whole town	8/24/2020 1:25 PM
15	Sunday Fun Day Flea Market Antiques	8/24/2020 11:45 AM
16	single family homes only	8/24/2020 11:21 AM
17	more hunting and fishing agricultural preserve openness	8/24/2020 11:09 AM
18	Rural Small Business Farm land use	8/24/2020 10:48 AM
19	At the Windham Path, build a village restoration of historic buildings, staffed by folks dressed in historic costumes who can teach about history of the area in the civil war era and beyond. for an example - see website of "Bethpage village restoration" on Long Island.	8/24/2020 10:36 AM
20	Family activities	8/24/2020 8:48 AM
21	Minimal population growth	8/22/2020 5:04 PM
22	Ice skating rink.	8/16/2020 5:44 PM
23	FARMING	8/12/2020 9:38 AM
24	Park with playground, tennis courts, skate park. Bowling alley. More activity options for families.	8/9/2020 12:15 AM
25	Would like to see a Town Community Park (somewhere in town) that is used for Public Events...maybe, a gazebo which could have "performances" done. Some kind of "town pride" campaign to keep our natural pristine and respect for the environment.	8/6/2020 10:16 AM
26	Private homes, hopefully small business	8/3/2020 11:50 AM
27	More biking trails, bowling alley.	8/3/2020 9:23 AM
28	I would love to see a community center for all ages as well as more housing and public transportation for the elderly.	8/2/2020 8:05 PM
29	Commercial and residential development zoning regulations. No trailer parks or junk yards.	8/2/2020 4:27 PM
30	Stores like in Tannersville	8/2/2020 11:20 AM
31	Bike paths	7/30/2020 3:36 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

32	High end development should include provisions for affordable housing. Essential workers in support of such developments need adequate housing.	7/29/2020 8:43 AM
33	Acquire the Girls' Camp lake for responsible public use, local and tourism. Increase multi-use trails, like the remaining phases of WARF's Windham Path. Increase hiking/walking/outdoor year-round recreation options. Outdoor amphitheater identification. Identify/purchase land/building restoration for indoor community space.	7/29/2020 6:51 AM
34	Continue with the trail system.	7/28/2020 1:22 PM
35	more use of DEP and State lands for mtn biking and hiking so that we become an even more attractive destination for hikers and mtn bikers. We also should incentivize businesses who want to create healthy opportunities for folks to recreate like indoor pool, tennis and bowling facilities to make it 4 season fun and recreation no matter the weather.	7/27/2020 6:04 PM
36	Adventure recreation for summer, water based activities.	7/27/2020 5:25 AM
37	Unknown	7/26/2020 12:47 AM
38	More stores and restaurants	7/25/2020 10:15 PM
39	More affordable resort homes. The high end homes limit investment in the town which limits your tax base They also don't sell because few people want to invest in an area which has a one season attraction and no other jobs or industry within a reasonable commute	7/25/2020 7:11 PM
40	Back yard chickens	7/25/2020 5:09 PM
41	Access to more water sports i.e. lakes & rivers	7/25/2020 8:17 AM
42	Expand North side of Windham Mountain ski area from Wanderer towards South Street.	7/24/2020 11:10 AM
43	More walking and biking paths. In rural areas 3-5 acre zoning. Restrictions on metal buildings. Stricter laws on storage units. (especially in Hensonville) More architectural input from the town.	7/23/2020 8:55 AM
44	Small scale	7/23/2020 8:46 AM
45	More walking paths and trails (look at Stowe, VT as an example)	7/23/2020 7:00 AM
46	Enlarge the Windham path, build bike trails for non mountain bike riders	7/22/2020 11:32 PM
47	Cluster homes	7/22/2020 11:09 PM
48	Development has to go hand in hand with accessibility. The van to get around during ski season is great but it was never operational. Make this outdoor area a walking town so people can be out and about exploring the offerings. And keep it cute! Important not to let the historic look and feel get overwhelmed by new and shiny buildings. Build it so it matches.	7/22/2020 8:56 PM
49	Outdoor space. Another path, bike trail, more skiing trails, etc.	7/22/2020 8:34 PM
50	Expansion of the Windham Ski Resort to accommodate the influx of tourists on weekends and during the week. Organic farming both produce and livestock. Snowmobile and 4-wheeler parks; ice skating rink.	7/22/2020 6:38 PM
51	Limit the amount of town homes, condominiums and large apartment building a can be built. This is a rural community and the land use should be following suit	7/22/2020 5:12 PM
52	Cell tower and expansion of the windham path	7/22/2020 4:26 PM
53	We need a dental office to provide much needed care to our residents . For land use- the paths are so amazing and it would be great to have more	7/22/2020 4:04 PM
54	A club with pool and tennis	7/22/2020 3:49 PM
55	expand skiing, Windham path, hiking trails etc	7/22/2020 3:32 PM
56	Residential. Keep Windham the non-industrial environment that so many people love to come here for when escaping the "big city" surroundings.	7/22/2020 12:05 PM
57	More walking trails The ski mountain expanded	7/22/2020 10:49 AM
58	Don't know	7/22/2020 10:31 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

59	I think the old dilapidated or abandoned homes should be removed first to preserve the charm of the town before anyone worries about building up anything!	7/22/2020 9:51 AM
60	Affordable housing and jobs for young people.	7/22/2020 9:38 AM
61	Indoor Water park, music venue, real skating rink	7/22/2020 8:14 AM
62	Combination housing with shopping.	7/22/2020 7:08 AM
63	Public membership pools, family entertainment	7/22/2020 6:34 AM
64	A gym open to the public	7/22/2020 2:49 AM
65	No idea	7/22/2020 12:51 AM
66	More hiking trails. Maybe public tennis courts (we could pay to use).	7/21/2020 11:59 PM
67	Summer "club" (pool/tennis courts) But not too much that charm is gone! Part of the reason people come here is for the beautiful unspoiled nature.	7/21/2020 10:54 PM
68	Ice skating rink, lake/pool for summer months. Expansion of ski trails!	7/21/2020 10:14 PM
69	Water/amusement park	7/21/2020 10:12 PM
70	N/a	7/21/2020 10:09 PM
71	outdoor recreation: mountain bike trails like Elm Ridge, bike paths for families, and parks lands.	7/21/2020 10:08 PM
72	Perhaps things like light industry, or health facilities, or a solar farm could all provide good jobs with good futures. And, if they were zoned into specific areas perhaps the town could retain its unique flavor.	7/21/2020 1:36 PM
73	Windham Mountain and the town should foster some additional year-round activities either by expanding the country club, or a larger band-made lake or additional biking connectivity. Medium term residential trends that allow for more youth sports could help to provide activities for local youth.	7/21/2020 12:31 PM
74	Riding and walking paths.	7/21/2020 11:50 AM
75	Affordable housing for year-round residents/workers, both rental units and for purchase.	7/21/2020 10:16 AM
76	Specialty retail and manufacturing operations, Family-oriented arts, entertainment and sports programs	7/20/2020 11:07 PM
77	None	7/20/2020 11:58 AM
78	New home development for families should have perhaps a community garden, more medical facilities, more cultural and family platforms (museum, theater, cooking school, variety of unique shops and resturants to attract families, couples to the area)	7/17/2020 5:22 PM
79	Additional footpath or walking trails like the Windham Path and other outside activities.	7/17/2020 2:20 PM
80	How about a nice place for Senior citizens to live and be able to afford ,as sooner or later we all get old and need smaller places and close medical help and events to be able to attend etc etc	7/17/2020 12:21 PM
81	continue outdoor preservation. walking path is beautiful.	7/16/2020 8:49 PM
82	Create zoning laws to prohibit large scale condominium complexes, large commercial or industrial business from destroying the rural environment. Stop allowing any subdivision of properties.	7/16/2020 12:12 PM
83	Nice single family or apartments (not apartment building) but places where people can live not just rent for the weekend or ski season	7/11/2020 5:14 PM
84	More bike trails, building of residential houses, support for bringing companies here & jobs	7/8/2020 7:06 PM
85	Bicycling. Develop the lake For swimming on 23 (on the right as you are going East)	7/7/2020 6:51 AM
86	Indoor hockey rink also to be used for indoor skating , also a nice park with swimming pool, senior center	7/6/2020 7:01 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

87	A full service hotel and a man-made lake for outdoor recreation	7/6/2020 12:15 PM
88	Parks.....zipline	7/5/2020 7:55 PM
89	Single family homes..no more condos	7/5/2020 4:50 PM
90	More rec facilities More summer activities on the mountain	7/4/2020 1:01 PM
91	More areas to walk/along enjoy the river. Stores in town with window shopping.	7/4/2020 10:02 AM
92	the historic appeal of the mountain top has always been its natural beauty any development should reflect that in size and theme	7/1/2020 5:13 PM
93	Walking and bike paths, quaint retail shops. Skyride or Shuttle between Windham Mountain and town to give easy access to Windham's businesses.	7/1/2020 10:46 AM
94	Need new affordable housing, ugrade parts of Hensonville, no more expensive condos/townhouses	6/30/2020 8:40 AM
95	limited within town central. house building on parcels 2 mi + outside of town , fine as long as at least 2ac minimum.	6/30/2020 7:20 AM
96	More parks like the path.	6/30/2020 4:59 AM
97	Not sure	6/29/2020 10:24 PM
98	More restaurants and more summer concerts	6/29/2020 9:49 PM
99	Hiking/biking paths and forest access.	6/29/2020 8:17 PM
100	Gondola at the ski area	6/29/2020 5:51 PM
101	Food district	6/29/2020 5:09 PM
102	More ski trails	6/29/2020 4:40 PM
103	Organic farms. Cluster housing (see below). Encourage recreational use at CD Lane Park. There are currently underutilized recreational venues besides CD Lane Park. What happens at the soccer field built at Creamery Pond years ago? Whatever happened to the skateboard park built many years ago? Perhaps a dog run so that the Windham Path isn't littered with dog excrement. Can the parking lot behind (formerly) Zerega's be used for spillover parking now or be developed into and outdoor antique/flea market/green market in the summer? A larger library in a new build or in a renovated main street home. (Wouldn't it be great to have the library area as a space for performers in the Centre Church?) And while we're dreaming - an indoor recreational facility with pool similar to what exists in Margaretville.	6/29/2020 9:33 AM
104	manufacturing companies and long term employment	6/28/2020 3:43 PM
105	More areas such as the windham path, this allows all to enjoy nature without the building of enormous buildings that will affect the nature that exists here.	6/28/2020 7:42 AM
106	No solar farms and control over Airbnb	6/27/2020 6:59 PM
107	More walking trails, a town park in windham not only Main Street.	6/27/2020 12:52 PM
108	More amenities to better suit the growing population. As well as local markets.	6/26/2020 8:49 AM
109	Expand windham ski mt	6/25/2020 10:31 PM
110	Parks, natural preserves, hiking, trail riding, Rec center	6/25/2020 8:15 AM
111	Parking for main st. How bout a great trolley that loops south st n main? As I mentioned in another question..the lake camp east Windham.	6/25/2020 8:15 AM
112	Community rec center. No chain stores please.	6/24/2020 9:57 AM
113	Opening of the beach for use in CD Lane Park.	6/22/2020 4:06 PM
114	Stop development. Land use should be communal, ie. Windham Path	6/21/2020 5:08 PM
115	Nothing needed other than Town parking.	6/21/2020 4:12 PM
116	I don't know. Moderate with low impact on environment. Re-open drive-in theatre.	6/21/2020 3:56 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

117	more outdoor activities, camps, tourism, events, festivals, ways for the town to get attention and to highlight local businesses	6/21/2020 11:12 AM
118	Prevent overdevelopment.	6/21/2020 9:25 AM
119	I don't think we need much new development, but perhaps moderate-priced housing.	6/21/2020 9:20 AM
120	See above.	6/21/2020 8:56 AM
121	Walking and biking paths	6/21/2020 7:17 AM
122	Minimal.	6/19/2020 8:42 PM
123	Subject to zoning other recreational opportunities should be developed along with hotel capacity.	6/19/2020 6:17 PM
124	More bicycle and hiking trails similar to the Windham Path.	6/18/2020 8:26 PM
125	There is always room for improvement and yet the thing I enjoy the most is Windham's old world charm.	6/18/2020 5:41 PM
126	Expansion of ski acres and some additional downtown business	6/17/2020 11:47 PM
127	I would like to see more parks for playing and exercising that are close enough for kids to get together.	6/17/2020 6:14 PM
128	Public swimming. More bike trails and bike paths	6/17/2020 5:38 PM
129	More summer activities; big project - man-made lake for water activities	6/17/2020 10:13 AM
130	PRIVATE HOMES AND OUTDOOR RECREATION	6/16/2020 12:14 AM
131	The windham path is great, would be nice if expansion plans continued. As a seasonal owner my needs are met.	6/15/2020 10:32 PM
132	Expanding Windham path to including biking options/trails, expanding outdoor dining options on and around main street, space for farmers market	6/15/2020 3:22 PM
133	A community park, swimming pool, things for actual locals	6/15/2020 2:32 PM
134	I'd have said a college or university pre-COVID, but not sure that is still possible. Eco-friendly homes, Main Street development grants, mountain transport that reduces parking lot crowding. No additional density - it's perfect as is.	6/15/2020 2:30 PM
135	Affordable housing/rentals for locals who are working in the community. Not weekend/seasonal rentals.	6/15/2020 2:03 PM
136	Please keep state parks and do not overdevelop. Windham will be destroyed. Please also have a community board that put pressure on defund business and junk cluttered outside homes that devalue Windham and its hamlets.	6/15/2020 1:59 PM
137	a better ice skating rink at ski slope,	6/15/2020 1:56 PM
138	stuff for kids and teenagers to do when they cant ski or its off season. We would come up a lot more.	6/15/2020 1:32 PM
139	Expansion of the windham path	6/15/2020 12:11 PM
140	Extension of Windham path. Some areas for younger generation to explore physical activity, skateboarding.	6/15/2020 11:25 AM
141	More trail based connectivity. The town of Windham should run point on working with the DEP to create multi use trail (walking, Baby Carriage, Wheel Chair, Bike friendly) path from the Windham Path to Maplecrest.	6/15/2020 9:22 AM
142	Preservation of the land we have, cleaning up the trails. People come to windham for the beauty, why develop something that people get away from by coming here?	6/15/2020 9:15 AM
143	More bike lanes. Speed limit in town should be 25 not 35.	6/15/2020 9:14 AM
144	Single family homes	6/15/2020 8:48 AM
145	Expansion of the windham path.	6/15/2020 8:16 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

146	More walking or biking paths, public beach access. Accessible paths.	6/15/2020 8:03 AM
147	Single-family residences that utilize wind, water and/or thermal energy to heat and cool them while fitting in with the rural character of the area. Townhouses and condominiums look tacky and don't fit in with the rural character of the town.	6/15/2020 12:41 AM
148	More beginning or moderate walking /biking trails or public recreation	6/14/2020 11:46 PM
149	More Windham Path. It should be safely connected to the sidewalks on Main St. A walkable community is so important for seniors, families and tourism.	6/14/2020 8:45 PM
150	Keep center of town quaint, encourage business to settle here in order to supply job to keep the younger people here.	6/14/2020 1:30 PM
151	Small mom and pop type businesses Development of back side of mountain for additional skiing	6/14/2020 9:42 AM
152	More hike and bike trails	6/14/2020 9:26 AM
153	Stuff for kids to do bowling alley, rec center,snow mobile ext.	6/14/2020 9:05 AM
154	An outdoor recreation area with a multi use field track for running.	6/14/2020 8:19 AM
155	Indoor entertainment for young people and a youth center. Additional gifts shops.	6/14/2020 5:58 AM
156	Town recreation center	6/14/2020 4:59 AM
157	not sure	6/14/2020 12:21 AM
158	Build a slope that goes into Hensonville. The town could be a satellite of Windham.	6/13/2020 11:51 PM
159	I think a public park should be built with a playground and a community pool.	6/13/2020 11:43 PM
160	a zip line would be cool	6/13/2020 10:34 PM
161	More mountain bike trails brings more eco- tourism. The primary age group of mountain bikers are men 40-60 with disposable income. They come ride, go out to eat and go to breweries and possibly stay the weekend. Its brings money to the whole local economy.	6/13/2020 9:20 PM
162	More Parking areas	6/13/2020 8:56 PM
163	Community center with pool	6/13/2020 8:41 PM
164	New breweries, wineries, and eateries.	6/13/2020 8:05 PM
165	Technology park, attracting technology and service businesses.	6/13/2020 6:22 PM
166	Additional/expansion of facilities like the Windham Path. Bringing back CD Lane park (currently a total wast of a resource)	6/13/2020 3:34 PM
167	As DEP keeps aquiring land, they need to allow use of the land that doesn't affect water quality, but they should not make excuses that do not make sense.	6/13/2020 3:18 PM
168	Depends More hotel beds and meeting venues	6/13/2020 2:54 PM
169	Mountain biking and hiking. I do neither, myself - I have no stake in its future, but its evident that we as a town we took a natural leap forward in harnessing our outdoor resources and making Windham a destination. Just look at the trail heads. I hope we can do more.	6/13/2020 2:15 PM
170	There is a healthy balance between land conservation & respobsible land development; both should be encouraged. The Windham Path is one of the most special things about Windham	6/13/2020 2:04 PM
171	More year round recreation	6/13/2020 1:35 PM
172	Trade school, artisan shops, bowling alley, indoor recreation facility	6/13/2020 1:08 PM
173	Solar power	6/13/2020 12:59 PM
174	stop building stuff! embrace the nature!	6/13/2020 11:54 AM
175	Family friendly activities, they don't all have to be outdoor related. A grocery store would be nice.	6/13/2020 11:47 AM
176	A Lake	6/13/2020 11:47 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

177	Less condos. Adhering to laws like not building monstrosities that are too high for our local fire departments to handle should their be an emergency	6/13/2020 11:45 AM
178	Anything for arts and culture and nothing too big that Windham would lose its charm	6/13/2020 10:49 AM
179	Community center type locations.	6/13/2020 8:45 AM
180	Skiing trails, community fitness center with Olympic swimming pool that pass holders would have access too.	6/13/2020 8:44 AM
181	More multi-use or Mountain biking trails	6/13/2020 8:37 AM
182	Land preservation	6/13/2020 8:15 AM
183	Bike paths and trails separate to roads	6/13/2020 7:58 AM
184	Building f education t further our students and t intertwine this w adults working virtually. Interning students so they do not have t move away f work. Also a program t teach others trade skills.	6/13/2020 7:58 AM
185	Micro chip plant, tech park	6/12/2020 11:34 PM
186	Public tennis courts and bike paths	6/12/2020 8:40 PM
187	Retail	6/12/2020 7:16 AM
188	Residential development in the center of town, especially more dense development like condos and townhouses. Something that is a weatherproof and year round entertainment/activity. A real grocery store would be nice.	6/10/2020 9:00 PM
189	Whatever it is, it should be eco-friendly to protect our land and air quality.	6/10/2020 5:06 PM
190	More affordable housing would help, instead of million dollar condo's and housing developments. It would also be nice to have a town pool for the summer.	6/10/2020 4:19 PM
191	More areas like the Windham Path.	6/10/2020 4:14 PM
192	None	6/10/2020 4:14 PM
193	Something other too do besides ski. Keep younger kids in mind. Perhaps water park	6/10/2020 3:59 PM
194	Hiking, biking even quad trails. Maybe a rifle range with skeet shooting.	6/10/2020 11:06 AM
195	Silver Lake, Indoor Sporting Arena	6/10/2020 10:57 AM
196	I think more multi use bike trails to connect Windham with surrounding trails would be awesome.	6/10/2020 10:32 AM
197	Town pool & recreation center.	6/10/2020 10:31 AM
198	More housing (including seasonal) built in walking distance in town. Trail- based activities (see above).	6/10/2020 10:30 AM
199	Mountain bike trails!	6/10/2020 10:06 AM
200	More mountain biking trails and begin to connect trails	6/10/2020 10:04 AM
201	Trail based recreation. Mountain biking, hiking, walking. Fishing, trapping and hunting. ATV/dirt bike riding.	6/6/2020 12:55 PM
202	More business opportunities and more activities like safer bike paths etc to attract visitors but also trying to maintain beauty of the area.	6/5/2020 7:33 AM
203	Small casinos, full service grocery.	6/5/2020 7:07 AM
204	Extend the Windham path and make other paths like it.	6/5/2020 7:03 AM

Q8 Are there any types of new development or future land uses that you think should be discouraged?

