

# TOWN OF WINDHAM, NY

## ZONING FACT SHEET



### What is Zoning?

Zoning is a tool that is commonly used by communities to regulate the built environment. It is a local law that establishes different districts or “zones” with specific regulations that govern the type and intensity of future development within each zone. While Windham does not currently have a zoning law, over the years the Town has adopted several other land use laws designed to regulate the built environment, which are still in effect. If zoning is adopted, some of those existing laws such as the Site Plan Law, Setback Law, and Sign Regulations will no longer be necessary because they will be incorporated into the new Zoning Law.

### Why think about Zoning now?

Windham’s recently updated Comprehensive Plan (a document that provides direction in making land use, development, and other long-range planning decisions) recommended the formation of an independent **Zoning Commission** to begin drafting a Zoning Law. In early 2023, Windham was awarded a NYS Smart Growth Zoning Grant to