Answered: 196 Skipped: 40



WINDHAM COMPREHENSIVE PLAN SURVEY

#	RESPONSES	DATE
1	NO MORE CONDOS / TOWNHOUSES AT WINDHAM!!!! THEY NEED PARKING	8/24/2020 4:00 PM
2	industry	8/24/2020 3:29 PM
3	time of Land Open Now	8/24/2020 3:17 PM
4	sections 8	8/24/2020 3:08 PM
5	no more large buildings at ski windham	8/24/2020 3:03 PM
6	Highrises	8/24/2020 2:37 PM
7	no more commercial usage. Residential only	8/24/2020 2:23 PM
8	Major Industries/ Factories large Manufacturing	8/24/2020 2:05 PM
9	big box and franchise	8/24/2020 1:57 PM
10	no dollar stores cell phone stores mail salons	8/24/2020 1:48 PM
11	no opinion @ this time	8/24/2020 1:31 PM
12	all of them except a lake	8/24/2020 1:25 PM
13	No Big Businesses	8/24/2020 11:45 AM
14	DEC buying all available property for NYC Water shed and limiting / forbidding public use.	8/24/2020 11:34 AM
15	high density housing	8/24/2020 11:21 AM
16	destruction of scenic or historic assets	8/24/2020 11:09 AM
17	High Dollar Homes, Sub Divisions and Condos	8/24/2020 10:48 AM
18	Chain Stores, Franchises, High density building such as apartments, ect	8/24/2020 10:40 AM
19	NO BIG BOX STORES!	8/24/2020 10:36 AM
20	Apartments, condos etc. not enough demand for housing now as it is	8/24/2020 8:48 AM
21	More residences, condominiums	8/22/2020 5:04 PM
22	LARGE COMMERCIAL VENTURES	8/12/2020 9:38 AM
23	I worry about the addition of too many condo buildings.	8/9/2020 12:15 AM
24	No more condominiums! Some kind of regulation on the Air B and B's which have gotten out-of-hand here; we need better maintained roads.	8/6/2020 10:16 AM
25	No big box stores	8/3/2020 11:50 AM
26	Night club bars	8/3/2020 9:23 AM
27	I don't feel that our community would benefit from any chain/franchise stores and we have enough convenience stores. We do not need electronic signage as well as billboards. All public businesses should have paved entrances.	8/2/2020 8:05 PM
28	Trailer parks	8/2/2020 4:27 PM
29	Large commercial box stores.	8/2/2020 11:20 AM
30	Limit new condominium building! The town can't support the traffic!	7/30/2020 3:36 PM
31	Anything that conflicts with tourism while maintaining the appeal of the Catskills rural flavor.	7/29/2020 8:43 AM
32	1. Would NOT like to see Tiny House Resorts (which bypass NYS Health Department regulations and local tax codes) or unregulated/uninspected/unregistered/non-tax collecting AirBnB properties. 2. Multi-story buildings, like those at Windham Mountain that were approved without the thought of public safety for its occupants or those on our volunteer fire department. I am not opposed to that type of building, although many think it's 'out of place' in our community, however, from a fire safety standpoint, it is a potential nightmare.	7/29/2020 6:51 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

33	too many businesses of one type.....keep it green.	7/28/2020 1:22 PM
34	ugly businesses that are not asthetically appealing in and around our town should be prohibited on main roads so they don't detract from our small town healthy vibe. No big box stores or chain businesses should ever be permitted.	7/27/2020 6:04 PM
35	Restaurants. Landfill hahaha	7/27/2020 5:25 AM
36	No more condos	7/26/2020 12:47 AM
37	No big box stores like Walmart.	7/25/2020 10:15 PM
38	I would lean towards development that encourages limited seasonal use. Increase tax base with limited demand on town services No apartments or industry	7/25/2020 7:11 PM
39	No	7/25/2020 5:09 PM
40	Yes, anything that will bring in a 'mass population' like large townhouse developments or trailer parks.	7/25/2020 8:17 AM
41	Yes. Trailer parks.	7/23/2020 8:55 AM
42	Large Condo developments.	7/23/2020 8:46 AM
43	No more high rise condo buildings. This distracts from the natural beauty.	7/23/2020 7:00 AM
44	Any type of chain store strip mall and things of that nature	7/22/2020 11:32 PM
45	Condo	7/22/2020 11:09 PM
46	Any big box stores and allowing totally modern places	7/22/2020 8:56 PM
47	Large corporations/chains coming in. Keep it mom and pop local.	7/22/2020 8:34 PM
48	Any major corporate chain/retail stores; franchises; high rises; shopping centers; drainage of wetlands and irrigation water diversions; major forest clearance; condo developments on the smaller roads	7/22/2020 6:38 PM
49	Large town houses, condominiums, apartment buildings and rental houses. Air BnB homes are becoming a problem up here.	7/22/2020 5:12 PM
50	Dollar stores and other chain stores	7/22/2020 4:26 PM
51	I am not sure	7/22/2020 4:04 PM
52	Multi floor condo buildings near base of mountain.	7/22/2020 3:49 PM
53	large developments that take away the mountain feel.	7/22/2020 3:32 PM
54	Apartments. Factory. Over building of resort facilities.	7/22/2020 12:05 PM
55	Dollar stores Macdonalds	7/22/2020 10:49 AM
56	Corporate businesses and more condos	7/22/2020 10:31 AM
57	Chain stores. No chain stores	7/22/2020 9:51 AM
58	Keep center of town with it's quaint charm.	7/22/2020 9:38 AM
59	Casinos	7/22/2020 8:14 AM
60	Massive housing projects without "walk ability" to the mountain and shopping.	7/22/2020 7:08 AM
61	Large size establishment that would make the community too commercial	7/22/2020 6:34 AM
62	No more apartment buildings	7/22/2020 2:49 AM
63	No idea	7/22/2020 12:51 AM
64	I would definitely oppose anything that would take away hiking land or changing the Windham Path.	7/21/2020 11:59 PM
65	Fast food chains - McDonalds, etc	7/21/2020 10:54 PM
66	Chain and big brand companies. Windham should stay with local businesses instead of large	7/21/2020 10:17 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

	corporations	
67	Commercial/chain store development	7/21/2020 10:14 PM
68	No	7/21/2020 10:12 PM
69	No	7/21/2020 10:09 PM
70	housing developments (condos) and 'strip mall' style commercial developments.	7/21/2020 10:08 PM
71	Whatever goes in needs to be looked at holistically. There is no more land that can be added if things get overcrowded or too ugly.	7/21/2020 1:36 PM
72	Limit large scale commercial development, but perhaps be open to any educational institutions that might locate here with incentives	7/21/2020 12:31 PM
73	Non zoned development.	7/21/2020 11:50 AM
74	Nothing immediately comes to mind	7/21/2020 10:16 AM
75	Big box stores and fast food chains should not be developed.	7/20/2020 11:07 PM
76	Any that destroy the beauty of our trees and the secluded spaces we have left.	7/20/2020 11:58 AM
77	Large chains, large big box stores, keep it rural in theme	7/17/2020 5:22 PM
78	No fast food type restaurants	7/17/2020 2:20 PM
79	We have enough restaurants -- no Dollar Stores --	7/17/2020 12:21 PM
80	windham mountain buying up all the land	7/16/2020 8:49 PM
81	see #7	7/16/2020 12:12 PM
82	No low income housing projects	7/11/2020 5:14 PM
83	Fast food restaurants or ugly chains like Dollar Stores	7/8/2020 7:06 PM
84	Chain stores, wedding venues.	7/7/2020 6:51 AM
85	I think we have enough 6 story apartment buildings that were purchased by people who only use them 6 weekends a year.	7/6/2020 12:15 PM
86	Multi unit building	7/5/2020 7:55 PM
87	Condos	7/5/2020 4:50 PM
88	More development catering to ultra rich folk	7/5/2020 4:48 PM
89	Hunt club	7/4/2020 1:01 PM
90	Construction/building supply (businesses that bring big trucks often), chain stores/restaurants.	7/4/2020 10:02 AM
91	any development should be sustainable fiscally and from infrastructure perspective	7/1/2020 5:13 PM
92	Big box stores and unattractive buildings (like Dollar General).	7/1/2020 10:46 AM
93	Large developments	6/30/2020 8:40 AM
94	all central density building should be avoided. it exploits the watershed sewer system intended to protect the water, overbuilding creates runoff, traffic density and will be detrimental to the town in the long run. developers build and make the profit and leave, the town is left the with burden of infrastructure support needs, water, sewer, traffic , fire and highway and road maintenance. These density builds ruin the Town aesthetic, provide only seasonal residency and no long term value to the Town itself , converting it to merely seasonal destination. Build houses, min 1 ac per house, do not overbuild and pack townhouses and apartments into the town central .	6/30/2020 7:20 AM
95	No fast food	6/30/2020 4:59 AM
96	More condos	6/29/2020 10:24 PM
97	Big box stores. Or dollar general. Don't take away the quaintness windham has to offer.	6/29/2020 9:49 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

98	Careful on how much residential expansion at windham mountain without further expanded winter skiing acreage or access.	6/29/2020 8:17 PM
99	Chain stores	6/29/2020 5:51 PM
100	Lack of food district	6/29/2020 5:09 PM
101	Luxury condos	6/29/2020 4:40 PM
102	I think these wedding venues should not be allowed in residential areas. Especially when the music can be heard for a long way. And there is far too many Airbnb 's . Again it is bringing businesses into very residential rural areas.	6/29/2020 2:56 PM
103	No large industrial uses or hotels.	6/29/2020 12:15 PM
104	Chain hotels and fast food restaurants. Big box stores and dollar stores which are accessible in other parts of the county (improve that public transportation option.) Venues like the wedding barns proliferating throughout the area which will be useless once the fad disappears.	6/29/2020 9:33 AM
105	high rise hotels and buildings	6/28/2020 3:43 PM
106	We need to limit the amount of nature that gets disrupted. We are ruining their natural habitats for the gain of people with a lot of money to enjoy part time.	6/28/2020 7:42 AM
107	Wedding barns	6/27/2020 6:59 PM
108	Low income housing	6/27/2020 12:52 PM
109	Housing that's out of budget range for a middle class worker.	6/26/2020 8:49 AM
110	No	6/25/2020 10:31 PM
111	Be careful about over development	6/25/2020 8:15 AM
112	Yes. We continue to build monster homes..we dont even have a ladder fire truck. Do not bring low income section 8 housing. Look at prattsville..its half empty and it's a haven for domestic calls and issues.	6/25/2020 8:15 AM
113	Chain stores or buildings over 3 floors.	6/24/2020 9:57 AM
114	No	6/22/2020 4:06 PM
115	All commercial use should be held to a minimum. Why ruin a good thing. If we want crowds, we can move south	6/21/2020 5:08 PM
116	No government/public funding of bike trails. The benefit to the Town is negligible and, notwithstanding WARF propaganda, the use of bikes on our trails has accelerated erosion and is not being done responsibly (lots of liter on the trails recently).	6/21/2020 4:12 PM
117	No heavy industry. No resource extraction or chemical production. No intensive livestock production. No theme parks.	6/21/2020 3:56 PM
118	prisons will tarnish our reputation and contribute to a corrupt system. condos and such are already too many in the area as well. make affordable housing maybe?	6/21/2020 11:12 AM
119	Dollar type stores.	6/21/2020 9:25 AM
120	Large venues (like the "Windham Manor" on County Route 10) or anything else not in keeping with the rural character of the area.	6/21/2020 9:20 AM
121	No. New business brings new people and jobs. If they can make the exterior of their buildings fit with the character of the town, go for it! The only exception would be fracking	6/21/2020 8:56 AM
122	None that I can think of	6/21/2020 7:17 AM
123	Anything that grinds away the mountains. Industrial.	6/19/2020 8:42 PM
124	Without zoning AirBnB and wedding venues should be discouraged or at least better regulated.	6/19/2020 6:17 PM
125	Downtown Windham should remain as a beautiful small mom and pop family owned restaurants and businesses.	6/18/2020 8:26 PM
126	Not sure if any.	6/18/2020 5:41 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

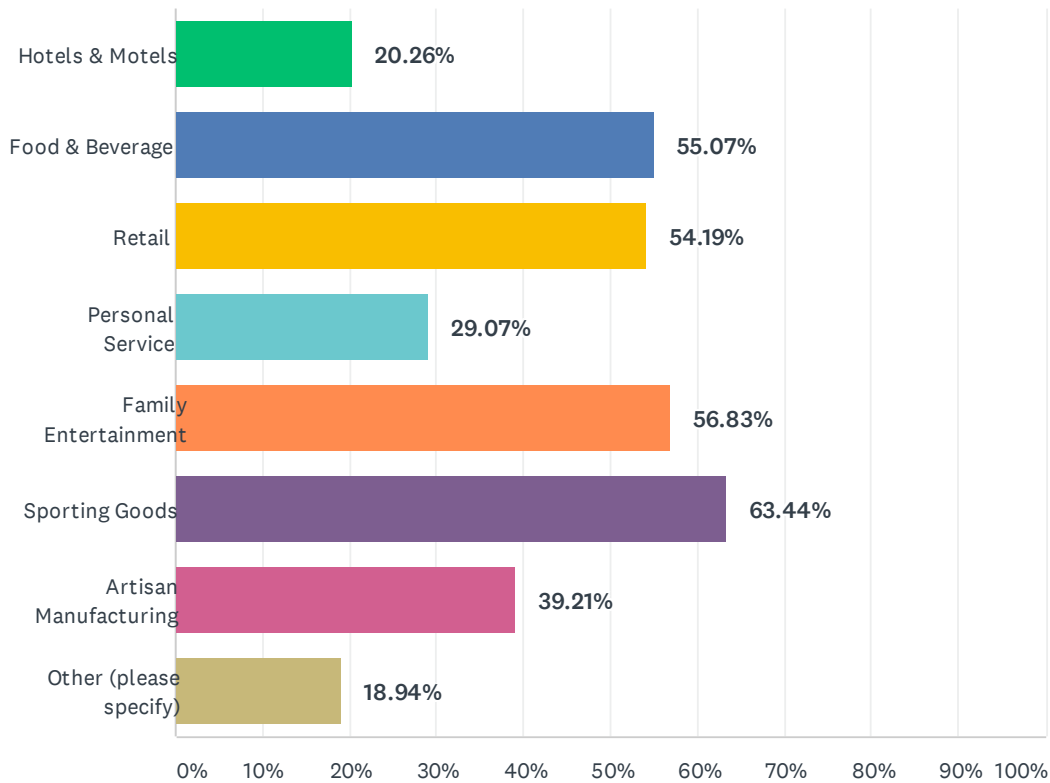
127	Inexpensive condo development.	6/17/2020 11:47 PM
128	Any high rises and any multiple clusters of building that would light up the side of the mountains at night	6/17/2020 6:14 PM
129	Low-income housing; any type of organizations, activities or land ownership that does not contribute to the tax base.	6/17/2020 10:13 AM
130	SHORT TERM RENTALS THROUGH AIR B&B	6/16/2020 12:14 AM
131	Condos	6/15/2020 3:10 PM
132	Anything to do with WARF or Nick Bove	6/15/2020 2:32 PM
133	Anything that would potentially harm the environment or the beautiful views or the character of the main street	6/15/2020 2:30 PM
134	Casinos	6/15/2020 2:06 PM
135	No trailer parks, no more self storage units. No more industrial looking businesses.	6/15/2020 1:59 PM
136	no more apartments	6/15/2020 1:56 PM
137	Not necessarily. Each should be considered on its own in terms of water use and aesthetics	6/15/2020 1:32 PM
138	Limit large development... whisper creek still hasn't sold well	6/15/2020 12:11 PM
139	The town of Windham should discourage prime retail space from being sold to the DEP. We need to find solutions to encourage more retail business in town.	6/15/2020 9:22 AM
140	Condos.	6/15/2020 9:15 AM
141	No	6/15/2020 9:14 AM
142	Dense multifamily development	6/15/2020 8:48 AM
143	In Suffolk County, NY there is a land preservation 2% tax on sales of homes that buys back important pieces of land needed for land preservation. We also need bike lanes.	6/15/2020 8:16 AM
144	No trailer parks, no trails for ATVs or other motorized vehicles that create noise and air pollution, no big box, chain or dollar stores.	6/15/2020 12:41 AM
145	N/a	6/14/2020 11:46 PM
146	We don't need more condos. We need retail spaces and affordable housing.	6/14/2020 8:45 PM
147	Any thing that could possibly change the small town feeling	6/14/2020 1:30 PM
148	Large scale development of any kind Large commercial entities and businesses Mobile and manufactured and rental housing	6/14/2020 9:42 AM
149	No big hotels	6/14/2020 9:26 AM
150	No not that I can think of at this time	6/14/2020 9:05 AM
151	No more condos or housing developments.	6/14/2020 8:19 AM
152	No. Development means growth.	6/14/2020 7:13 AM
153	Another Italian or pub type restaurant! We need more diversity in the type of restaurants. Look around the clientele is changing!	6/14/2020 5:58 AM
154	Chain stores	6/14/2020 4:59 AM
155	big box stores, franchises	6/14/2020 12:21 AM
156	Wealthy town homes.	6/13/2020 11:51 PM
157	Absolutely no dollar stores, Walmarts, or other fast food or big store franchises. Windham is a small business town and it should stay that way.	6/13/2020 11:43 PM
158	N/a	6/13/2020 9:20 PM
159	Housing. If more housing do not think there is enough parking/ stores to handle the crowd and	6/13/2020 8:56 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

	traffic	
160	Windham mountain shouldn't acquire any more property to build and capitalize on	6/13/2020 8:41 PM
161	Dep purchasing property.	6/13/2020 8:07 PM
162	Tract neighborhoods. Chain stores/ dollar generals.	6/13/2020 8:05 PM
163	Stop NYC from buying so much land.	6/13/2020 6:22 PM
164	We don't want or need corporate retail	6/13/2020 3:34 PM
165	large commercial franchise development. Area needs to keep its rural small town character the those businesses would destroy.	6/13/2020 3:18 PM
166	See my above	6/13/2020 2:54 PM
167	Keep the dollar stores out of this community	6/13/2020 2:15 PM
168	Big Box Stores or Chain Stores. We need small, independent retail stores/cafes etc.	6/13/2020 2:04 PM
169	Yes	6/13/2020 1:35 PM
170	Big box stores	6/13/2020 1:08 PM
171	Dollar stores	6/13/2020 12:59 PM
172	large buildings	6/13/2020 11:54 AM
173	Definitely no Dollar Stores.	6/13/2020 11:47 AM
174	Large commercial business that doesn't fit into the community	6/13/2020 11:47 AM
175	Making this area into the congested condo I tense area people come here to get away from	6/13/2020 11:45 AM
176	Chain stores and big business	6/13/2020 10:49 AM
177	Chain or modern shopping.	6/13/2020 8:45 AM
178	Large private communities. Large industry or commercial development.	6/13/2020 8:37 AM
179	Not sure	6/13/2020 7:58 AM
180	Yes- Large commercial businesses coming in. Groups or cults could buy land and live here.	6/13/2020 7:58 AM
181	Arts or shopping	6/12/2020 11:34 PM
182	Commercial chain stores	6/12/2020 8:40 PM
183	Big box commercial and retail.	6/10/2020 9:00 PM
184	Anything that causes unnecessary pollution.	6/10/2020 5:06 PM
185	Yes, million dollar developments. More round year residents may increase if the housing was affordable.	6/10/2020 4:19 PM
186	Hotels/motels, Air B&B, third party rentals	6/10/2020 4:14 PM
187	Yes. B and B s rentals	6/10/2020 4:14 PM
188	Many condos. Too gets too crowded to park	6/10/2020 3:59 PM
189	No more big condos	6/10/2020 11:06 AM
190	No more condos	6/10/2020 10:57 AM
191	Big business	6/10/2020 10:31 AM
192	Dollar stores	6/10/2020 10:06 AM
193	Linking trail networks to each other or to the town/local restaurants	6/10/2020 10:04 AM
194	Anything that diminishes beauty of the area	6/5/2020 7:33 AM
195	No	6/5/2020 7:07 AM

Q9 What specific types of businesses or industries would you like to see more of in Windham?

Answered: 227 Skipped: 9



ANSWER CHOICES	RESPONSES	
Hotels & Motels	20.26%	46
Food & Beverage	55.07%	125
Retail	54.19%	123
Personal Service	29.07%	66
Family Entertainment	56.83%	129
Sporting Goods	63.44%	144
Artisan Manufacturing	39.21%	89
Other (please specify)	18.94%	43
Total Respondents: 227		

WINDHAM COMPREHENSIVE PLAN SURVEY

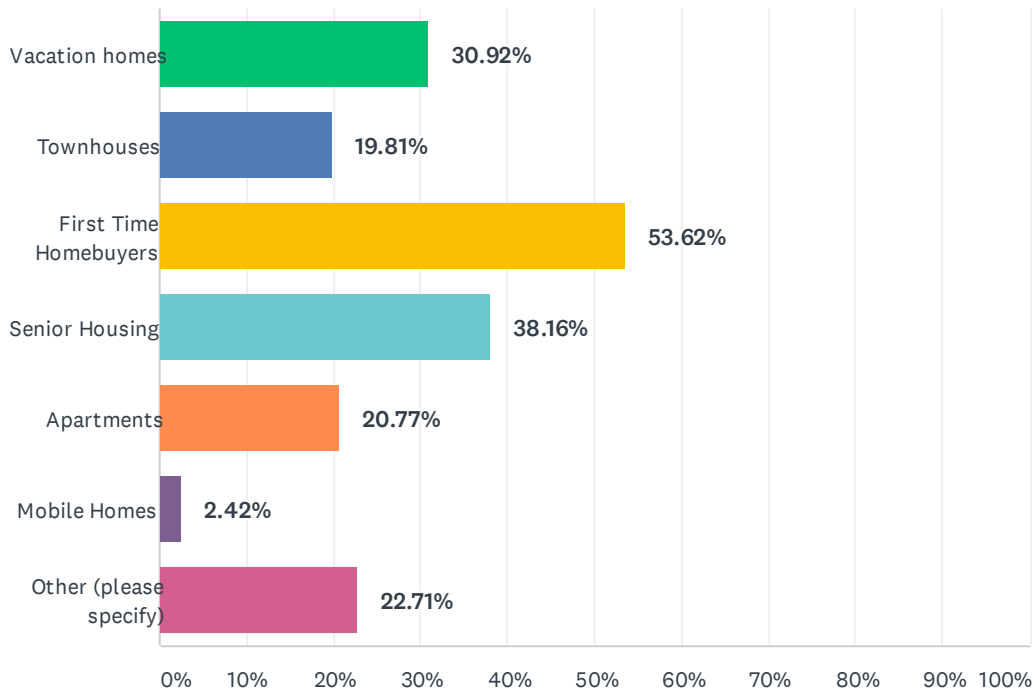
#	OTHER (PLEASE SPECIFY)	DATE
1	Grand Gorge has a Dollar store!?	8/24/2020 4:00 PM
2	Grocery Store and Nail salon	8/24/2020 3:44 PM
3	water park, skating rink / community pool	8/24/2020 3:03 PM
4	barber shop	8/24/2020 2:05 PM
5	healthcare	8/24/2020 1:31 PM
6	doze it under make it a lake	8/24/2020 1:25 PM
7	Grocery Store	8/24/2020 11:21 AM
8	repair mechanics	8/24/2020 11:09 AM
9	Grocery stores	8/24/2020 10:48 AM
10	Technology, better WiFi and cellphone signals.	7/30/2020 3:36 PM
11	An all encompassing / affordable grocery store.	7/29/2020 8:43 AM
12	Heritage Tourism Industry: Welcome Center - A facility for non-profit organizations like Windham's Historical Society to display our town's history, in conjunction with a place for other community non-profits, like our Chamber of Commerce to have a place to showcase Windham's current attractions.	7/29/2020 6:51 AM
13	More local artists and their skills highlighted in the offerings	7/22/2020 8:56 PM
14	Yoga studio	7/22/2020 9:51 AM
15	Swimming pools	7/22/2020 6:34 AM
16	Drive in movies, skeet shooting, painting/ art classes	7/21/2020 10:54 PM
17	Boutiques, but not chains.	7/21/2020 10:09 PM
18	Health and social service providers	7/21/2020 1:36 PM
19	child care, local transportation (shuttle, taxi, Lyft, etc.)	7/21/2020 10:16 AM
20	Natural farming and markets	7/20/2020 11:07 PM
21	no comment	6/30/2020 7:20 AM
22	Community pool	6/29/2020 10:24 PM
23	Artisan retail, not big box.	6/29/2020 8:17 PM
24	Bring back the galleries and the antique stores. Windham was bustling when there were multiples of these establishments.	6/29/2020 9:33 AM
25	Windham Park would be nice near the path for kids to play. We do not need more hotels/motels or food establishments.	6/28/2020 7:42 AM
26	A dentist, a nail salon, a grocery store	6/27/2020 12:52 PM
27	hbkjnlml,./	6/23/2020 9:35 AM
28	All the above are fine in moderation.	6/21/2020 3:56 PM
29	I think Windham needs an indoor recreational facility like the Catskill Recreation Center in Arkville. A public pool would be nice!	6/21/2020 9:20 AM
30	all of the above. There is not enough business in Windham. Go over to Tannersville in the summer time. EVERYONE is over there! Also would like to see a Drive in movie theater too.	6/21/2020 8:56 AM
31	Dentist	6/21/2020 7:17 AM
32	A gun shop, auto parts store, literally anything actually practical for full time middle class residents	6/15/2020 2:32 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

33	A distiller/brewer "Made in Windham"	6/15/2020 2:30 PM
34	Trail Based Connectivity	6/15/2020 9:22 AM
35	Small businesses no chain restaurants or stores	6/15/2020 9:15 AM
36	Medical, dental and physical therapy offices to cater to families and our aging population.	6/15/2020 12:41 AM
37	Farmers Market	6/14/2020 12:21 AM
38	Any small business is welcome. I would love to see more types of restaurants, and the town would be served by more arts and indoor recreation offerings.	6/13/2020 11:43 PM
39	Small water park	6/13/2020 2:54 PM
40	Specialty / Destination retail like what the Quilt Shop became.	6/13/2020 2:15 PM
41	none, stop.	6/13/2020 11:54 AM
42	Tech park or micro chip factory	6/12/2020 11:34 PM
43	Affordable breakfast/coffee cafe and dinner restaurant	6/10/2020 5:06 PM

Q10 What specific types of housing would you like to see more of in Windham?

Answered: 207 Skipped: 29



ANSWER CHOICES	RESPONSES	
Vacation homes	30.92%	64
Townhouses	19.81%	41
First Time Homebuyers	53.62%	111
Senior Housing	38.16%	79
Apartments	20.77%	43
Mobile Homes	2.42%	5
Other (please specify)	22.71%	47
Total Respondents: 207		

WINDHAM COMPREHENSIVE PLAN SURVEY

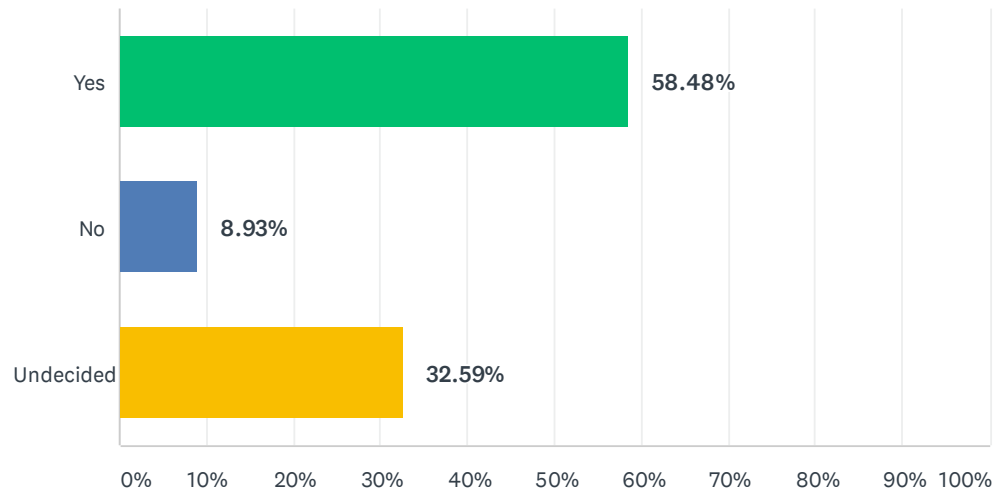
#	OTHER (PLEASE SPECIFY)	DATE
1	none they are gonna get flooded away	8/24/2020 1:25 PM
2	housing for full time residents	8/24/2020 11:21 AM
3	Not sure we need anymore housing?	8/24/2020 8:48 AM
4	None	8/22/2020 5:04 PM
5	None, there is plenty.	7/30/2020 3:36 PM
6	Affordable housing for service oriented workers	7/29/2020 8:43 AM
7	Seasonal housing for those seeking seasonal employment. Rental housing/apartments for those working in local businesses.	7/29/2020 6:51 AM
8	No preference - didn't realize there was a housing shortage	7/22/2020 8:56 PM
9	Rather than tear down existing homes, restore the existing ones.	7/22/2020 5:12 PM
10	More opportunities for year round residents to have home ownership	7/22/2020 10:49 AM
11	Housing for mountain employees	7/22/2020 8:14 AM
12	None	7/21/2020 10:14 PM
13	Accessible housing in all of the above categories	7/21/2020 1:36 PM
14	Housing for seasonal employees of Windham Mountain (funded by Windham but incentivized by town)	7/21/2020 12:31 PM
15	Affordable housing for seasonal employees	7/21/2020 11:50 AM
16	instead of housing specifically for first-time home buyers, require developers who build to have a percentage of units available as affordable housing	7/21/2020 10:16 AM
17	None. Windham is overly built up already	7/16/2020 12:12 PM
18	min 1 or 2 acre plot	6/30/2020 7:20 AM
19	Not sure	6/29/2020 10:24 PM
20	Affordable housing	6/29/2020 10:06 PM
21	Food	6/29/2020 5:09 PM
22	Affordable, nice homes	6/29/2020 4:40 PM
23	Primary residence	6/29/2020 12:27 PM
24	Cluster housing for mixed demographics, e.g. over 55 and disabled mixed with lower income and market value housing. With a "clubhouse" and other services. Similar to what was recently built in Prattsville. Cluster housing can avoid the widespread development that blights the viewshed and destroys the environmental benefits of the area.	6/29/2020 9:33 AM
25	rcghjknlm,;,;	6/23/2020 9:35 AM
26	None, there is enough housing	6/21/2020 5:08 PM
27	Affordable housing for first time local homeowners	6/21/2020 4:12 PM
28	a tiny house village. More affordable housing rather than \$500,000K plus houses that raises the tax base.	6/21/2020 8:56 AM
29	We need some low income housing for the elderly and those that work in the service industry	6/21/2020 7:17 AM
30	None	6/19/2020 8:42 PM
31	This is irrelevant al of these exist	6/15/2020 2:32 PM
32	Full time families living in current houses being rehabilitated	6/15/2020 9:22 AM
33	More affordable homes for the people who actually live here full time	6/15/2020 9:15 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

34	Affordable	6/14/2020 8:45 PM
35	I think houseing is fine	6/14/2020 9:05 AM
36	Mid income housing.	6/14/2020 4:59 AM
37	Affordable housing for locals	6/13/2020 3:34 PM
38	a mix of housing would be great, but our infrastructure needs to be improved before.	6/13/2020 3:18 PM
39	again, probably not necessary but stop building the million dollar homes, our real residents can't afford that.	6/13/2020 11:54 AM
40	None	6/10/2020 4:14 PM
41	None	6/10/2020 4:14 PM
42	Affordable	6/10/2020 3:59 PM
43	All new construction should blend into the beautiful mountain community that already exists	6/10/2020 11:06 AM
44	Affordable rental for year round residents	6/10/2020 10:57 AM
45	N/A	6/10/2020 10:04 AM
46	None	6/5/2020 7:07 AM
47	Nothing specific. But what exists should not be allowed to deteriorate	6/5/2020 7:03 AM

Q11 Do you think Windham should adopt a Zoning Law to regulate future land use?

Answered: 224 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	58.48%	131
No	8.93%	20
Undecided	32.59%	73
TOTAL		224

WINDHAM COMPREHENSIVE PLAN SURVEY

#	PLEASE EXPLAIN	DATE
1	1. Elevation Restrictions: they should never have been allowed to build on top of Windmont (Mt. Hayden) or have vacation homes c lift at ski Windham	8/24/2020 4:00 PM
2	there should be a limit to how high and how tall a building should be built allowing only the needed amount of space to be used	8/24/2020 3:34 PM
3	some control and long term planning would make sense	8/24/2020 3:29 PM
4	popane in warmth and issues of home buildings built	8/24/2020 3:17 PM
5	preserve the character of the town and surrounding area while still attracting more house ownership	8/24/2020 3:03 PM
6	no commercial industrial use	8/24/2020 2:23 PM
7	most other towns in Green county have excellent zoning and building laws and codes	8/24/2020 2:05 PM
8	if people want more retail or apartment buildings they can look to move to another town. Keep Windham the natural Gem it is. If buildings come in, sewage Plumbing electric services would need to be upgraded as well. Where would all the sewage go?	8/24/2020 1:48 PM
9	oh sure, just keep raising the taxes and make more and more laws (sarcasm intended)	8/24/2020 1:25 PM
10	without thoughtful home construction and land use any community becomes a "circus". Regulations for land usage and home construction are vital to maintain the character of the region	8/24/2020 11:21 AM
11	as long as it conforms to currently established businesses and activities	8/24/2020 11:09 AM
12	Leadership of Town Board with oversite of planning board have proved to be more adequate without one sided regulations	8/24/2020 10:48 AM
13	I would be surprised to learn that Windham does not currently have such zoning control	8/24/2020 10:36 AM
14	Case by case is best for now depending on the location.	8/17/2020 11:13 PM
15	It's becoming too congested and the people who come up here have not respect for the fragility of the place...garbage thrown out windows etc.	8/12/2020 9:38 AM
16	It is important for our community to keep it's beauty and integrity keeping our rural areas free of commercial buildings, abandoned buildings and vehicles.	8/2/2020 8:05 PM
17	Make sure that the commercial properties are kept in one place.	8/2/2020 11:20 AM
18	Excess regulation can hinder progress, but no zoning can make what was once a quaint village turn into a crowded, unappealing town.	7/30/2020 3:36 PM
19	Have enough regulations with N.Y.C DEP and N.Y.S SEQR and N.Y.S DEC. Future land use should be viewed on a case by case basis and decided with public hearing.	7/29/2020 8:43 AM
20	Zoning laws are double-edged swords. I think people should have the freedom and opportunity to build, but build with public safety measures in place (reference #8 Point 2)	7/29/2020 6:51 AM
21	Has to be further discussed by stakeholders.....open forum setting.	7/28/2020 1:22 PM
22	Of course You need to preserve your town	7/25/2020 7:11 PM
23	preserve the lands near water sources to protect	7/25/2020 8:17 AM
24	The lack of zoning is now at a critical stage with the amount of people here now and the realization that this is a beautiful place to live. WE MUST PROTECT WHAT WE HAVE! The town needs to step up and get zoning done NOW.	7/23/2020 8:55 AM
25	In order to safeguard the environment Windham should have zoning. Without it Windham could get too overbuilt to everyone's detriment	7/22/2020 11:32 PM
26	Depends on how the zoning law will effect full-time residents, and if it would restrict or hinder their sustainability. We are all about growth, however, growth together.	7/22/2020 6:38 PM
27	Right now it seems like the Wild West.	7/22/2020 3:49 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

28	MAke sure we restrict multi floor dwelling.	7/22/2020 3:32 PM
29	Do t know enough to comment	7/22/2020 10:49 AM
30	Not sure I like that it's not crowded that's	7/22/2020 9:51 AM
31	So shopping and housing can be close and you can walk there.	7/22/2020 7:08 AM
32	Want to keep town looking quaint even with more stores. You don't want to ruin views of mountain, creeks etc	7/21/2020 10:54 PM
33	I think some sensible zoning laws can help the town grow population in all demographics, and help businesses grow responsibly and profitably while helping the town retain some of the intangible character of Windham.	7/21/2020 1:36 PM
34	Uniformed on this issue	7/21/2020 12:31 PM
35	Aren't there already laws in place to regulate this from an environmental perspective? Otherwise hesitant to want to regulate more which discourages new building and development.	7/21/2020 10:16 AM
36	Zoning could help to protect natural resources and encourage collaborative business ventures.	7/20/2020 11:07 PM
37	Windham will no longer have its charm if we don't establish zoning soon. Windham will be gone and we will be left to live with unrulid building	7/19/2020 11:08 AM
38	No commercial big box stores or chains	7/17/2020 5:22 PM
39	Zoning is the only way to keep a continuity of the master plan and any type of vision.	7/17/2020 2:20 PM
40	As previously stated if you don,t control this now, there will be no pretty New England town that people like to come too.	7/17/2020 12:21 PM
41	No commercial or industrial businesses. Keep Windham RURAL	7/16/2020 12:12 PM
42	No urbanization	7/11/2020 5:14 PM
43	The most successful addition to the town in a long time is the Windham Path. And now there is a heating fuel company and an equipment rental company located directly across the road from the main parking lot. It is an eyesore.	7/6/2020 12:15 PM
44	Without zoning laws a few bad developers can ruin a town	7/5/2020 4:50 PM
45	Will help keep business owners accountable to the community.	7/4/2020 10:02 AM
46	yes. right now its build whatever, where ever, and at maximum density. a recipe for disaster. after all the building is done , if ever, the town will bear the burden of supporting that development impact - forever.	6/30/2020 7:20 AM
47	Promote desired audience but not through zoning.	6/29/2020 8:17 PM
48	Just more food	6/29/2020 5:09 PM
49	I don't know enough about this but I do like that there's not so many rules.	6/29/2020 4:40 PM
50	Commercial building	6/29/2020 12:27 PM
51	Part of a comprehensive plan to maintain quality of life.	6/29/2020 12:15 PM
52	Every year we lose more of the rural character of the countryside as entertainment venues and short-term rentals spread and lumber mills and auto mechanics are established close to residences throughout the back roads of Windham. Also, in order to maintain the New England type of beauty that is downtown Windham, there has to be controls in enforced ordinances on building heights, signage, facades, outdoor drinking, noise, etc. If not for the NYC watershed rules and money, right now there would be no Windham as we know it. To protect the future there must be local control through zoning.	6/29/2020 9:33 AM
53	100% this is definitely needed!!!!	6/28/2020 7:42 AM
54	Used to keep the character of the town	6/27/2020 6:59 PM
55	Control over development	6/25/2020 6:54 AM
56	Yes, don't want Windham to lose its "small town charm". No tall buildings or chain stores.	6/24/2020 9:57 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

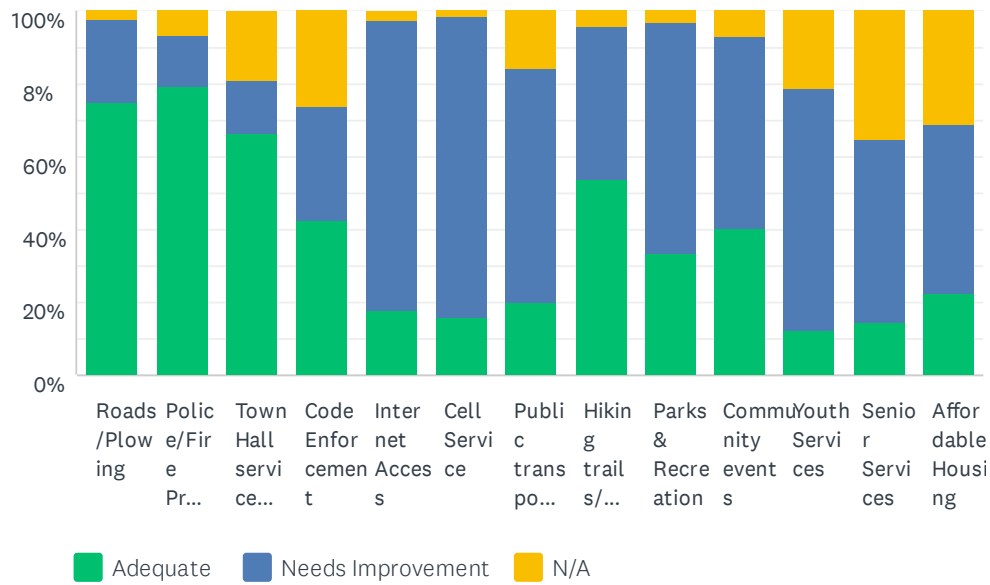
57	Absolutely NOT!!!!	6/21/2020 5:08 PM
58	you'll take away some charm if you do this it will be less attractive to small businesses	6/21/2020 11:12 AM
59	I think zoning will be crucial to preserve the character of both the village and the surrounding areas.	6/21/2020 9:20 AM
60	YES PLEASE!!	6/21/2020 8:56 AM
61	YES!	6/19/2020 8:42 PM
62	Explained in previous questions.	6/19/2020 6:17 PM
63	Zoning laws need to be in place which I think do not exist at this time.	6/18/2020 8:26 PM
64	I would hate too see any huge commercial/chain store lcate here and take away from the local businesses	6/17/2020 6:14 PM
65	Plenty of eyesores but no one wants to interfere	6/17/2020 5:38 PM
66	Houses are too close to each other, water will become contaminated	6/15/2020 2:32 PM
67	If it keeps Windham from losing forests and vistas - yes.	6/15/2020 2:30 PM
68	Only as long as people doing the "regulating" are not corrupt and self serving with their decisions.	6/15/2020 1:59 PM
69	Communities like the Heights in Houston Texas do not have zoning laws and it allows for a flourishing and eclectic neighborhood of restaurants, shops and residences	6/15/2020 9:22 AM
70	Short-term rentals, like Airbnbs, need some sort of regulation, not necessarily zoning, to prohibit noisy parties, destruction of property and other issues that have arisen in neighboring towns.	6/15/2020 12:41 AM
71	My understanding is that if you own more than two acres you can pretty much do what you want. I think you have to protect current homeowners from this.	6/14/2020 1:30 PM
72	Need to better understand what the current zoning allows and issues currently occurring	6/14/2020 9:42 AM
73	I don't know enough about zoning laws.	6/14/2020 5:58 AM
74	It depends on the purpose. I believe like many other residents, I would be very unhappy to see any land designated for commercial use that is not already in use for that purpose. If, on the other hand, land was zoned in order to protect it from commercial development, I would be in favor.	6/13/2020 11:43 PM
75	I dont know what zoning is!	6/13/2020 10:34 PM
76	I would have to look at potential options and then decide.	6/13/2020 9:20 PM
77	Better to direct the growth to the greatest public good.	6/13/2020 8:05 PM
78	Smart Development, building laws and enforced building laws	6/13/2020 3:18 PM
79	Need to learn more about its implications - good and bad!	6/13/2020 2:15 PM
80	As previously stated, it is possible to strike a balance between land conservation & responsible land development. Both are important.	6/13/2020 2:04 PM
81	Depends on the restrictions	6/13/2020 11:47 AM
82	I think the dep/dec and existing regulations limit land owners as it is.	6/13/2020 11:45 AM
83	People clearing out trees for an addition or home is one thing, people cleaning out a mountain side to optimize their view is another and should come with a green offset tax or something.	6/13/2020 8:44 AM
84	Proper zoning helps guide development and meet planning goals set in prior years.	6/13/2020 8:37 AM
85	Makes sense to have some rules to ensure we keep the beauty of the area intact while still allowing enterprises to succeed	6/13/2020 7:58 AM
86	We need t have some zoning f protection of land use. Let us begin with B and B's. Also large commercial stores. Let us clean up and follow laws we already have regarding abandoning	6/13/2020 7:58 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

	buildings.	
87	It should be basic and not too restrictive. Development should be encouraged, but not totally free for all.	6/10/2020 9:00 PM
88	We need to be careful to not overbuild in order to keep green space which is the beauty of Windham	6/10/2020 5:06 PM
89	Very important	6/10/2020 4:14 PM
90	Don't commercialize Windham. It's truly beautiful as is	6/10/2020 11:06 AM
91	Depends on the details. Not opposed to some rules as long as not blocking all development.	6/10/2020 10:30 AM
92	Idk what the long term consequences are of such laws	6/6/2020 12:55 PM
93	Depends on what zoning law says	6/5/2020 7:33 AM
94	Would have to see details. DEP already has many regulations.	6/5/2020 7:07 AM

Q12 For each of the items below, please indicate whether you think the current level of service is adequate or needs improvement.

Answered: 230 Skipped: 6



WINDHAM COMPREHENSIVE PLAN SURVEY

#	OTHER (PLEASE SPECIFY)	DATE
1	rt 23 w. windham to prattsville needs repaving	8/24/2020 4:00 PM
2	PARKING!!!!	8/24/2020 3:03 PM
3	mid-hudson cable Monopoly too expensive	8/24/2020 1:31 PM
4	Windham is a rip off and a rotten place	8/24/2020 1:25 PM
5	Fire Protection needs to be improved	8/24/2020 10:48 AM
6	internet connectivity and cell service when out of the immediate downtown main street area (rural areas) is inadequate.	8/24/2020 10:36 AM
7	Town highways suffer from overuse of sand / salt during the winter months. An unnecessary expense with negative environmental impact and mess.	7/29/2020 8:43 AM
8	I didn't tick the Affordable Housing box: If we are talking about affordable house for those working in our community, yes it needs improvement. There are people who work in Windham that have to live farther away, because they can't find affordable housing. I am not weighing-in affordable housing for people who don't work whether in-person or through technology (phone/computer).	7/29/2020 6:51 AM
9	Communication between town and community. A way of knowing what is going on in the town.	7/23/2020 8:55 AM
10	Nice if there was a bike trail that linked to something (like rail trails) not dirt biking just riding somewhere without a million hills	7/21/2020 10:54 PM
11	More hiking trails on Windham mountain in the summer months (not on bike trails as can get run over) would be great	7/21/2020 10:09 PM
12	Cell/Internet service is a major problem for businesses, learning and development.	7/21/2020 1:36 PM
13	I marked Building Code Enforcement as N/A as I am unfamiliar with this area	7/21/2020 10:16 AM
14	Services for alcohol and substance abuse. Volunteer services for the community similar to Community Action outpost in Prattsville or a volunteer clearing house for persons in need instead of the ad hoc we do it now where a friend organizes other friends to do meals, walk dogs, etc.	6/29/2020 9:33 AM
15	Looks like you have some work to do. Why don't you create some committees of locals and new comers to generate some ideas. Non politicians who just love Windham	6/25/2020 8:15 AM
16	work very hard to extend broad to the Hollow, out in Ashland, East Jewett and beyond.	6/21/2020 8:56 AM
17	Once again things for people who actually live here a town park, new ambulance building, new town hall, town pool, etc	6/15/2020 2:32 PM
18	Cell and internet service are unbearable	6/15/2020 1:59 PM
19	Create opportunities for WAJ Students!	6/15/2020 9:15 AM
20	We need more bike lanes and a farmers market.	6/15/2020 8:16 AM
21	Snow removal in Hunter is superior...	6/14/2020 8:45 PM
22	Very expensive for renters	6/13/2020 2:54 PM
23	The Hensonville Hose Company does a great job but their building and parking lot needs addressed. Looking very bad.	6/13/2020 7:58 AM
24	Garbage pick up	6/12/2020 11:34 PM
25	Clean up Hensonville. Brooksburch Road is disgusting.	6/10/2020 10:57 AM
26	Way too much police presence at all levels.	6/5/2020 7:03 AM

Q13 Do you have any other feedback for town officials or information you would like to share?

Answered: 127 Skipped: 109

WINDHAM COMPREHENSIVE PLAN SURVEY

#	RESPONSES	DATE
1	get the NYS DOT to put a pull off ramp at the rt 23 parking entrance to the hiking path. There is room enough at the shoulder for one.! Cars shouldn't have to stop on rt @#W for people to enter the path!	8/24/2020 4:00 PM
2	having visited Windham for over 30 years, I am now buying my 1st vacation Property. I would like to offer any assistance in planning events volunteering for local planning committee and will welcome any updates!	8/24/2020 3:44 PM
3	no	8/24/2020 3:34 PM
4	amazing potential here. A bit more improvement would bring much more business and investment for everyone here	8/24/2020 3:29 PM
5	need home of newspaper weekly redone. week town life 1 week per info updated by computer info	8/24/2020 3:17 PM
6	special favors / treatment to town employees when job openings happen should be available to public to apply not just friends and family of the Hoyt appt	8/24/2020 3:08 PM
7	resurrect C.D. Lane Park. place 2 swans in lake (live or artificial) to keep Canadian geese away.	8/24/2020 2:37 PM
8	no	8/24/2020 2:23 PM
9	I think things over all are GREAT	8/24/2020 2:05 PM
10	Read the Mail that is sent to you certified and respond for once. I have never received any response to letters written	8/24/2020 1:31 PM
11	no Mama, we're all crazy now, crazy for living here crazy from living here	8/24/2020 1:25 PM
12	I really like the idea to bring CD Lane park back to ta recreation area that is better used	8/24/2020 11:34 AM
13	Please no Walmart, could use a dunkin donuts	8/24/2020 11:21 AM
14	need to regulate airB&B's promptly and strongly encourage Windham Mtn. to help local services providers rather than keep everything to themselves such as landscaping, wood delivery house cleaning, room rentals, be an asset than self centeredness	8/24/2020 11:09 AM
15	You have a huge piece of property at the Windham Path, use it to build a village restoration for civil war reenactments. this would provide employment and draw tourists again. Look at Bethpage Village Restoration" or the "Handcock - Shaker village"	8/24/2020 10:36 AM
16	No	8/24/2020 8:48 AM
17	Stop the ATV use on public roads - dangerous, especially underage drivers, and is also annoying.	8/22/2020 5:04 PM
18	CUT SCHOOL TAX	8/12/2020 9:38 AM
19	I think I have shared enough at this point. Thank you for the opportunity to give input.	8/6/2020 10:16 AM
20	We feel that our community is overly policed. We have town, county, state, DEP & DEC officers patrolling in an area with very little crime.We feel the lack of crime is not due to the high percentage of police officers in the area.	8/2/2020 8:05 PM
21	No	8/2/2020 11:20 AM
22	We believe the town officials are doing a good job, in spite and understanding the difficulties that arise with a growing population.	7/30/2020 3:36 PM
23	There has been an improvement of communications with the current town administration. Encouraging them keep improving on that, and improving transparency.	7/29/2020 6:51 AM
24	Not at this time.	7/28/2020 1:22 PM
25	Please keep in mind that due to COVID19, Windham will see many new full time families from NYC taking up residence here. We hope that the Town does everything we can to make them feel welcome and that this new influx of people to our community bring opportunity for many types of growth for our community as a whole.	7/27/2020 6:04 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

26	Back the mountain developments, and support alternatives for recreational services/facilities.	7/27/2020 5:25 AM
27	N/A	7/26/2020 12:47 AM
28	Please setup the ability to pay all taxes and fees online.	7/25/2020 10:15 PM
29	No	7/25/2020 5:09 PM
30	Yes. The police department is top-notch as are the EMTs and fire department. I have had little interaction with the town in the past but each time I was at Town Hall I was helped or directed. The people there were helpful. I cannot stress enough about the need for Zoning. I would hate to see this area loose it's natural beauty, because the building and land development were not regulated.	7/23/2020 8:55 AM
31	We have been Windham second homeowners since 1968. We are not transients, we are committed to this community. Please include us in decision making.	7/23/2020 7:00 AM
32	Take advantage of the new influx and keep people here. This is a huge opportunity for the town, businesses and income.	7/22/2020 8:56 PM
33	Create camp sights & advertise, add more ski trails to the MTN.	7/22/2020 8:34 PM
34	No	7/22/2020 5:12 PM
35	Ni	7/22/2020 3:49 PM
36	Need to regulate ARBNB	7/22/2020 3:32 PM
37	N/A	7/22/2020 12:05 PM
38	LIMIT SHORT TERM RENTALS DURING PANDEMIC TO 2 WEEKS.	7/22/2020 11:46 AM
39	Windham is a special place but needs more Year round residents to thrive	7/22/2020 10:49 AM
40	No	7/22/2020 10:31 AM
41	Some type of taxi service	7/22/2020 9:51 AM
42	No	7/22/2020 12:51 AM
43	I know that because of covid, summer camp was canceled this year. Will be looking forward to it next year.	7/21/2020 11:59 PM
44	No	7/21/2020 10:14 PM
45	N/a	7/21/2020 10:12 PM
46	No	7/21/2020 10:09 PM
47	The Elm Ridge trail system is a great addition to the area. However the access and maintenance of the trails seems to be driven by one man and his ego. Nick Bove managed to get some of the best trails closed when he "bit the hand that feeds" WARF. When the donor who paid for those trails tried to raise funds, Nick let his ego get in the way and the donor walked away and close his lands to the project. There are others who have tried to get involved, but time and again Nick seems to drive away anyone who threatens his standing or control. Several of us have tried to engage WARF to get involved and help, but are met with silence or turned away. WARF seems to do some things well, but recently seems to not know how to engage the community and "play nice" with others.	7/21/2020 10:08 PM
48	Thank you for your service. Windham is a wonderful community and can be the beneficiary of residential trends favoring the region if it is willing to invest in growing community resources that will benefit year-round and seasonal visitors. There are other towns competing for this and Windham should seek to attract young new year round residents who will own and operate local business - this will be the key to sustainable growth.	7/21/2020 12:31 PM
49	No. Thanks.	7/20/2020 11:07 PM
50	Zoning is a very important part of keeping a community growing while keeping its culture and charm	7/19/2020 11:08 AM
51	Encourage growth, bring in younger families, this always helps a community and plan for those who are looking for retirement, the town has so much potential, young and old work well	7/17/2020 5:22 PM

WINDHAM COMPREHENSIVE PLAN SURVEY

together. Windham needs to plan for this but you must provide the essential services, and bring unique shops, restaurants and more family oriented entertainment (theater, concerts cooking schools, wind making classes, more bike trails that are flat for young and old, make the pottery school is Maple crest more widely known, encourage others to sign up, along with art classes, drawing classes. Have gardening classes, exercise facilities, make it more well known, young couples like new and clean and updated facilities... New affordable housing for young families and seniors going into retirement.. Again, Windham has so much to offer.

52	Not that has not been mentioned before in this survey	7/17/2020 2:20 PM
53	I have by filling out this form	7/17/2020 12:21 PM
54	Stop drug dealers	7/16/2020 12:12 PM
55	Numerous complaints on construction for pipes on rt 296 in Hensonville, ruined my property and has not been fixed. Brought pictures befor and after to town board meeting and town hall.	7/11/2020 5:14 PM
56	We need to make better use of and expand public spaces like the Windham Path and CD Lane Park and provide places for teens to be engaged in activities to reduce drinking and drug use	7/8/2020 7:06 PM
57	Promote wearing a mask by setting an example.	7/7/2020 6:51 AM
58	Be prudent with our tax dollars	7/5/2020 7:55 PM
59	the addition of a real grocery store would be a huge asset. Also would love to see an outdoor ice rink	7/5/2020 4:50 PM
60	Please return phone calls from your voters and keep all meetings transparent	7/5/2020 4:48 PM
61	Wonderful place to be. We've owned 53 years and biggest complaint is some locals attitudes	7/4/2020 1:01 PM
62	It's critical that Windham Mountain partner with the town of Windham and be part of Windham's success. You don't have to drive through Windham to get to the mountain like you do for Tannersville/Hunter Mountain. I've talked with many skiers that didn't even know there was a town (Windham). However it's a chicken/egg problem. We need more retail to attract customers but retail won't come if there aren't any customers.	7/1/2020 10:46 AM
63	No	6/30/2020 8:40 AM
64	be cautious, be skeptical, protect what you have, its more valuable than you realize.	6/30/2020 7:20 AM
65	We live on Route 10 between 21/19. The cars go so fast. Out of Towners are flying on the road. Large trucks carrying heavy loads are way over the speed limit.	6/29/2020 10:24 PM
66	No	6/29/2020 9:49 PM
67	More food	6/29/2020 5:09 PM
68	No	6/29/2020 4:40 PM
69	What is good can be made better. What is lacking can be obtained. Communicate always - perhaps with the current lack of access to local news there could be a broadsheet published and mailed or emailed to all taxpayers - the tax collector could collect emails with payment.	6/29/2020 9:33 AM
70	Windham is a beautiful place to live and raise a family. Unfortunately the days of NOT needing zoning is over. Non residents are taking over and not having any respect or consideration for full time residents. As a town, the individuals who are appointed to positions should not receive financial gain from the approval of new or modified structures.	6/28/2020 7:42 AM
71	Keep your head up	6/27/2020 6:59 PM
72	I would push the county to work with amtrak to run a bus from the Hudson train station like they do with some of the Vermont rail stations have. Which NYS Transportation funds! They fund folks to travel OUT of state. We should push for this.	6/27/2020 12:52 PM
73	We need to provide budget friendly housing for middle class working people.	6/26/2020 8:49 AM
74	I drove by main st the other day and the town pickup was pulling out of Library Road. There was a trash bin dumped by the corner from animals...Gary didnt even get out to clean it up. Now think of how many other eyes see that and if he doesnt care...why should anyone else.. not to throw him under the bus..but set the example. Less talk more action..speaks soo much louder.	6/25/2020 8:15 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

75	Thank you!	6/24/2020 9:57 AM
76	County Route 40 in terrible condition for many years	6/22/2020 4:06 PM
77	Don't fix what aint broke. It's better to maintain what we have rather than "improve"	6/21/2020 5:08 PM
78	Focus on rural broadband and town parking and don't give in to the left agenda and self interested businessmen/politicians trying to promote their businesses with public money and through their positions in government.	6/21/2020 4:12 PM
79	Windham is the best town in the whole state!	6/21/2020 11:12 AM
80	No	6/21/2020 9:25 AM
81	Please work harder to be more progressive in entertaining new ideas and new projects. Be more proactive drawing new business to town and on the outskirts of town. Look at Hickory Hill. It does not ruin business for other businesses but draws MORE people to the area which benefits all. The recent episode with the Farmer's Market decision is a prime example. Why not have said "OK, let's give it a month and see how the Center Church lawn holds up". Instead a flat out no was given. The Farmer's Market draws people from all over the area into town. The bigger it is, the better it is for the town and health and well being of the community. It would be the same for other businesses.	6/21/2020 8:56 AM
82	Let's take Windjam to tie next level. We need to attract young families to windham. They will be the future of windham. More recreational activities will help all of the local businesses.	6/21/2020 7:17 AM
83	Nitvat this time	6/18/2020 5:41 PM
84	None	6/17/2020 11:47 PM
85	I wish they could get the state to come out and fix the freaking roads!! They really suck!!! Cracks, potholes, shoulders - all bad!	6/17/2020 6:14 PM
86	Keep up the good work!	6/17/2020 10:13 AM
87	PLEASE LIMIT SHORT TERM B&B TYPE RENTALS	6/16/2020 12:14 AM
88	N/A	6/15/2020 2:32 PM
89	I wish 296 could be improved a bit. The kiosk is weird and the large empty building is an eyesore.	6/15/2020 2:30 PM
90	I would like to feel someone is monitoring the driving speed around Windham. Speed bumps would be great in the residential areas where families take walks.	6/15/2020 1:59 PM
91	No plan will make everyone happy	6/15/2020 1:32 PM
92	Please consider better bear management. Seeing more bears during the day than in the past	6/15/2020 12:11 PM
93	My wife and I telecommute and could live anywhere in the Northeast or Midwestern US and chose to live in Windham because of the Elm Ridge trail system and the Windham Path. With today's status of more professionals telecommuting there are now more telecommuters than ever before and the Town of Windham should work to encourage more trail based connectivity to attract new young professional telecommuter families to the area.	6/15/2020 9:22 AM
94	Out of all school systems in the area Windham is the most revered. Why are we making it so difficult for children to come to the school? Parents of lower incomes can not afford taxes in this area, they should not have to move to a different school system due to the WM community.	6/15/2020 9:15 AM
95	N/a	6/15/2020 8:48 AM
96	We need a bike lane in south street and other places, a farmers market and expansion of the windham path.	6/15/2020 8:16 AM
97	N/a	6/14/2020 11:46 PM
98	Love this town. Thank you for all you services.	6/14/2020 1:30 PM
99	No	6/14/2020 9:26 AM

WINDHAM COMPREHENSIVE PLAN SURVEY

100	Bus/shuttle system and stuff for kids	6/14/2020 9:05 AM
101	I think that speed limits should be reduced throughout the town and regularly enforced.	6/14/2020 8:19 AM
102	I love the slogan moving it forward! I think Windham should pay more attention to the new residents moving up here full-time.	6/14/2020 5:58 AM
103	No	6/13/2020 8:56 PM
104	N/A	6/13/2020 6:22 PM
105	Windham is on the precipice of growing too fast. Some sort of plan, regulations or zoning should be adopted so the town grows in a way that can be controlled before it is too late.	6/13/2020 3:34 PM
106	Live stream all meetings all the time	6/13/2020 3:18 PM
107	No	6/13/2020 2:54 PM
108	I am encouraged by this outreach and look forward to learning what the community as a whole has to say.	6/13/2020 2:15 PM
109	As a second homeowner and a business owner (Briars & Brambles Books) I am deeply committed to seeing Windham thrive and would be happy to participate in any conversations.	6/13/2020 2:04 PM
110	New administration has provided much more community involvement and communication.	6/13/2020 1:08 PM
111	Town Government is much improved	6/13/2020 12:59 PM
112	I would offer but they haven't listened so far so I'm not going to waste my time appealing to them. They are too cowardly to actually do their jobs and I don't expect that to change any time soon	6/13/2020 11:45 AM
113	Not at the moment	6/13/2020 8:45 AM
114	Thanks for the opportunity to provide input.	6/13/2020 8:37 AM
115	No	6/13/2020 7:58 AM
116	I would suggest they have meetings twice a year at the Center Church to update our community on projects, etc. Answer questions and take suggestions. Each board member could report on his committee that he works on all year. Updates please! Folks just do not get the Town Board meetings. This would be a welcoming effort for better communication. Everyone does not buy newspaper anymore as not much about Windham shared in it.	6/13/2020 7:58 AM
117	A noise ordinance is needed	6/12/2020 8:40 PM
118	It's a thankless job and they do great.	6/10/2020 9:00 PM
119	No	6/10/2020 5:06 PM
120	No	6/10/2020 4:19 PM
121	Next pandemic out of towners should be restricted from visiting/moving in.	6/10/2020 4:14 PM
122	Next pandemic prohibit visitors from renting	6/10/2020 4:14 PM
123	Be open minded. Yes, Windham has its charm and still can keep its charm even with change. I wish the town board had vision. Bring in retail chains, lake, affordable housing, indoor arenas, etc.	6/10/2020 10:57 AM
124	The bike trails at Elm Ridge are a great addition!! Keep expanding! If you build it they will come. I make the 1hr drive at least 2 times a month and I am sure to buy things from town when I do to support the local economy!	6/10/2020 10:04 AM
125	Thanks for being so awesome	6/6/2020 12:55 PM
126	No	6/5/2020 7:07 AM
127	I think the amount of policing (town, sheriff, state) is way too much. It verges on oppression and hurts business.	6/5/2020 7:03 AM

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APPENDIX B: PUBLIC COMMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing shall be held before the Town Board of the Town of Windham at the Windham Town Hall, 371 State Rt. 296, Hensonville, NY on **September 23, 2021 at 7:00 p.m.** The purpose of this hearing is for the draft comprehensive plan for the Town of Windham. Here is the link to the full document:

https://drive.google.com/open?id=1EF2Wghurjpx2ZV5hJAzt3zC6_Ec9iGnN&authuser=hbudrock%40gmail.com&usp=drive_fs

At such time anyone wishing to speak upon this matter shall be heard. Due to limited space, you may also submit your comments on this matter by a letter or email to the Town Clerk's office. Windhamnytownclerk@gmail.com until 2:00 pm the date of the meeting.

By Order of the Windham Town Board

Bonnie Poehmel

Town Clerk

Dated: August 26, 2021

**TOWN OF WINDHAM
TOWN BOARD MEETING
371 State Route 296, Hensonville, NY
Website: www.townofwindhamny.com**

SEPTEMBER 23, 2021

Present: Supervisor: Thomas F. Hoyt
Councilmen: Wayne Van Valin, Ian Peters, Stephen Walker & Kurt Goettsche
Town Clerk: Bonnie Poehmel

Also Present: Highway Superintendent Gary Thorington, Town Attorney Larry Gardner, Delaware Engineering John Brust, Delaware Engineering Helen Budrock, Police Chief Tor Tryland, Gail Nichol森, Robert Rhoades, Kevin Kravit, Bruce LaPierre, Alf Bjorkman, Susan Kowalski-Montagh, Lisa Jaeger, Christine Doolan, Zairi Malcolm, Susan Josberger, Molly Hursh, Marianne Lemann, Susan Sommers Evans, David McQueen, Carol Shaw, James McNab, Chip Seamans, Derek Shannon, Amanda Graham, Bill Hubbard, Matt Rodigue, Bill Gallo & Mike Ryan Mountain Eagle

Absent: Ambulance Administrator Davia Montie

The Supervisor called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

PUBLIC HEARING @ 7:00 PM purpose of this hearing is for the draft comprehensive plan for the Town of Windham

Supervisor Hoyt read aloud the following: Notice Is Hereby Given that a public hearing shall be held before the Town Board of the Town of Windham at the Windham Town Hall, 371 State Rt. 296, Hensonville, NY on September 23, 2021 at 7:00 p.m. The purpose of this hearing is for the draft comprehensive plan for the Town of Windham. Here is the link to the full document: https://drive.google.com/open?id=1EF2Wghurjpx2ZV5hJAzt3zC6_Ec9iGnN&authuser=hbudrock%40gmail.com&usp=drive_fs. At such time anyone wishing to speak upon this matter shall be heard. Due to limited space, you may also submit your comments on this matter by a letter or email to the Town Clerk's office. Windhamnytownclerk@gmail.com until 2:00 pm the date of

the meeting. By Order of the Windham Town Board. Bonnie Poehmel Town Clerk Dated: August 26, 2021.

Delaware Engineering Helen Budrock was present. Helen presented a power point presentation on the draft comprehensive plan. "In 2019, the town decided to apply for a Catskill Park Community Smart Growth Grant" and the grant was approved. "The comprehensive planning process began in April of 2020 with the formation of a volunteer-based advisory committee appointed by the Town Board. The 11-member committee represents a broad-cross section of the community with varying backgrounds and interests." The comprehensive plan committee started to work on the draft last May 2020 to present date. "The plan is about where the Town of Windham wants to go in the future." This is just the beginning of the process and the plan can be modified. Supervisor Hoyt allowed each person who would like to speak to limit their comments and opinions to 3 minutes. This will not be a debate discussion! The people may state their suggested comments and opinions as to what they feel is important that might be noted in the draft comprehensive plan. All emails that have been received prior to the meeting as well as the public comments tonight will be noted in Helen Budrock's report. The public hearing was open for 52 minutes for all those who wished to speak. It was a good discussion by all. The Supervisor thanked everyone for coming. A motion to close the public hearing at 7:52 pm was made by Councilman Peters, 2nd by Councilman Van Valin, with all in favor.

TOWN BOARD MEETING immediately following the public hearing started at 7:55 pm.

THE MINUTES OF THE SEPTEMBER 9, 2021 TOWN BOARD MEETING were approved as typed on a motion by Councilman Walker, 2nd by Councilman Peters, with all in favor.

1.DELAWARE ENGINEERING: John Brust was present. WWTP contractors have been working out well with no problems so far. Old Road is scheduled to be completed by December 1, 2021 to be off the highway. All the contractors are doing well. We continue to have conversations with Parks & Rec people about the Centre Property. These programs don't have a lot of money for the whole state. The Parks & Rec people will be coming to visit us at the Centre Property for any suggestions they may have. One of the issues we had proposed and why we were not selected was to replace the bell tower that is there. That would save a lot of money and time. We want to rebuild the tower using similar materials. We will have an onsite meeting and we will take their advice and hopefully, it will not cost the town any money. We are working on some programs to help with the financial costs of the new ambulance bldg. We are also having conversations with the EFC on reducing the water debt. John Brust has a friend in the lumber business, and he says that lumber prices have come down dramatically as well as other commodities. Waiting awhile to go out to bid should be very useful to us. John Brust has looked at the Windham Path welcome sign on State Route 23. We will need the actual dimensions for the material and structural design from Councilman Van Valin. The sign will need to be raised, as you approach in your vehicle the state road for traffic, it is hard to see with the sign in the way. This is a safety issue.

2.NEW APPLICATION FOR ADDITIONAL EDU'S: CF1, LLC, 55 State Route 296, Windham, Tax Map #79.00-4-56.2; has requested an additional EDU. This is a commercial business and they are within the Town's Sewer District. Their application fee of \$50.00 has been paid. A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. A meter is required.

3.WINDHAM ROTARY FOUNDATION SEEKING PERMISSION

4.USA MEDICARE CONSULTANTS ARE SEEKING PERMISSION for a Medicare Education Presentation at the Centre Property on Tuesday, October 19, 2019 @ 10:00 am -12:00 pm. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Walker, with all in favor.

5.WAJ CROSS COUNTRY TEAM requests permission for use of the Windham Path for three racing dates. "WAJ would like to once again use the Windham Path for its Cross-Country races. We have three races this year. The dates are as follows: September 21, September 28, and

October 12. All of these races are from 3:00 pm-5:00 pm.” A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Peters, with all in favor.

6.AFFIDAVIT & APPLICATIONS for Certificate of Residence: Brianna Terrill of the Town of Windham plans on attending Hudson Valley Community College. A motion to approve was made by Councilman Peters, 2nd by Councilman Walker, with all in favor. Sinead Lavery of the Town of Windham plans on attending Hudson Valley Community College. A motion to approve was made by Councilman Peters, 2nd by Councilman Walker, with all in favor.

7.CLERK FOR HIGHWAY DEPARTMENT: Janine Soule has resigned twice from the town in two other departments. She will now be a temporary part-time clerk for the highway department and will be paid at her regular hourly rate of \$16.13 per hour. A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Goettsche, with all in favor. RETURNING RECORDING SECRETARY FOR PLANNING BOARD: In the past Sandra Allen was the Recording Secretary for the planning board. Sandra Allen has been asked and she has agreed to return. With negotiations the Supervisor has agreed that Sandra Allen will be part-time clerical and will be paid \$20.00 per hour. A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Van Valin, with all in favor.

8.TOWN BOARD RESOLUTION #48 OF 2021: the following resolution regarding the Streetlighting Fund for the year 2020, the streetlighting funds have accumulated interest in the checking account totaling \$1,876.70. The streetlighting fund is comprised of three districts: Windham 48.99%, Hensonville 31.62% and Maplecrest 19.39%. The accumulated interest will be divided according to the above percentages: Windham \$919.39, Hensonville \$593.41 and Maplecrest \$363.00. A motion to approve was made by Councilman Walker, 2nd by Councilman Peters, with all in favor. TOWN BOARD RESOLUTION #49 OF 2021: the following resolution was proposed to transfer funds to balance the Sewer District accounts. A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. GENERAL FUND RESOLUTION #15 OF 2021: the following resolution was proposed to transfer funds to balance the General Fund accounts. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

9.GREENE COUNTY RESOLUTION #231-21: Awarding Bid for Abrasives (Dry Screened and Washed) Used in Snow & Ice Control. GREENE COUNTY RESOLUTION #235-21: Authorizing Chargeback of Assessment Roll Related Services and Materials (2021 Final Rolls) Windham \$214.05. GREENE COUNTY RESOLUTION #236-21: Amounts Due County Treasurer by Respective Towns, Windham \$6,575.75.

10.AMBULANCE REPORT: Ambulance Administrator Davia Montie was not present. No report was submitted for the Board. Ambulance Liaison Councilman Peters has spoken to Ambulance Administrator Davia Montie. Davia is reporting that the Town of Windham Ambulance(s) along with other Town Ambulance Services as they transport medical in crisis patients to the surrounding area hospitals; the ambulances are sitting in line outside of the ERs for long periods of time. It can be 2 or more hours as the ER is very backed up and short on staffing. As this is happening it is leaving the entire mountaintop areas unattended for emergency services. “As of September 27, 2021 all HealthCare workers in New York State, including staff at hospitals and long-term care facilities, including nursing homes, adult care, and other congregate care settings, will be required to be vaccinated against COVID-19.” Ambulance Administrator Davia Montie continues to work on the new ambulance schedule for the two new full-time employees. Supervisor Hoyt, the Town of Ashland likes our ambulance contract with the Town of Jewett, as Ashland would like to use that same contract with the Town of Prattsville and the Town of Lexington.

11.HIGHWAY REPORT: Highway Superintendent Gary Thorington was present. Gary has electronically filed for three paving programs with the State of New York. We should see the reimbursed monies in early to mid-December 2021 in the amount of \$153,388.19. The new pickup truck that we have ordered is currently waiting at dealership for the snow plow to be installed. However, this dealership cannot get any Fisher plows. Per the bidding contract we cannot accept that truck without a plow. Right now, Gary is not sure what will happen from here.

The money is all in place it will just be a matter of waiting. Doyle Security was in last week to do an inspection on the 17 detectors. Last year the highway garage did not get an inspection due to COVID-19. Doyle Security was not able to do the inspection last week as our detectors are outdated. This was questioned and then was told the detectors have all been recalled. Winter salt prices are very similar in price to last year's winter season @ \$52.60 per ton.

12.POLICE REPORT: Police Chief Tor Tryland was present. Supervisor Hoyt would like the Board to make a motion to sell the surplus police car. Chief Tryland reported the car was sold for \$1,350.00. A motion to approve the sale for \$1,350.00 was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. Chief Tryland would like permission now for next year 2022 to place an order for \$3,000.00 in ammo. As this year everything is on backorder. A motion to approve placing an order for ammo was made by Councilman Van Valin, 2nd by Councilman Walker, with all in favor. Requesting permission to reimburse Officer Parquez \$250.00 for Glock Armor training, as the Officer has already paid for the course himself. This is a one-day training course. A motion to approve was made by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

13.COMMITTEE REPORT: **Councilman Van Valin** the Centre Property has been pressure washed. More mats for the ground were needed. Highway Superintendent Gary Thorington was able to help in getting four mats with United Rentals. Ken Sauer's will be looking at the entry work at the Library/Centre Property. Supervisor Hoyt would like some of the louvers fixed to keep the birds out. Councilman Van Valin stated Ken Sauer's has a lift, he will check with him how high it will go. Councilman Van Valin received a call from our Town Assessor Richard Tollner. There is a property owner near the Hensonville Cemetery that would like permission to cut some of the trees there. Permission was given provided there is no damage to the cemetery grounds or fence. **Councilman Walker** the Court Clerk has new court hours posted. **Councilman Goettsche**, Centre Property looks great. Autumn Affair will look great this year for the town and property. He is still uploading the Reporter's Notebook to the website. KathodeRay Media is charging \$360.00 to have it hosted on the website and offers more space vs. \$144.00 to have it on Sound Cloud and is short term. Advantages to having on the website is there until we delete it. Councilman Goettsche would like to make a motion to have more space available to us with KathodeRay Media, 2nd by Councilman Peters, with all in favor. The public likes that we are up-to-date on our website and we stick to town business on our Facebook page. **Councilman Peters** went to a Greene EMS meeting. They are hiring at a higher rate than us but they too are having a hard time in hiring staff to work. They are looking at changing adding a floating ambulance, this is something they have never done before and it is still in the discussion phase. **Town Attorney Larry Gardner** has completed the paperwork for the borrowing of \$20,000.00 from the Bank of Greene County at a very favorable interest rate of 2.99%. (See Town Board Resolution #31 of 2021) The money will be ready when the truck is ready. **Supervisor Hoyt** an access road has been put in for the stream water work near the Windham Path on State Route 296 side. Greene County Soil & Water is helping out to save our path. The Supervisor has spoken to Steve Shepard, NYS DOT they have started to paint the cross walks. The town has received numerous complaints about driveways, aprons & mailboxes that were left unfinished from the paving job on State Route 296. The Supervisor sent an email to the Regional Engineers that either DOT or the vendor contractor has to fix these problems as these issues are hazardous to the public and their safety is a town concern. The NY Rising project for the South Street Stormwater will not be completed this year. The contractor is having extreme difficulties in getting the materials that are needed to do the project. The contractor has asked for an extension to start the project again next spring 2022.

GENERAL FUND WARRANT #18-G contained vouchers #670-702, totaling \$9,633.22 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

HIGHWAY FUND WARRANT #18 contained vouchers #214-226, totaling \$4,714.86 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

SEWER DISTRICT FUND WARRANT #18 contained vouchers #277-283, totaling \$1,753.12 was audited and approved on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

NY RISING WARRANT #34 (Culvert CO 65, Generators, Madd Brook & So Street Stormwater) contained voucher #63, totaling \$13,800.00 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

SIDEWALK MAINTENANCE DISTRICT WARRANT #4 contained voucher #4, totaling \$24,689.60 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

CD LANE PARK ENHANCEMENT WARRANT #17 contained voucher #52, totaling \$200.00 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

GENERAL FUND PAYROLL WARRANT #20-P for **General** contained 9 claims, totaling \$8,955.52 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Ambulance** payroll contained 17 claims, totaling \$17,279.57 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Police** payroll contained 9 claims, totaling \$7,095.71 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY PAYROLL WARRANT #20-P contained 3 claims, totaling \$5,316.01 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

SEWER DISTRICT FUND PAYROLL WARRANT #20-P contained 4 claims, totaling \$1,014.80 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

The meeting adjourned at 8:48 p.m. on a motion by Councilman Walker, 2nd by Councilman Peters, with all in favor.

SUPERVISOR

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILMAN

TOWN CLERK

Windham Comprehensive Plan Committee
c/o Delaware Engineering DPC
28 Madison Avenue Extension
Albany, NY 12203

September 9, 2021
Via email and certified mail

Windham Area Stakeholders Association
PO Box 52
Windham, NY 12496

To The Windham Comprehensive Plan Committee:

We write with grave concern regarding omissions and misstatements in the August 26, 2021 Draft Comprehensive Plan (the "Draft Plan") for the Town of Windham, New York. The Windham Area Stakeholders Association ("WASA") formed in late 2020. Our mission is to support responsible short-term rental ("STR") owners, their guests, and the small businesses that serve them.

STRs are a critical part of Windham's economy. Particularly during the coronavirus pandemic, among other benefits, STR guests kept Windham's restaurants busy and Windham Mountain Resort full of skiers, bikers and golfers. Our industry is the backbone that keeps Windham's plumbers, electricians, handymen and countless others employed. In addition to keeping housing stock in excellent condition and boosting local employment, STRs consume very little in government services, particularly education and welfare. Second home and STR ownership keep Windham's schools and public services well-funded.

While correctly identifying tourism and outdoor recreation as the key driver of Windham's local economy (p. 30), the Draft Plan fails to mention the importance and benefits of STRs. The omission is glaring.

Worse, Page 7 of the Draft Plan actually lists "unregulated short-term vacation rentals" as one of Windham's top 10 problems cited in public the survey, and on Page 53 unnamed "respondents" cite wedding barns and STRs as a land use that should be discouraged. We have reviewed the survey results and note that quotes are without attribution. We assert that the negative comments on STRs are meritless and driven by the same corrupt hotel interests that initially gave rise to our association in the first place¹. Through conversations with town leadership and a FOIL request, our organization has demonstrated these

¹ WASA formed in response to an unprecedented and legally dubious attack on second home and STR owners by hotel interests represented by three of the five members of Windham's Town Board (the "Failed STR Attack"). On November 25, 2020, the Town posted a draft law on its website, which among other arbitrary limitations, would have imposed onerous licensing, fee, inspection, privacy and operating restrictions on STR owners. Following an uproar, including a petition with more than 1,000 signatures, under threat of imminent legal action, the law was withdrawn from consideration on November 30, 2020.

complaints are false and made from whole cloth². In fact, nowhere in the Draft Plan is there any mention of actual problems created by STRs, other than “pressure on the local housing market” (p. 26). To that point, we counter that many young families find homeownership (first or second) possible through short-term rentals, and market forces should dictate prices, not government. Moreover, pandemic related changes to life and work patterns, low interest rates, inflation and other macroeconomic factors have much larger effects on the cost of housing.

The Final Comprehensive Plan should be a foundational document that shapes policy decisions for the Town of Windham for the next generation. The document must be grounded in facts. To that end, we believe the document will be fundamentally flawed absent the following changes:

- 1) Acknowledge the importance of STRs to the tax base, local businesses and the economy.
- 2) Strike negative references to STRs from the public comment section, or alternatively, re-open public comment to include commentary that is fair, balanced and sourced.
- 3) The Draft Plan echoes themes of the Failed STR Attack. Strike Plan Implementation Action Item #4 “Convene a committee to discuss practical solutions to mitigate the impacts of short-term rentals and wedding barns”. No specific concerns regarding STRs or wedding barns are actually cited in the Draft Plan or anywhere else.
- 4) If the Comprehensive Plan Committee insists on recommending a committee to address STRs, WASA should be a participant in that discussion. Our organization is conspicuously absent from the “Partner(s)” listed on Page 75, nor are we mentioned anywhere else in the Draft Plan.
- 5) Include balanced commentary on the cost of housing, specifically citing macroeconomic forces (interest rates, inflation, pandemic changes to life and work patterns, etc.). The current draft inappropriately scapegoats STR owners.

Our group comprises over 100 dues paying members. Collectively, we have invested more than \$80 million in Windham because we believe in the community, its values and what we can achieve together. The next generation is a promising one for Windham, and we look forward to remaining constructive members of the economy and community.

Regards,



The Windham Area Stakeholders Association, Inc.
Matthew Rodrigue, President

Attachments: *The Mountain Eagle* Letter to the Editor by Cynthia Bruno, April 2, 2021.
Cc: Windham Town Board

² See *The Mountain Eagle* Letter to the Editor by Cynthia Bruno, April 2, 2021. To date, no response from the Town or Councilmen is known.

From: [Sue Kowalski](#)
To: [Helen Budrock](#)
Subject: [Windham Comprehensive Plan Update] Contact Us
Date: Friday, September 10, 2021 10:56:26 AM

Name: Sue Kowalski

Email: assetusa03@yahoo.com

Message: A lot of people have put money into 2nd homes that they also use as Airbnbs. Average young people would not have been able to afford them even before the influx of people buying due to Covid-19. The average price was \$275,000 and they don't have the jobs to qualify at the bank for a loan of that size. Now, with Covid-19, people that rent have legally NOT been paying rent for 1 3/4 years and landlords cannot not evict. There are landlords that would have gone under if they didn't turn to Airbnbs. In apartments that have at least 1/2 renters, 1/2 should be allowed to be Airbnbs for the same reason, unless a quality renter who pays on time cannot be found. If an apartment building goes under for non-payment of rent, even the folks renting would be displaced. Everyone loses. I would like to say that I have an apartment. I have 3 full time tenants and 1 unit I rent out as an Airbnb. I charge a low below market rate for a huge one bedroom to my tenants & the airbnb allows me to do this.) The unit I use as an Airbnb averages anywhere from \$700.00 a month to \$900.00 in the summer. Without the Airbnb to make up the difference, I would not be able to keep my rents low for the full time townspeople. I would have to charge at least the going HUD rate which is \$800.00 per 1 bedroom apartment. I have had the same people for 4 years now. They pay on time, they all get along so this is the best option for me. As far as the Airbnb goes, I only rent to 2 people at a time, usually a couple. I block out 2 days after a guest and 2 days before a new guest so I purposely lose days to allow adequate disinfecting, cleaning & airing out between guests. I require masks whether people are vaccinated or not. I would very much like to see current Airbnbs grandfathered or at the very least the 1/2 - 1/2 option. If you have not been a landlord up here you do not know that younger people and some that are supposed to be adults will pay their cell phone bill first, party second, pay their car third & then tell you they don't have the rent this month or they only have half the rent. This puts the landlord in a very precarious position of not being able to pay their own bills. For me personally, with at least 1 unit as an Airbnb and 3 tenants who pay rent on time, all of my bills get paid & everyone is happy. As an apartment owner I also pay 4% NYS tax and 4% County tax and have a separate tax i.d. number to file, so I am contributing to the economy in that way plus the people that come go to my recommendations of restaurants, markets, bars, music, etc. While my calendar may look totally booked, go by the number of my reviews to get an idea of how many days I block out. I even state I block out days between guests and that I am more interested in safety than \$. I would like to be on any committee that may develop in Windham going forward on this matter and provide input. In summation, as long as it's not a dangerous basement apartment with no egress and no laws are being broken, Airbnbs are contributing to the local economy. I am a small fish with my head just above water and I would like to keep it that way. As far as building on top of a neighbor, the 5 feet from a neighbor's property law we currently use from the city of Albany is inadequate for the country. People should not be building on top of other people in a rural area & there needs to be more distance. Also included should be a noise ordinance. Currently we have none and there is nothing you can do about someone blasting music who built 5 feet away from your property line & 20 feet away from your tenants. Thank you.

From: [Thomas Jakubowski](#)
To: [Helen Budrock](#)
Subject: [Windham Comprehensive Plan Update] Contact Us
Date: Friday, September 10, 2021 1:17:43 PM

Name: Thomas Jakubowski

Email: tjak.maplecrest@gmail.com

Message: I do not see anything regarding creating a noise law.

Time: September 10, 2021 at 1:16 pm

IP Address: 38.76.80.253

Contact Form URL: <https://wearewindham2040.wordpress.com/contact/>

Sent by an unverified visitor to your site.

From: [Win Super](#)
To: [Helen Budrock](#)
Subject: Fwd: Draft Comprehensive Plan
Date: Thursday, September 16, 2021 11:58:06 AM

FYI

Sent from my iPhone

Begin forwarded message:

From: Harry G Murphy <murphyharryg@gmail.com>
Date: September 16, 2021 at 11:54:28 AM EDT
To: windhamnysupervisor@gmail.com
Subject: Draft Comprehensive Plan

Harry G Murphy
74 Loo Bridge Lane
Windham, NY 12496

Dear Supervisor Hoyt:

I am concerned that the draft comprehensive plan that has been circulated appears to rely on assumptions that Short Term Rentals (STRs) are a problem that should be regulated in Windham. I do not rent my 2nd home in Windham that I have owned for 15 years but I have not experienced and do not share the view of the problems /issues cited in the draft comprehensive plan that mention STRs. I enjoy my 2nd home in Windham year round as a member of Christman's Golf Club and while skiing at Windham and Hunter Mountains.

Specifically, I think the following issues need to be further researched:

- Citing "unregulated short-term vacation rentals" as a top ten problem for Windham (p. 7)
- Blaming "transient vacation rentals" for lack of affordable housing (p. 26)
- Citing "Wedding barns and short-term rentals" as land use that should be discouraged (p. 53)
- A proposed action item to convene a committee to address short-term rental "issues" (p. 75)
- Not including any positive effects about STRs in the plan

I believe STRs have been a positive force for Windham's economy.
I hope you will consider my comments and place them in your records.

Sincerely,

Harry G. Murphy

From: [Neil Fried](#)
To: windhamnytowndclerk@gmail.com; [Helen Budrock](#); windhamnysupervisor@gmail.com
Subject: Windham"s Draft Comprehensive Plan -- Homeowner Feedback
Date: Thursday, September 16, 2021 1:19:39 PM

I own a second home in Windham and I recently been made aware of issues in your master plan that I do NOT support.

I will rent out my home from time-to-time and this plan appears to be very biased against anyone who does that.

I pay my taxes in full every year for both school and property. I love the community and the area and this plan is not written in a way to promote investment in the community if there is a bias against short-term rentals.

Windham is a resort town -- whether you like it or not... people come up there to go skiing, hiking and so many more activities. I rent to families who love and respect the area.

Regards,
Neil Fried

From: joeyjoejoe285@gmail.com
To: [Helen Budrock; windhamnysupervisor@gmail.com](mailto:Helen.Budrock@windhamnysupervisor@gmail.com)
Cc: windhamnytownclerk@gmail.com
Subject: Comprehensive Plan Comments
Date: Thursday, September 16, 2021 1:56:30 PM

Dear Mr. Hoyt and Ms. Burdock,

I am contacting you to address items in the Comprehensive Plan specifically related to Short Term Rentals (STR). I own a second home in Windham and occasionally offer my home as a STR. The Committee has stated that Windham is a resort community and yet this plan is setting the groundwork to decrease or eliminate a vital part of that title. The plan outlines how this resort lifestyle built Windham and the surrounding area into the resort town destination it is today. Your plan states that this "community was turned into the year-round recreation destination it is today" starting back in the 1920's.

The intent of the committee is clear by stating "Wedding barns and short-term rentals" as land use that should be discouraged. Your Comprehensive Plan fails to identify any positive attribute to having a thriving STR network in your area. It states "unregulated short-term vacation rentals" as a top ten problem for Windham. These statements are made without providing evidence to back up the statement. If there are examples to support these statements, they should be shared with the community. The plan also blames "transient vacation rentals" for lack of affordable housing. These statements are made without weighing any of the positive outcomes that arise out of having STR's in the community. One may even argue that the reason, as stated in your plan, "some municipalities in the Catskills must contend with older structures that have fallen into disrepair, the Town of Windham has a fairly high proportion of newer structures" is due to the Resort Town nature and the desire to present itself on the surface as well kept and maintained. In Windham, many buildings and homes just on Main Street have either been remodeled or renovated, keeping up with this welcoming and maintained appearance.

As should be acknowledged, STR's continue to offer the Town of Windham and surrounding areas a great opportunity to increase and sustain 4 season tourism, recreation and the local economy. Many of the STR homes are used, as I use mine, as a second home. The supplemental income earned through STR allows me and my family to enjoy the local area and contribute to the local economy. The benefits of having STR homes owned are numerous. STR ownership contributes to property tax, and school tax. Homeowners employ, plumbers, garbage removal, housekeeping, snow removal, building/construction, and landscaping services to name a few and there are many others.

STR's appeal to a specific portion of the population, those who prefer a home rather than a hotel. This segment of the population would not just rent a hotel room if an STR were not available, they would just go to another town. This would hurt the local economy resulting in decreased business for Windham Mountain, local restaurants, markets, gas stations, etc. It would be interesting to know the opinions of local

business owners on whether or not having STR's in the area benefits them.

I hope that these concerns and points will be given some attention and a more transparent and fair procedure will follow, one that acknowledges the positives for having diverse lodging options

Respectfully yours,

- Joseph Cavallo
- Homeowner – Windham, NY

From: [Ed Laczynski](#)
To: windhamnytowntclerk@gmail.com; [Helen Budrock](#); windhamnysupervisor@gmail.com
Subject: Leave STRs alone in the Windham Comprehensive Plan
Date: Thursday, September 16, 2021 1:34:13 PM

Hello Windham Planners:

Recently, the Town of Windham issued a [draft comprehensive plan](#) in late August. The draft plan contains a number of unattributed quotes, misstatements, action items and other issues regarding short term rentals:

- Citing “unregulated short-term vacation rentals” as a top ten problem for Windham (p. 7)
- Blaming “transient vacation rentals” for lack of affordable housing (p. 26)
- Citing “Wedding barns and short-term rentals” as land use that should be discouraged (p. 53)
- A proposed action item to convene a committee to address short-term rental “issues” (p. 75)

None of this information included in the plan is based on any facts or evidence. To the contrary, STRs are a vital component of our vibrant Windham ecosystem.

While the motives for doing this are unclear, it is unfair to include this language on the record in the report in the hopes of swaying public opinion.

I have owned a townhouse in Windham since 2016. My family uses it often when we hike, ski, and bike or just want to get away for the day and have a great meal at the Chicken Run. By having the flexibility to rent it on a short term basis, I'm able to ensure my home is attended to for safety purposes. I'm also impacting the economy by introducing new people that otherwise wouldn't be able to enjoy the bounty of our land and community. Many of them return again and again and wind up buying their own property or renting long term.

As a part-time STR owner, I'm also directly employing several local residents in maintaining the property, and filling our pantries with food and buying from the local grocery and hardware stores.

I implore you as a taxpayer and constituent, to please remove these baseless claims from your report. If you are to mention STRs at all, it should be that they are a vital part of our ecosystem - clearly helping the town maintain a vibrant tourism industry which directly results in economic growth. As a community in Windham, STR owners are willing and able to ensure safe and respectful use of our homes. Let's avoid this anti-taxpayer, anti-business, and ultimately un-American approach of dictating what people do with their homes.

When the town council first introduced the concept of STR regulations, our community banded together and formed an association to make sure we were at the table. I ask that you engage this community and stop these ploys to regulate STR which will only benefit the few at

the expense of so many.

Thank you
Ed Laczynski
Homeowner at Windham Ridge
201-681-4637

From: [Sarah & Steve Bond](#)
To: windhamnytownclerk@gmail.com; [Helen Budrock](#); windhamnysupervisor@gmail.com
Cc: windham.area.stakehldr.assoc@gmail.com
Subject: Windham Draft Comprehensive Plan
Date: Friday, September 17, 2021 5:17:45 PM

Dear Helen, Tom and other council members,

I am a member of the Windham Area Stakeholders Associations. Our group was formed in response to an illegal STR law that was passed the Wednesday night before Thanksgiving. We are now organized and involved more than we have ever been.

This email is in response to the Draft Comprehensive Plan prepared by the Town of Windham Comprehensive Plan Committee. I will keep it simple and short.

None of the statements pertaining to STR found in the Comprehensive Plan are based on facts. None.

This draft plan contains a number of unattributed quotes, misstatements, action items and other issues that are significantly adverse to STR owners.

The plan cites "unregulated short-term vacation rentals" as a top ten problem for Windham.

The plan blames "transient vacation rentals" for lack of affordable housing.

The plan cites "wedding barns and short-term rentals" as land use that should be discouraged.

The plan proposes an action item to convene a committee to address short-term rental "issues"

The plan contains nothing positive about STRs. Nothing.

I have owned a second home in the Windham area since 2003 and we often rent our home during ski season. So as I see it, this plan is harmful to the owners who are invested in the community and the people in the community we employ.

I am strongly against a plan that is not only harmful and shortsighted but also false.

Lastly, this meeting should be available on Zoom to include those not comfortable being indoors during these times. The technology is not difficult. I feel this is another attempt to exclude input from the community and avoid confrontation on so many of these false statements.

Sincerely,

Sarah Bond

From: [jalbano123456](#)
To: [Helen Budrock](#)
Subject: STR
Date: Wednesday, September 22, 2021 8:48:36 AM

Good morning,

I'm writing to express my concerns about the unfair treatments of STR's. Our local economy depends on tourism. Our town has thrived because of the STR's. Please consider the effect that regulations would have on our small businesses.

Thank you

Jerry Albano

Sent from my Sprint Samsung Galaxy S10.

From: [Charles Presti](#)
To: windhamnytownclerk@gmail.com; [Helen Budrock](#); [Tom Hoyt](#)
Subject: Short Term Rental Issue, STR
Date: Wednesday, September 22, 2021 9:39:24 AM

To whom it may concern,

September 22, 2021

In a review of your Windham Greene County Comp Plan it has become clear that you are again attacking homeowners who provide Short Term Rentals. I have been a home owner in Windham for the past 21 years. To the best of my knowledge there has been little to no concern by my neighbors that STR is an issue at all, let alone on the top 10 list of town issues. STR homes bring new business to our retailer's, restaurants and bars as well as contractors, electricians and plumbers. Renters are primarily families hoping to ski our mountain and enjoy our great town. It is an asset to our community not a detriment. The rules and regulations proposed are unfair and over the top. I am suspect as to who is behind this effort and spreading misinformation. Why would Greene County seek to eliminate and punish a value add that benefits us all? If there is data and proof that can be presented that is contrary to my belief, I would be very interested to review and vet it.

In full disclosure, I do provide STR to fully vetted families that are thoroughly screened prior to becoming a guest.

As we can all see from what has been happening around our country, elections have consequences!

These views are only mine and I am not representing the Windham Mountain Home Owners at this time. However, since we are the majority residential tax revenue stream in the county I am anxious to hear their opinion.

Charles Presti – WMOA President

Cvpresti14@gmail.com

518 734-6247

To: Helen Budrock (Comprehensive Plan Consultant),
Tom Hoyt (Windham Town Supervisor) and
the Windham Town Clerk

September 22nd, 2021

Dear recipients,

We are writing this letter as local residents and owners of a Short Term Rental (STR) property, as well as owners of a local business (Bunce Realty). It has come to our attention that the Town of Windham has issued a draft comprehensive plan that offers no support to the STR community. The backbone of our community and it's economy is tourism. And that is enabled largely by the STR accessibility that we have in Windham. We - as local residents and business owners – will vehemently oppose any comprehensive plan that does not only support, but also encourage STRs.

Sincerely,

Michael Rinker & Cherice Bunce

205 Nauvoo Road, Windham

and

Wayne and Lynette Bunce

Owners of Bunce Realty

From: [Randy Baruh](#)
To: windhamnytowntclerk@gmail.com; [Helen Budrock](#); windhamnysupervisor@gmail.com
Subject: Short term rentals are part of the fabric of Windham
Date: Wednesday, September 22, 2021 4:09:27 PM

I am writing out of a grave concern for the rights of homeowners in the Town of Windham. I own a home in the area that has been used as a ski house for more than 30 years. My family uses this home for our own enjoyment, and we also rent it out part time to guests who want to stay in a house (rather than B&B or Hotel) where they can create memories for themselves and enjoy all of the wonderful things that the area has to offer. Private homes are more desirable than ever, especially now when many folks do not want to share common space with strangers. In a town where we value our privacy, and cherish our rights as property owners it is surprising that the board would want to place restrictions, and create even more bureaucrazy to regulate residents' private property. Furthermore, local businesses and families rely on the revenue that comes in from tourists that stay at short-term rental sites. If anything, we should be taking measures to increase these types of establishments because they are a source of revenue for Windham. Towns that implement these undemocratic regulations all have these three things in common: Property values decrease, businesses leave, and the towns begin to wither away. We do not want that to happen in our beloved Windham!

Sincerely,
Randy Baruh

From: [Robert M](#)
To: windhamnytownclerk@gmail.com; [Helen Budrock](#); windhamnysupervisor@gmail.com
Subject: Windham Draft Comprehensive Plan 2021
Date: Wednesday, September 22, 2021 4:53:12 PM
Attachments: [LetterReConcernsWindhamDraftComprehensivePlan2021.pdf](#)

Please see attached letter regarding the above referenced subject, namely:

- Citing “unregulated short-term vacation rentals” as a top ten problem for Windham (p. 7)
- Blaming “transient vacation rentals” for lack of affordable housing (p. 26)
- Citing “Wedding barns and short-term rentals” as land use that should be discouraged (p. 53)
- A proposed action item to convene a committee to address short-term rental “issues” (p. 75)

I have also embedded the letter in the body of this email for your convenience.

Thank you in advance for your time and consideration.

To Whom it May Concern,

We want to introduce ourselves to you as your neighbors, as Windham property owners, Windham second homeowners, Windham vacation rental property owners and most importantly Windham business patrons since 2013.

We are big proponents of keeping the community thriving from the local homeowners and keeping our business in Windham proper whenever possible.

What attracted us to Windham is now what we are trying to defend and if defending it is now necessary from the ideals that were sold to us, we need to say that it was sold to us from locals that were selling us the idea of a welcoming, friendly, open town that was open to progress and tourism and therefore everyone’s success.

My husband and I purchased a second home in Windham in the spring of 2013, a local real estate agent, a local brokerage, 2 local real estate attorneys, a local home inspector, a local bank appraiser earned business from this transaction as we made sure that it stayed local even when we did not need to or even if it would have been quicker and easier to not keep it local. 6 different separate businesses earned business from this transaction before we closed on the property.

We pay our school and property taxes on time every time, and we do not have children who attend the local school and or school and town activities so we pay in but don’t get anything out of it and this helps Windham tremendously from all the taxes it collects from all the 2nd homeowners since that number is exponentially higher than the number of full time residents.

We give back to the communities where we own property and not just the mandatory taxes kind but the choice of where my dollars go kind. We contribute to every donation request that has ever been sent to us and we are able to do so because the house is generating revenue and

we want to give back to Windham.

After we closed on the property, 2 local landscapers, a contractor, electrician, and gardener helped us get the house more livable and rentable. 5 different local people earned business from us.

We then hired another local contractor to do weekly landscaping, signed for a snow contract with another, and made sure to have another person supply us with the firewood for all four seasons for inside and outside, as I have always promoted Windham to be a four season property, not just a ski resort area so we need services year round since day 1. 3 local people earned business from us for an entire year and yearly going forward until present and I am sure that the contractors hired, in turn was able to give and get business from other local people because of our needs. Approximately 450 transactions since we purchased. We now deal with 1 person for all the services needed so one local business now has a steady stream of income from us in all 4 seasons.

We hired a chimney sweeper, and someone to repair the chimney when we found a leak. 2 local businesses earned business and we still use the chimney sweep that we hired for regular maintenance and have given him at least 4-5 maintenance transactions plus one repair.

During our first several months, we patronized every single restaurant in Windham, Hensonville, Tannersville, Ashland and Prattsville so that we could give our future renters/guests honest first hand recommendations. At least 25-30 local businesses earned a minimum of one business transaction from us, and this means that their vendors, suppliers, and employees benefited from this as well.

We fixed up our property with our own two hands for everything else, so Windham Hardware and G and H lumber received all of our business for nine months while we got the house ready for rentals, this means that their vendors, suppliers and employees benefited from this and worth mentioning also is the hundreds of tons of materials that we brought over to the local transfer station and paid for disposal over the nine months plus the U-Hauls that we rented multiple times to do so from local places. There were at least 100 transactions during those nine months to these four local businesses.

Since 2013, we have hosted at least 400 sets of paying guests which means approximately 3200 people that we have attracted to Windham in all 4 seasons, to which we have recommended every single one of our favorite restaurants on Main Street and beyond. We also recommend local golf courses, fishing spots, hiking trails, mountain biking places, ski shops, and ski mountains as well as walking trails, parks and recreation as well as weekly town festivals and more. This has to equate to a minimum of another 3200 business transactions ranging from propane being refilled, gas tanks being filled, a cup of coffee bought, breakfasts out, lunches being ordered, snacks, dinners and wine/beer, ski passes for the day or seasonal lockers at the mountain along with season passes and ski school for the kids and that is if each person only made one transaction during their stay. If each person made 4 transactions a day for breakfast, lunch, dinner and an activity multiplied by their 2 night stay, that would be 25,600 transactions to local businesses and that isn't even counting the people who stay with us for a week or months at a time, I am only accounting for weekenders. Now to take that even further, all those local businesses, have vendors, suppliers, employees, that all benefited from these transactions that came about because we are a short term rental property.

This also means that we have used a cleaning service 400 times and a hot tub service 400 times, totaling another 800 transactions that we have given to local businesses.

We use a local landscaper every few months in every season and give them 4-8 transactions a year x 8 years.

We have also done major repair work to the house, so a local contractor, architect, and engineer, earned close to \$50,000 for this work.

We have also changed our roof and gave the business to a local roofer and spent over \$10,000 for this.

We have also changed some of our plumbing and have spent \$5000 for this with 3 different local plumbing companies.

We have also been in the market for a local contractor to renovate our home and have contacted over 50 locals since 2013 and not a one has been willing or able to do the work which would account for another 40-50k in revenue for a local and we are close to signing with someone. We could've had this done years ago if we brought someone in from the outside but have always wanted to give our business to locals and we have almost succeeded, to our own loss by not getting this done sooner and quicker with an outsider so that we could've charged a higher rent thus a higher profit.

This accounts for close to 27,000 business transactions that have transpired since 2013 because we purchased a second home and because it is a short term rental business. Tourism is what fuels the local economy.

This accounts for hundreds of thousands of dollars that Windham businesses and local residents have benefited from.

A full time homeowner wouldn't be able to contribute as much as we have. Impossible to do so and not because they wouldn't want to. A full time homeowner repairs things as they break and upgrade things every decade or so as appropriate and understandably so. A full time homeowner cannot possibly contribute the amount of money we and thus our renters have spent in the local economy sheerly due to the number of people we are talking about - 400 people a year versus a 2-4 person full time household.

I do not see how this is bad for or hurting Windham as you so state, we vet our guests, have them sign guest agreements, get photo IDs from them when legally allowed to do so, and have never had a noise complaint in the eight years that we have been doing this. Short term rentals fuel the local economy in Windham. Period. Tourism fuels any economy worldwide and if the past 18 months have taught us anything is that tourism is needed worldwide to sustain any economy and Windham is no different.

The renter who wants a house rental over a hotel room is not the same renter profile. The new generation of travelers demand house rentals today and people who stay in a home instead of a hotel do so, so that they can gather in the common areas and socialize under the same roof. We must move with the changes in the market and with the times so we do not get left behind and have all these visitors choose another town and spend their money elsewhere.

If there were no short term rental houses, where would all the skiers and hikers stay? The several local hotels and bed and breakfasts would not be able to meet the demand as they do not have the supply to meet the number of visitors to Windham. And as I stated earlier, they are not the same client - they have different needs as a traveler. How does this hurt Windham to have people coming into town to spend time and money? It doesn't. It helps the local economy and creates local jobs and local opportunities.

What is hurting Windham is having rundown properties falling down like a house of cards that makes the town look like it is a town that is run down, abandoned, nor cared for and time to find the next best town that is shinier and newer and a place that has pride of ownership.

What is hurting Windham are local contractors who do not want to work for second homeowners/weekenders to make their homes a better place for the ones who have pride in ownership and ignore them and the ones that do respond are charging 2-3 times more to the non-locals. This is a fact. The local contractors give exorbitant prices to second homeowners/weekenders so that they could gouge them at every opportunity for inflated profits, yet they do not welcome them nor their guests and renters but will happily take their money which was earned from the very same short term renters that they and you do not want.

What is hurting Windham are the locals who treat weekenders like they are the plague and not making them feel welcome and when they go back to their respective homes whether it be in the city or out of state or out of country, word spreads that Windham is not as welcoming as it seems.

What is hurting Windham is the neighbors that treat second homeowners like they are the problem, and not joining forces with them to make Windham stronger and being bad neighbors by creating a divide instead of unity.

What is hurting Windham are neighbors that are not being very neighborly and hypocritically say that they are all about Windham and wanting to make Windham succeed yet being blind to the fact that Windham needs everyone from locals, weekenders, retirees, seasonal renters, seasonal residents, people passing through, and everyone else that wants to stop in for a minute or a lifetime.

What is hurting Windham are proposed short term rental bans that create animosity and not promoting community. Together we can achieve more success, so why stop progress?

How can Windham honestly put out a 77 page plan and a 10 minute video stating that they are looking out for Windham's future within the next 20 years and want infrastructure and want to connect towns and want more businesses on Main Street when they are running the very people that have the resources to help with the plan, out of town with pitchforks and torches. Where would the future businesses be if they successfully diminish the amount of tourists and therefore second homeowners who want to be in Windham and spend money in Windham to help Windham's vision for the future?

What will hurt Windham is if they try to block the short term rentals, and all the second homeowners put up a for sale sign and stop welcoming hundreds of people a year per house multiplied by how many short term rentals and the trickle effect that it will have on all the local businesses on Main Street and beyond, the local contractors and small family owned

businesses, and locals that rely on short term rentals and transients for steady and reliable income. This is potentially hundreds and thousands of people that come into Windham for a weekend, a week, a month, a season and they all want to spend time and money in Windham, so why are you trying to diminish and possibly stop it?

We did not purchase in a co-op or condo or gated community with bi-laws, rules and regulations. This is America and we have the right to do as we please with our property and our land. We pay our taxes to Windham and we declare our rental revenue to the IRS so what gives Windham the right to infringe on our rights as land and homeowners when we are following the law?

Windham is the most vibrant, clean, diverse town in the Catskills that we found as we searched for over two years and this is why we purchased in Windham and not in any other town USA because it isn't any other town USA. It represents morals, values, family, culture, openness, diversity, and every American value including the right to succeed, thrive and have the American dream and what the Town of Windham is now trying to do to is to exclude people and this not very neighborly, Windham like or American whatsoever and it is very divisive and not inclusive.

We want Windham to thrive, continue to grow and advance because we have a vested interest in the town's success too as property owners. And by allowing progress and going with the new way of traveling worldwide, is Windham's path to continued success. More tourists is more tourist dollars for everyone in Windham. More tourist dollars allows for growth and a solid bright future for Windham, The Gem of the Catskills. Let it remain a Gem and do not dull its beauty.

Respectfully,

Very Concerned Windham Property Owners

The Office of Daniel J. Esposito

Windham, New York

Tel: (212) 256 – 8475

danieljesposito@gmail.com

September 22, 2021

Attn: Delaware Engineering, D.P.C.

cc: Windham Town Supervisor, Windham Town Board, Windham Comprehensive Plan Committee

Re: Town of Windham Draft Comprehensive Plan published on August 26, 2021

Thank you to Delaware Engineering, D.P.C., the Windham Town Board and the Windham Comprehensive Plan Committee for preparing a thorough draft document of the comprehensive plan which outlines a vision for the future of a Town that many people love and cherish deeply in their hearts. I have been blessed in my life so far to live in many places, however Windham has and will forever have a special place in my heart. The people, scenery and rustic, rural and all-American character of the Town indeed make it a special place.

The draft comprehensive plan is indeed comprehensive! Well done to everyone involved! However, I would like to provide the following feedback re: the 2nd homeowner community and short-term rental operators.

1) PP. 62 – Goal #1 Maintain local control over land use while promoting quality commercial and residential growth that is in keeping with the existing character of the Town.

- *“Convene a committee to discuss practical solutions to mitigate the impacts of short-term rentals and wedding barns.”*
 - 1. Listed Partners include the Windham Planning Board and the Chamber of Commerce.**
 - Notably absent is the Windham Area Stakeholders Association (WASA) which formally represents the 2nd homeowner and short-term rental operator community.
 - The WASA was formed in response to the short-term rental ban law that was proposed in November 2020 and withdrawn within 4 days due to public sentiment.
 - The WASA’s membership is open to those who live and work in Windham. The membership of 300 individuals encompasses 2nd homeowners, full time local residents, contractors and small businesses that operate in Windham.
 - 2. The Windham Planning Board and Comprehensive Plan Committee has no representatives from the 2nd homeowner/short-term rental operator community.**
 - The claim is made that the “11-member committee represents a **broad-cross section** of the community with varying backgrounds and interests”
 - The following industries/groups are represented on the Comprehensive Plan Committee:
 - Government (3 representatives)
 - Realtor (2 representatives)
 - Lodging Establishments (1 representative)
 - Restaurants (1 representative)
 - Windham Mountain (1 representative)
 - Local Residents (3 representatives)
 - Currently, there are no representatives that are dedicated to the following:
 - 2nd homeowners
 - Short-term rental operators
 - Trade businesses (home builders, plumbers, electricians, landscapers etc).
 - In order for this process and plan to be credible and fair, I kindly request that (1) representative each be added to represent the (3) above-mentioned constituencies for a total of

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(3) representatives. Not including these important constituencies will damage the credibility of the Comprehensive Plan.

3. What is meant by “mitigate the impacts of short-term rentals and wedding barns”?

- **Negative Impacts?** - Cynthia Bruno, a local, full time long-time Windham resident conducted a search into the “quality of life” complaints that some allege exist re: STRs.
 - Cynthia filed a Freedom of Information Law request to the local government which was fulfilled promptly. The scope of the request was “any/all noise complaints, complaints of late night parties, complaints of dangerous parking along local roads, complaints of garbage improperly disposed reported to the Windham Police Department and/or Town of Windham from Jan. 1, 2019 to Dec. 7, 2020”.
 - The request turned up (1) noise and parking complaint tied to Short-Term rentals. Additionally, (2) other noise complaints turned up, however no documentation was present linking them to short-term rentals.
- **Positive Impacts:** Economic Impacts of 2nd homeowners and Short-term Rental Community
 - **~70% of Tax Base:** From my understanding the 2nd homeowner community contributes ~ 70% of the local tax base. In fact, the Comprehensive Plan notes that ~80% of homes are seasonally vacant implying 2nd home ownership. Most 2nd homeowners not registered to vote in Windham and are a under consumer of local government resources and services. For example, 2nd homeowners contribute to WAJ school taxes in a meaningful way, yet their children are usually enrolled elsewhere.
 - **Trade Businesses:** Based upon the 274 Active Short-Term Rentals (Windham and Ashland), the estimated economic impact to trade related businesses is ~\$8.0 million to \$15.0 million per annum. This does not include new construction.
 - **Main Street Businesses:** Based upon the 274 Active Short-Term Rentals (Windham and Ashland), the estimated economic impact of tourists from short-term rental operators at least \$10.0 million to businesses located in and around Windham annually.
 - **Greene County Stats:** The county estimates that ~33% of the county’s economy is tied to the tourism industry.
 - **Windham Town Stats:** The comprehensive plan notes that ~50% of employment is tied to tourism. Specifically, 48.8% tied to “lodging/tourism”, it is a fair assumption that a lot of this employment is driven by STR related activity.
- Therefore, what “impacts” is the Town attempting to “mitigate” with “regulation”? This question needs to be answered and we need to understand why this issue is always framed in a negative context only. There are pros and cons to everything in life.

2) PP. 26 – The popularity of transient vacation rentals through platforms such as Airbnb has put additional pressure on the local housing market and limited the availability of housing – both for sale and for rent. A 3-bedroom home can easily bring in \$10,000 or more for three months during the ski season, or \$300+ a night as a vacation rental. As a result, there is little financial incentive to offer affordable rentals to year-round tenants.

- As a factual matter, the estimate cited of \$10,000 for a ski season and \$300 a night is patently wrong based upon the data that is available on AirDNA and (3) deals that I know about.

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- The above statement is out of line with the data and the operating environment and would like to raise the below questions/comments.
 - What impact does the eviction moratoriums of the last ~ 2 years play in making landlords reconsider making available their properties as traditional rentals?
 - According to your data and the latest available data on AirDNA, short-term rentals make up only ~11% of the total housing stock in Windham. The figure of ~11% is derived by the 274 Active short-term rentals on AirDNA divided by the 2,573 housing units in the comprehensive plan. The 274 number includes a considerable amount of properties in Ashland (but captured under Windham) and so the ~11% represents a maximum. The real % is likely less.
 - That begs the question, does > ~10% of the housing stock allocated to short-term rentals really create the impact that the comprehensive plan alleges?
 - Furthermore, many of these short-term rental units are ski condominiums, homes on the mountain or homes specifically designed, built and catered to 2nd homeowners.
 - For example, my home has an over 20 year track record of serving as a 2nd home and ski rental from prior owners.
 - Finally, the short-term rental market has been existence in Windham for decades, if you were to conduct your research on this point a little more pointedly, you would discover that the % of homes dedicated to hosting tourism hasn't changed much over the years. What has changed is the method of renting. Prior to Airbnb/VRBO, the handling of short-term rentals was done by local realtors and agencies.
 - WFH Impact on Local Housing – As we know the COVID-19 pandemic has ushered in significant changes in our economy and society. One of which has been the prolific adoption of Work from Home policies by white collar industries. Many NYC companies to this day are still pursuing WFH policies. Last year our country unfortunately witnessed a perfect storm of lockdowns and social unrest. It is very well documented in local media coverage that there was an exodus of families from downstate either purchasing or moving into their 2nd homes in the Catskill Mountains/Hudson Valley including Windham. As an example, I had multiple full-time residents tell me that last year saw approximately 40 – 60 new children enroll into the WAJ school district in the 2020 year. That doesn't account for all the families who have moved into the area and are having their kids attend school via ZOOM and in local homeschool programs. So it's a very fair assumption to say that upwards of 100 plus families moved into Windham/WAJ in the last year.
- 3) **We dispute the findings at large that this process thus far has yielded in terms of some of the conclusions regarding short-term rentals. It is quite clear that the results of the Comprehensive Survey have been skewed to paint an alternative picture. Below is a summary of an alternative analysis of the Comprehensive Plan. Enclosed as an attachment under separate cover to this letter is a copy of that study.**

Abstract: The Town of Windham posted the following statement on their website on November 26, 2020: "During the recent Comprehensive Plan questionnaire, Windham's stakeholders overwhelmingly responded that they wished the Town Board would address the Short-Term Rentals in the town. For the past few months, the Windham Town Board has been working on a Local Law pertaining to Short-Term Rentals operating within the town of

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Windham, NY. This draft of the Local Law addresses the many concerns about Short-Term Rentals. A public hearing will be held at the beginning of 2021; feedback is appreciated.”

Findings: The public’s feedback in the Comprehensive Plan questionnaire does not indicate significant concern about short-term rentals.

- The questionnaire did not include any questions specifically about short-term rentals, and in the freeform responses to open-ended questions, only 4% of respondents expressed concern specifically with short-term rentals and/or AirBnB.
- There is clearly significant concern over the lack of zoning in Windham. The questionnaire does not indicate to the respondent how zoning is defined for the purposes of the survey. Respondents who explained their concerns with zoning in freeform responses indicate their zoning concerns relate to preventing big businesses coming in, historical preservation of the downtown area, restricting the construction of condominiums, and the aesthetic appearance of properties. Only one respondent made a direct correlation between zoning and short-term rentals.
- **NEW** 12/22/20 - A reader of this document pointed out that it is not clear how the survey was distributed.

- 4) Last year in response to the Windham Town Board’s proposed short-term rental ban, a petition was signed by over 1,500 people that strongly opposed the proposed ban. The law contained numerous provisions that functioned as “back door bans” and were very anti-tourist in nature as well (e.g., restrictions on outdoor fires, police surveillance of guest records etc.) Below is a small sampling of the over 70 responses from the petition. The petition may be viewed online here:

<https://www.change.org/stopwindhamairbnbblaw>

“I’m a 40 year property owner and I have right to use my property to rent or lease...These regulations are government overreach plain and simple as well as one more tax on money I already pay tax on. The town board should be ashamed of themselves.”

– Windham Full-time Resident

“We have recently moved, changed, and uprooted our lives to reestablish ourselves in Windham, NY, and the rental business. Immediately after we settled in Windham with our rentals active, after all the struggle, hardship, and challenges of moving our lives, this proposed law comes through. It’s Very unsettling to the security of our future.”

– Windham Full Time Resident

“As a short-term rental host I take immeasurable pride in facilitating relationships with my renters and local businesses and retailers within Windham. This has resulted in increasing revenue flow and boosting Windham’s reputation and profile. Property values have likewise increased due to short-term rentals as Windham has become a four-season destination point. Finally, I speak on behalf of a number of other Windham hosts who properly vet, oversee and insure that our renters are respectful...”

– Windham 2nd Homeowner and Short-term Rental Operator

“I am a Windham Mtn Village owner. I do not rent out my condo but believe this is too restrictive.”

– Windham 2nd Homeowner

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"I love Windham and own my home there and our family contributes to the employment of many people in our community that would be severely affected by this law"

– Windham 2nd Homeowner

"No surprise that 3 of the 5 board members are owners or have a vested interest in declining hotel/resorts. Seems like a conflict of interest to me. They can't compete with STRs by improving their product, so they create legislation to further their financial interests."

– Windham Full-time Resident

"If I'm coming to Stay firm the summer I'm renting a house and not a hotel room. Also I'm not at all comfortable with being registered with the local police for no reason. I'll just go to Hunter or Tannersville or one of the close by towns on that side of the mountain. It'll mean a LI ger drive to visit my friends around Catskill or Durham but I'll do it. And I'll ski the following winter at Hunter Mountain."

– Windham Tourist

"My husband and I are owners of properties in Windham that we use as vacation homes and also rent to others coming up to Windham to ski, golf, attend weddings, hike, or just get away to enjoy nature, the mountains and the town. In our years of renting, we have found renters to be respectful, they have followed our house rules, and they have treated our homes like their own. They have largely been families and groups of friends who want to rent a house together and enjoy each others' company. These proposed restrictions would be detrimental to the restaurants and shops in town that renters frequent. It would be detrimental to the ski mountain and golf course. People will take their vacations and business elsewhere. It will also hurt property values. It makes no sense in a town like Windham whose continued vibrancy depends on tourism."

– Windham 2nd homeowner

*"I love utilizing Airbnb to visit upstate NY and this entire area! We come up 6-7 times a year to rent a home, hike, have a fire. I would not do this at a hotel. It's just not what is needed."
"I love to ski at Wyndham and stay in short term rentals!!"*

– Windham Tourist

Thank you, we really appreciate it. We look forward to the process and hopefully being included in it.

Daniel J. Esposito

From: [Susan Kowalski](#)
To: windhamnytownclerk@gmail.com; [Helen Budrock](#); windhamnysupervisor@gmail.com
Subject: single family market lags all over USA - it's not Airbnbs
Date: Wednesday, September 22, 2021 9:32:23 AM

The below information is for the town meeting on 9/23/21. Sue

----- Forwarded Message -----

From: Susan Kowalski <assetusa03@yahoo.com>
To: yahoo <assetusa03@yahoo.com>
Sent: Wednesday, September 22, 2021, 08:41:23 AM EDT
Subject: single family market lags all over USA

Written by Kathy Hanna: "I have read through the various links shared on this page regarding the continued debate surrounding Air B&B and it's alleged impact on the housing shortage (to rent &/or purchase). A few other points to consider:

Windham has long been a resort town and granted, a wealthy resort town where the taxes paid by multi-million dollar second homes support a well-funded school for K-12.

Second home owners have also supported fine dining and other small businesses in the area. From the Summer "Boarding houses" to ski condos the majority of homes on the Mountaintop have always been second or weekend homes. In some cases left vacant when owners weren't here and other times rented out.

Just as "Boarding houses" and Catskill Resorts have gone by the wayside so have tastes changed for ski rentals and vacation experiences. In 1981 I rented a little house in Hunter with 5 other nurses. We kept our ski house for 7+ years. Quite honestly I don't see groups of young adults doing that anymore. (Same goes for NJ Shore houses). It's not an Air B&B effect. It's a "tastes change" effect. As vacation choices changed from "summers in the Catskills" to shorter vacations at varied locations so must the vacation industry change.

Look at the new hotels being built to enhance the chain's offerings. Most are Suite Hotels. Given my choice, I prefer a Homewood Suites to a regular hotel room for a weekend stay. I can cook a small meal, I can have breakfast in my PJ's and not have to mingle with other guests in the morning. The same with choosing an Air B&B house where I can travel with my dogs and feel like it's a home.

Regarding the housing shortage. Again...it's NOT an Air B&B effect. Affordable housing has been more and more limited for years. And the COVID effect has made it even worse as supply and materials costs have impacted the price of new homes. And let's not forget the impact on landlords during COVID where eviction of a non-paying tenant became

impossible. Even pre-COVID the NY State 2019 Housing Stability & Tenant Protection Act was signed into law. Granted, tenants need protections but the law has made being a landlord more difficult. Given my choice as a homeowner I'd rather rent my home out to a short term, paid up-front tenant then to deal with the uncertainty of meeting expenses and possibly having a nightmare squatter situation.

So my links are below: welcome constructive debate. Thanks in advance."

www.realtor.com/research/us-housing-supply-continues-to-lag-household-formations/?fbclid=IwAR198LpQkRuuSkWDOoNosMqLO8p82iEtBRIBaaWwwl0SISHV7G4jiTMkzs4





US Housing Supply Continues to Lag Household Formations - Realtor.com

The pandemic exacerbated the already growing issues of housing supply in the United States. Home construction ha...

From: [Susan Kowalski](#)
To: windhamnysupervisor@gmail.com; windhamnytownclerk@gmail.com; [Helen Budrock](#)
Subject: Housing in Windham NY/owner/renter/airbnb for Sept. 23, 2021 meeting
Date: Thursday, September 23, 2021 12:40:31 PM

Covid-19 has changed the world and how the world travels and works.

• Most people that stay at an Airbnb travel by car approximately 2 – 3 hours from where they live.

• NY laws protecting tenants for almost two years now from paying rent has made landlords adverse to long term renting because the possibility of squatters who won't pay could cause them to lose their life's investment.

• Families are driving Airbnbs because a family of 5 can stay together in a house, bring the baby, grandma, bring the dog, feel like it is their home for a period of time.

• Airbnb has addressed complaints from 2019 and early 2020. – Travel & Leisure Magazine dated July 6, 2020 “In an effort to prevent house parties, Airbnb will stop renting entire homes to some guests in the US under 25 years old. Guests who are 24 and younger with less than 3 positive reviews or a negative review won't be able to book a whole house close to where they live.” “The overwhelming majority of guests treat Airbnb listings like they're in their own homes and neighborhoods, and 99.95% of trips on Airbnb have no safety-related issues reported”.

• Airbnb has rolled out a Cleaning Protocol that includes requiring 24 hours in between guest reservations. Hosts earn “The Cleaning Protocol” certification.

• Airbnb has an extensive monitoring system. (1) a host must be on hand or appoint someone to be on hand to respond to a guest or you are off the platform; (2) A host must list all of the amenities and safety equipment including smoke alarms, fire extinguishers, first aid kits. Airbnb further monitors by guest reviews & you can be taken off the platform.

• Airbnb has an 800 number to call to report any complaints. This can be used by outside sources such as a neighbor.

• Only the booked guest can stay at the Airbnb.

• Taxes. Unless you are a true Cottage or Condo, an Airbnb should have a separate tax ID # and be charging guests & paying 8% sales tax per a local Accountant & Avalara.com. Many Airbnbers seems unaware of this. Windham does not have an occupancy tax on hotels so they cannot impose one on Airbnbs; however, the 4% to the County & 4% to the State listers would

charge to guests would positively impact on our area. The Town needs only give people the opportunity to start paying that didn't know.

• Hotels are starting to change too. They list on Airbnb platform themselves. Hotels are renovating to have working kitchens, living room furniture as well as bedroom. This year my family has personally stayed at two hotels.

• Windham is a unique area. People who have bought second homes have paid real estate tax (Greene County is very solvent due to the surge in homebuyers) and continue to pay property & school taxes. There is a surge in jobs for the tradespeople, the carpenters, the plumbers, the painters, the renovators, the Lawn & Maintenance people, the movers, the snow plowers, the real estate people and a new industry has emerged, "The Cleaning People" and "Mama Concierge Services" as well as the Caretaker. There is a wait list for everyone who needs something done.

• Now we have more visitors year-round due to Airbnb rentals; good for the economy.

• Airbnb brings tourists who use area restaurants, ski shops, novelty shops, farmer's markets, the movie theatre, the laundry mat for those that don't provide washers/dryers, the gas stations, the convenience stores, Windham Mountain activities all season long and all other area attractions.

• Before Airbnb took off in this area **many homes sat on the market for 7 years** with a for sale sign. I can name two right on Main Street. And, I can also say those two were saved by temporarily doing Airbnb while they were still trying to sell.

• So, the houses were here to start with. Second homes are generally nice homes owned by people who could afford 2nd homes. No one complained when a second home got \$25,000 to \$60,000 for the ski season. They never provided a market for the average worker to begin with. In 2019 if the average home was selling for \$277,000 in Windham, the worker didn't have a \$27,000 down payment plus closing costs. So Airbnb did not price them out of a housing market they were never in. However, the more rundown houses like where Ann & Company used to be on Main Street un-improved and not properly maintained where available to rent by the worker. Many of the stores on Main Street have apartments over them and store owners still provide some sort of low rent for their workers. Everyone remembers the apartments above the Tap House before Adam turned them into condos. People were sleeping on mattresses on the floor. The heaters were old fashioned & the walls had peeling paint. I know because in 2003 I was looking to rent an apartment and I saw for myself.

• Just today on Zillow, there are **9 houses** for sale in Windham starting at \$125,000 to \$274,000. So, starter homes are available.

There are only 2 homes @ \$400,000. A few above that but the panic buying has ceased, and the real estate market is leveling off. Some of the more expensive homes have already dropped their prices.

• The Board has indicated a plan or need for single family affordable homes & apartments. I am on board with that. There are many tracts of land that can be purchased for such a purpose, but I would ask that it remain in the keeping of all that is beautiful in rural Windham and that both home ownership training and rental training be mandatory, so it is a successful program. The Hamilton Hotel has been for sale for at least 10 years. A study should be done on how many people here have to rent and how many have the downpayment (even if it's 5%) for a first time home so we do not overbuild.

• **Jobs are available and the entire country, not just Windham, cannot get workers.**

• Noise Ordinance: Addressing barns that do weddings, we can pass a decibel noise ordinance if it's in a residential neighborhood and barns can noise proof their spaces. Other areas do it. I think they would be happy to comply and if there were some type of program to reimburse them some of the expense all the better.

In Conclusion, Airbnb has proved itself an asset to Windham, an economy dependent on the tourist. **No licenses, No home inspections, No invasions of privacy.** It's not the American way. But an 8% sales tax seems to be in order per a local accountant.

From: [crolibra](#)
To: [windhamnytownclerk@gmail.com](#); [windhamnysupervisor@gmail.com](#); [Helen Budrock](#)
Subject: Re: Short term rentals support
Date: Thursday, September 23, 2021 1:36:04 PM

Good afternoon,

My parents, Gorki and Danica Lucev, own a home on 22 Andy's road for over 20 years. They have never used it as short term rental nor plan to. As their daughter I've visited often and made windham my second home. Even though we don't rent, we SUPPORT short term rentals for the follow g reasons:

1. Over 20 years we've witnessed STR homes use local construction, cleaning, landscaping, and snow plowing professionals to maintain their properties which promoted the growth of businesses and the start up of new ones. Those homes used primarily by owner is only landscaped, maintained, or plowed when in use. While sitting vacant appears neglected.
2. Over 20 years we've seen an influx of tourists in the downtown adding to the local economy, Further benefitting local restaurants and storefronts. Remember the one gas station that was abandoned for years and an eye sore? As the visitors came and the demand for services grew, more job opportunities from mom and pop shops surfaces. Who would have thought a second gas station and convenient store would thrive so close to one down the road.
3. Over the years I've witnessed downtown most busy during "ski season" but now find it bustling with visitors year road. I recall sitting in a restaurant about 8 years ago on a summer weekend and being the only customer. My heart broke knowing every single employee arrived to work that day, but the customers (plural) didn't arrive. Now the restaurants don't sit empty on weekends. People come to work and earn their salary and can afford to keep their homes, renovate their homes, and even expand their business.
4. As the visitors arrive, the downtown buildings are starting to "clean up". Just last week I witnessed 2 homes along main street getting a facelift. This encourages people who may not have considered making windham their full time, to relocate with the convenience of services and shopping voices or perhaps they have plans and see an opportunity to start a business of their own. The truth is no one wants to live in a town where their downtown has abandoned storefronts and looks like a ghost town.
5. For many years, I watched affordable homes sitting around in the market. Amazing prices but a 2nd home investment & renovations require money & commitment to the area. Most people want to travel to many destinations and would rather rent in an Airbnb that commit to an area. They may reason buying a 2nd home in a vacation town and wanting other experiences would be a waste of money unless they can supplement the costs of the home with STR. I've seen sooooooooooooo many run down and crappy homes neglected because 2nd home owners couldn't keep up with the cost of maintenance. There's a reason why mortgage rates are higher for 2nd homes. Most people who face financial or medical struggles, choose to keep their primary home, not their vacation home.
6. Although prices have gone up, some of the elevated prices are due to the housing shortage all over the country and low interest rates. Many believe STR is to blame for affordable housing. The truth is the more a local earns from the service provide to an STR, the more they can afford. I'm sure you're well aware of the nice affordable homes that's sat for years unsold. Some homes appeared abandoned or were estate sales. There was no demand from locals for

these homes but the demand came from people who knew the only way they can afford a 2nd home would be through STR.

8. My last point is “future generations and transplants”. Over the years I’ve met many locals who shared their children left their area for better job opportunities. STR has provided countless opportunities for children to come back to bring new businesses or stay and start new ventures since customers don’t just come for one season and their number isn’t restricted. I also find STR exciting for transplants. This is where my husband and I for the FIRST time discuss relocating our family to start a kitchen and bathroom renovation business to service STR owners who want to continue maintaining their homes. Based on the homes listed for sale, not many primary or non STR 2nd homeowners updates these rooms. But if you peruse the Airbnb listings, you’ll find small mom and pop Airbnb owners with fresh kitchens and bathrooms. The demand for contractors continue to grow and will attract people like my family who never saw any work opportunities in the community.

Restricting STR will not only hurt locals, but reduce home values. These “affordable” homes won’t be snatched up by locals so some claim. Because we have a history in town where these homes sat selling for years at cheap prices unless an individual who took at chance with STR gave it new life....adding to the tax revenue and allowing the town to further build and beautify the area.

I apologize in advance for lengthy email. I hope my points will help your consider the long term effects for 2nd homeowners, locals and the economy, and families looking to move to a town with opportunities.

Kindest Regards,
Anna Maric

[Sent from the all new AOL app for iOS](#)

September 30, 2021

To Windham Town Board:

I was not in town for the public hearing regarding our Town Comprehensive Plan and would like to add some of my own opinions.

If NYCDEP and NYSDEC are so concern about their water quality, it would be great if they could put more effort into stream bank stabilization. Whenever we receive an inch or more of rain the streams turn an ugly red/brown. Even worse, CDL park turns murky and I believe the source is right around the upper McGlashen bridge. Also, it would be great if the NYSDEC stocked fish further upstream now that the Thompson/Osborn House dam has failed. The Bataviakill was always a great fishing stream till Irene hit just a decade ago.

Regarding Rental/Airbnb's in the area. I know this is a controversial subject and I know they are good for the local economy, however, I think there needs to be some kind of regulations to make sure they are safe and not overwhelming our infrastructure. As a local volunteer firefighter I have been to some fire calls where the occupants did not know where or if there was a functioning fire extinguisher and other times the smoke/CO detector was not functioning. How is the occupancy of the rental determined? Can our water and septic facilities handle these extra large demands? Do these rentals have the correct insurance coverage? Are they listed with the state and reporting their sales taxes? I have driven by homes that were built for a family of 5 or 6 and there are 8 -10 or more cars in the driveway. Sometimes cars are even parked partially on the road interfering with the flow of traffic. I believe these part time rentals should be subject to the same health/safety and occupancy requirements that the NYS Department of Health puts on other "Transient" business' like hotels/motels and inns in the area.

Thank you for your time.

Regards,



Eric Goettsche, Full time resident

GREENE COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM & PLANNING

Greene County Office Building
411 Main Street
Catskill, New York 12414



Telephone: (518) 719-3290
Fax: (518) 719-3789
E-Mail: planning@discovergreene.com

Warren Hart, Director

COUNTY PLANNING BOARD REPORT ON PLANNING AND ZONING REFERRAL

Municipality: T. of Windham
Referral ID: 21-48
Date of Initial Submittal: 9/17/21
Date Referral Complete: *

Response to: T. of Windham
Date: 10/21/21

Referring Agency: T. of Windham

*This review undertaken at the 10/20/21 County Planning meeting is based on the Town's request for informal comments on the draft Comprehensive Plan prior to the SEQR process being undertaken by the Town. Once the SEQR review is done the draft Plan should be 'officially' referred to the County Planning. The informal comments of the County Planning Board are below.

Name of Case: Town of Windham Draft Comprehensive Plan

COUNTY PLANNING BOARD ACTION

- | | |
|---|---|
| <input type="checkbox"/> NO JURISDICTION | <input type="checkbox"/> APPROVAL WITH MODIFICATIONS
(See comments) |
| <input type="checkbox"/> 30-DAY EXTENSION REQUESTED
(See comments) | <input type="checkbox"/> DISAPPROVAL |
| <input type="checkbox"/> LOCAL DECISION - NO COUNTY IMPACT | <input type="checkbox"/> INCOMPLETE - ADDITIONAL
INFORMATION NEEDED FOR REVIEW |
| <input type="checkbox"/> LOCAL DECISION WITH COMMENT | <input checked="" type="checkbox"/> OTHER (See comments) |
| <input type="checkbox"/> APPROVAL | |

PLANNING BOARD COMMENTS:

The Plan is well written, sets obtainable goals and objectives, and includes a plan for implementation and action. The Town of Windham is to be commended for their efforts to develop this Comprehensive Plan. The following comments/ recommendation are offered as part of this informal review by the Green County Planning Board.

3.0 Community Profile

Demographic Profile

Some is available more 2020 US Census Data by the end of this year. Depending on when the Plan will be finalized, the Plan could potential be more up to date by using the current 2020 Census data US Census 2020 Housing data coming out at the end of this year – may want to incorporate being Plan will not be finalized until 2022.

4.0 Natural Resources

Resiliency – Flooding

The Plan does a nice job of summarizing key recommendations for flood hazard mitigation. The Plan also recognizes that flooding has historically been a problem in Windham, and continued efforts need to be made to reduce the impacts of flooding and improve resiliency.

The Plan also points out that CD Lane Park was built for flood control purposes as part of a Batavia Kill Watershed project I, in response to several major flooding events however in 2011 the park sustained considerable damage from Hurricane Irene, and was virtually unusable for years.

However what does not seem to be clear is what steps Windham plans to take in the future to address resiliency and flooding.

With more frequent and worsening storms it is suggested that the Plan outline specific recommendations from the Flood Hazard Mitigation Plan, NY Rising Community Reconstruction Plan and Local Flood Analysis that will result in natural resource and economic resiliency.

Perhaps one of the most critical issues that needs to be addressed locally to better protect natural resources is the fact that there are currently no local laws in place to regulate the density, placement or type of development on steep slopes and ridgelines.

5.0 Housing

Pg. 26 5.2 has 1990 and 2010 housing price data. Anything more current?

The seasonal nature of Windham's housing stock, along with other factors, has resulted in inflated housing prices. In 1990, the median house price in Windham was \$117,400 and rose 86% to \$218,529 by 2010 (compared to only \$180,500 for Greene County). Is there 2020 or more recent data that can be used?

From the second quarter of 2020 the median home price rose from \$200,000 to \$285,000 in the second quarter of 2021.

In Greene County, for example, the median sales price rose from **\$207,000** during the first quarter of 2020 to **\$267,000** during the first quarter of 2021 -- a 29% increase in just one year. Is a footnote in order recognizing the possible impacts of the COVID-19 pandemic?

Based on the text in Chapter 5 it would seem that short-term rental would be listed on pg. 28 under **5.4 Issues & Opportunities**

While the Plan clearly indicates that Windham has an aging population and housing and services for that population need to be addressed, one of the Plan overarching goals is to "Provide a range of housing opportunities" In order to retain and attract housing for all populations particularly young families, it is recommended that the Plan address the broader topic of age-friendly housing and associated the need for associate services such as child care.

<https://www.aarp.org/livable-communities/info-2014/creative-age-friendly-housing-options.html>

Age-friendly or livable communities have walkable streets, housing and transportation options, access to key services and opportunities for residents at all life stages to participate in community activities.

<https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Age-Friendly>

In Section 10.0 Plan Implementation the promotion of the development of affordable workforce housing for middle-income residents is identified as an Objective of Goal No. 2 Provide a wide range of housing opportunities for residents by improving the affordability and quality of local housing.

It is recommended that section 5.0 specifically identify and address the need for workforce housing. While "affordable housing" tends to refer to lower-income residents (usually those below the median income), the term "workforce" generally includes those that are of middle income, (at or above the median income) who are not typically the target of, or eligible for, housing subsidized by the Low-Income Housing Tax Credit (LITHC). Specifically, workforce housing targets households earning between 80%-120% Area Median Income (AMI). In Greene County this would include any households earning between \$45,337 and \$68,006 annually. Source: ESRI

Affordable housing will be an important element in the creation of a local zoning code that is inclusionary and will provide for a variety of housing opportunities'.

Accessory Dwelling Units (ADUs)

In an effort to provide more affordable housing the Town may want to consider the adoption of an Accessory Dwelling Units (ADU) Local Law to permit ADU's in primary and second homes that are full-time owner-occupied. An ADU could be constructed as either an interior, attached, or detached unit such as being built above a detached garage.

6.0 Economic Development

In 2018, the Town of Windham's median household income was estimated to be \$52,143 Pg. 33. More current statistics will be available prior to the adoption of the Plan

6.4 Issues and Additional recreational and cultural opportunities are desired by both visitors and local residents, particularly those that solidify Winhdam's reputation as a family-friendly destination. Windham (Winhdam) is misspelled.

Pg. 33 – Add Greene County Economic Development, Tourism and Planning (GCEDT&P)

7.0 Transportation & Utilities

It is recommended that the Plan acknowledge and provide consideration of the changing transportation infrastructure in New York. There are continued efforts to electrify the transportation system. It is recommended that the Town consider planning for electric vehicles and electric vehicle charging stations, both within the community and for municipal government operations.

On pg., 37 under Complete Streets & Walkability the Plan indicates that

Improving pedestrian safety and walkability throughout Windham was identified as a pressing need in the survey, as was providing bike lanes on area roadways. It is recommended that the Town convene a Complete Streets Committee/Working group to develop a Complete Streets policy to be adopted by the Town Board that can address designated bike routes additional sidewalks and/or improved shoulders are needed.

<https://www.cdtcmpo.org/page/66-programs/complete-streets/71-complete-streets-resources>

<https://www.dot.ny.gov/programs/completestreets>

<https://www.dot.ny.gov/programs/completestreets/planning>

pg. 39

What is a “privately owned public water supply systems.”?

Pgs. 39 to 41

Pg. 41 indicates the Plan that “The town’s existing sewer system is in good condition, and has adequate capacity to accommodate existing development as well as future growth. Additional connections to the sewer system should be encouraged, particularly in areas where septic systems are prone to failure.”

It is recommended that in the section on water and sewer the Plan clearly provide specifics regarding current usage, and capacity

8.0 Communities Facilities

It is recommended that the Plan recognize and incorporate some of the regional planning work going on in the Catskills. In 2020 through a partnership of the NYSDEC, the NYCDEP, the Catskill Center and Catskill Watershed Corporation the Greater Catskill Region Comprehensive Recreation Plan was finalized. The Plan serves as a reference document for to help guide future recreation decisions and to help make it easier for a wide range of visitors to enjoy the region’s natural and cultural resources. The Plan is a culmination of an inventory of regional recreational assets, review of related plans in the four-county planning area, assessment of trends in national outdoor recreation research, and a collection of feedback from regional recreation providers and the public.

Last October (2020) the NYSDEC formed the Catskill Strategic Planning Advisory Group (CAG) which is currently working on recommendations for strategies, actions, and tactics to advise DEC on how to balance critical issues associated with increased public use in the Catskill Park in order to protect the area's natural resources for future generations. The CAG is charged to make recommendations by the end of 2021.

It is recommended that the Plan recognize that in addition to widespread acquisition of land being used to protect water quality, it is that widespread land acquisition that is helping to preserve and protect the scenic and natural beauty that attracts residents and visitors alike to Windham. The importance of this scenic and natural beauty is recognized through the Plan.

Pg. 6-7 – outdoor recreation and scenic/natural beauty

Pg. 6 48.65% full-time resident – choose Windham because of natural beauty

Pg. 30 The local economy in Windham is primarily based on tourism and outdoor recreation.

Pg. 31 Over the years, members of the Greater Windham Chamber of Commerce have also worked hard to boost the summer tourism business, and promote the natural and scenic beauty of the area.

There have been over use issues in local recreational areas. It is recommended that the Plan recognize that overuse has resulted in local concerns about parking and trash.

As previously pointed out it is recommended that the Plan address the ‘livability’ of Windham by looking comprehensively at age-friendly planning and providing the necessary services, such as child care which will be a major factor in attracting and keeping young families in Windham.

9.0 Land Use and Planning

In the section is recommend you provide reference to Greece County Agricultural District No. 124. There are 31 parcels in Windham that are part of the Ag District covering more than 1575 acres.

The Plan may also want to recognize that Greene County does have a Right-to Farm law.

See attached spreadsheet print out of Windham Ag District parcels

Agriculture is identified as 3% of Windham Land Use. What types of agriculture remains in Windham? In what ways can Windham promote small agri-business?-

Pg. 53

GIES should be **GEIS**.

The Plan clearly outlines the need for regulation of short-term rentals and the need for additional/updated land use controls to regulate the density, placement or type of development on steep slopes and ridgelines including as zoning. To achieve the goals set forth in the plan the Town is encouraged to move forward these measures.

10.0 Plan Implementation

Pg. 58

Goal 2 – Add ADUs

Pg. 59 Goal 3

It is recommended that the word ‘limited’ be added.

3.5 Improve “limited” public access to streams and lakes for fishing and paddle sports.

3.6 Encourage “limited” public access to protected lands for recreational purposes

It is recommended that the Plan recognize and address some of the overuse of recreational facilities, particular the state recreational facilities.

Below are some comments/recommendations regarding items identified in the Action Plan.

17. Develop a town-wide Natural Resources Inventory to identify critical environmental areas and key viewsheds. The County Planning Board supports the development of a local NRI. There are resources and assistance available from the state to do so. DEC assistance

[Conservation and Land Use Program for the Hudson River Estuary Watershed - NYS Dept. of Environmental Conservation](#) Based on Plans priorities it is suggested that this be made make a ‘short term’ objective instead of a ‘long term’ one.

The Greene Land Trust in partnership with Cornell Cooperative Extension of Columbia and Greene Counties and Hudson recently completed a [Natural Resource Inventory for Greene County](#) as well as a series of natural resources maps. It is suggested that the Town Comprehensive Plan cite and use as planning and development tool until its own NRI is complete.

Goal #5: Promote economic development, diversify the economy, and strengthen the local workforce.

24. Coordinate local & regional economic development agencies to improve local access to and utilization of existing economic development programs and financial resources. Add GCED, T &P and GCEDC as partners.

Pg. 64

Goal #6: Maintain and Improve exiting community facilities & public infrastructure, and continue to provide essential services to Town residents.

28. Commission a broadband study and pursue grants to improve access to high-speed internet service.

Is a study necessary? Does enough information already exist? Perhaps the recent County survey contains enough data. Perhaps another more localized survey? Add U. S. and NY elected representatives as partners. It is recommended that Windham look at what Durham Connect did in the Town of Durham

Goal #7: Improve local transportation facilities and expand bicycle and pedestrian networks. Consider convening a Complete Streets Committee or Working Group to create and adopt a Complete Streets Policy

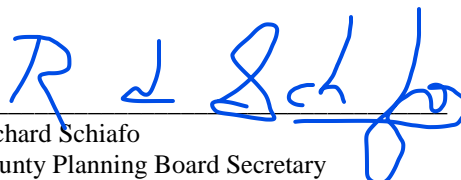
Action Plan

There are recommendations for a number of committees to be formed to address topics such as zoning, short-term rentals, recreation etc. Perhaps the Town could establish one overarching committee or to coordinate the implementation and action elements of the Plan, of which there can be working groups to address specific topic address. Continues efforts to include the community with an active public participation program will be important to the successful implementation of the Plan.

Emerging Issues

There are a number of emerging issues in the planning field that the Town may want to incorporate into its comprehensive planning:

- Sustainability/Energy Efficiency/Renewables
- The changing transportation infrastructure – the electrification of transportation
- Equity
- Public Health
- Resilience (Community, Natural Disasters, Economic)


Richard Schiafo
County Planning Board Secretary

If the County Planning Board disapproved the proposal, or approved with modifications, the referring agency shall not act contrary to the recommendation except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. **Within seven days after taking final action, the referring agency shall file a notice of the final action with the County Planning board.**

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APPENDIX C: SEQR & FINAL ADOPTION

TOWN OF WINDHAM

371 STATE ROUTE 296
P.O. BOX 96
HENSONVILLE, NEW YORK 12439
(518) 734-4170 FAX (518) 734-6058

THOMAS F. HOYT, SUPERVISOR
IAN T. PETERS, COUNCILMAN
STEPHEN J. WALKER, COUNCILMAN

WAYNE E. VAN VALIN, COUNCILMAN
KURT T. GOETTSCHE, COUNCILMAN
BONNIE L. POEHMEL, TOWN CLERK

TOWN BOARD RESOLUTION #12 OF 2022

THE TOWN BOARD OF THE TOWN OF WINDHAM ISSUING A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS UNDER SEQRA AND APPROVING AND ADOPTING THE TOWN OF WINDHAM 2022 COMPREHENSIVE PLAN PURSUANT TO TOWN LAW § 272-A

At the Town Board meeting on February 24, 2022, Councilman Peters offered the following resolution and moved its adoption:

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, a Comprehensive Plan Committee ("CPC") was established by the Town Board in March of 2020, and over the intervening 18 months the CPC gathered information and data, conducted surveying, held an open house, and discussed numerous issues and opportunities related to land use and development in the Town of Windham that culminated in a draft Comprehensive Plan dated August 26, 2021, with copies duly made available at the Windham Town Clerk's Office and also being available online and through the Town's website; and

WHEREAS, in accordance with Town Law § 272- a, the Town Board held a public hearing on the draft Comprehensive Plan on September 23, 2021, where all members of the public wishing to speak or present opinions or evidence were duly heard, and such hearing was duly closed but the comment period was left open for additional written submissions until September 30, 2021; and

WHEREAS, on September 17, 2021, the Town Board referred the draft Plan to the Greene County Planning Board for preliminary review and comment; and

WHEREAS, the Comprehensive Plan Committee reviewed and discussed the comments and issues raised during the public comment period, made edits to the draft document, and forwarded a final draft Plan to the Town Board for their review and recommendation on January 6, 2022; and

WHEREAS, the Town Board re-submitted the final draft Comprehensive Plan to the Greene County Planning Board on January 18, 2022 pursuant to GML § 239-m(6), and received a written response on February 17, 2022 indicating the action is a local determination with additional comments that are duly noted by the Town Board; and

WHEREAS, the Town Board duly noticed and conducted its required public hearing upon the afore-described final draft on February 10, 2022, where all members of the public were entitled to speak and present such opinions and evidence as they deemed appropriate; and

WHEREAS, and thereafter, the Town Board prepared a Full Environmental Assessment Form (FEAF) for a Type I review; and the Town Board considered and analyzed each of the potential identified impacts in relation to the question of whether such impacts were so significant as to require a positive declaration of environmental impact(s), and after weighing the actual and potential impacts arising from or in connection with this updated Comprehensive Plan, the Town Board found that adoption of the plan would not cause any significant negative environmental impact; and

NOW, THEREFORE, BE IT DECLARED AND RESOLVED AS FOLLOWS:

- 1) The Town Board of the Town of Windham is hereby declared to be the Lead Agency pursuant to Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder, and the Town Board has determined that the proposed action of approving the updated Town of Windham Comprehensive Plan will neither individually nor cumulatively have any significant negative environmental consequences or impacts, and the Town Board therefore hereby declares a negative determination of environmental significance (a "Negative Declaration"), therefore preparation of an Environmental Impact Statement is not required; and
- 2) The Comprehensive Plan in the final form as presented to this meeting be and hereby is approved and adopted as the updated and official Comprehensive Plan of and for the Town of Windham, Greene County, New York.
- 3) The Comprehensive Plan, as well as any future supplements, updates or amendments hereto, shall be filed in the office of the Town Clerk and a copy thereof shall be filed in the Greene County Department of Planning and Economic Development as required by Town Law § 272-a (12).

A motion to adopt this resolution was made by Councilman Peters and seconded by Councilman Walker.

In Favor 5 , Opposed 0 , Absent 0 .

ADOPTED: FEBRUARY 24, 2022

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Peters, duly seconded by Councilperson Walker, and put to a roll call vote with the following results:

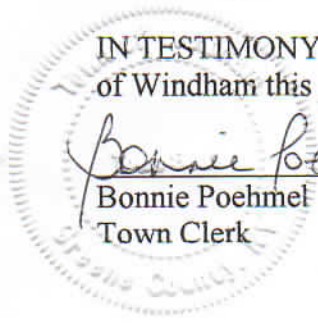
Supervisor:	Hoyt	Aye
Councilmen:	Van Valin	Aye
	Goettsche	Aye
	Peters	Aye
	Walker	Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on February 24, 2022.

STATE OF NEW YORK)
)S.S:
COUNTY OF GREENE)

I, the undersigned,
DO HEREBY CERTIFY that I have compared the above copy of a resolution adopted Feb 24 2022 with the original record in this office and that the same is a correct transcript thereof and of the whole of said original record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said Town of Windham this 28 day of February 2022.



Bonnie Poehmel
Bonnie Poehmel
Town Clerk

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none">• If Yes, complete sections C, F and G.• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned
or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes ☐ No ☐
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No ☐
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No ☐
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No ☐
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐
- Do existing lines serve the project site? ☐ Yes ☐ No ☐

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No ☐
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No ☐
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No ☐
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No ☐
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No ☐
- Is the project site in the existing district? ☐ Yes ☐ No ☐
- Is expansion of the district needed? ☐ Yes ☐ No ☐

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____</p>		
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____ _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____ _____	
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project. See Final Comprehensive Plan for additional info

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature Tom Hoyt Title _____

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☐ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

TOWN OF WINDHAM, NY - COMPREHENSIVE PLAN UPDATE

FEAF PART 3 EVALUATION OF POTENTIAL IMPACTS

Background

The Town of Windham's updated Comprehensive Plan is the culmination of nearly two years of study and public input. The Comprehensive Plan was prepared by a volunteer-based advisory committee appointed by the Town Board in April of 2020, with the help and support of engineering and planning consultants familiar with the Town's character, policies and patterns of development.

The committee began the process with development of six broad topic areas (housing, economic development, transportation/utilities, community facilities and land use planning). For each topic area, empirical data and information gleaned from other planning reports and studies were used to identify key issues and opportunities. Based on this analysis and information gleaned from a public survey and workshops, a draft Comprehensive Plan was completed in August of 2021. A public hearing was held on September 23, 2021 to gather input from members of the community, and the draft plan was submitted to the Greene County Department of Planning & Economic Development for preliminary review and comment.

Having assembled and carefully considered the verbal and written comments received during the review process, the Town Board directed that the draft Comprehensive Plan be revised into a final Comprehensive Plan that addressed all appropriate comments. The Town Board received the final Comprehensive Plan on January 13, 2022 including Part 1 of the Full Environmental Assessment Form (FEAF) required by the New York State Environmental Quality Review Act (SEQR).

The Comprehensive Plan contains goals and policies to guide future development in the Town of Windham, and which are intended to improve the physical and community environment over the next 10 to 20 years. Once adopted, any future actions subject to SEQR review will be required to evaluate whether and how the proposed action is consistent with the Comprehensive Plan.

Evaluation of Potential Impacts

The Town Board, as Lead Agency under SEQRA, has carefully reviewed the Comprehensive Plan, along with Part 1 of the Full EAF. Because one of the primary objectives of the Comprehensive Plan is to adopt laws, policies and practices that are more protective of the environment and natural resources, the Town Board responded "No or small impact may occur" for each of the environmental impact evaluation questions listed in Part 2 of the EAF.

The following is a brief explanation supporting this conclusion:

- Adoption of the Comprehensive Plan will not cause any physical disturbance to land that would negatively impact any geologic features, water resources, or air quality.
- The Town currently does not currently have a Zoning Law in place to regulate the use, location and intensity of future development. One of the major recommendations in the Comprehensive Plan is for the Town Board to implement stronger land use controls (including zoning) to assist with planning for future growth in a more proactive manner.

- The Comprehensive Plan recognizes protection of aesthetic resources as an important issue and recommends that the Town Board enact land use controls regulating development on steep slopes and ridgelines to protect key viewsheds.
- One of the major objectives stated in the Comprehensive Plan is to concentrate future growth and development in the designated hamlet areas and locations with access to centralized water and/or sewer infrastructure.
- Some of the stated policy objectives in the Comprehensive Plan include improving the Town's resiliency and reducing potential damage caused by floods and other natural disasters, as well as fostering a sense of stewardship along streams and watercourses, and supporting efforts to maintain and improve fisheries resources.
- The Comprehensive Plan encourages the reuse and revitalization of historic properties, and recommends that any new development in Windham's historic hamlets should be in keeping with the historic character and complement local architecture.
- One of the key recommendations in the Comprehensive Plan is to position Windham as a "hub" for outdoor recreation, and encourage the expansion and inter-connection of existing trail systems and the development of new recreational trails.

Statement of Findings

Based on the foregoing, and on the Comprehensive Plan which is incorporated herein by reference in its entirety, the Town Board finds, as Lead Agency under SEQR, that the adoption of the Comprehensive Plan will have no significant adverse environmental impacts. Therefore, an Environmental Impact Statement is not required for the proposed action, and the Town Board hereby issues a negative declaration.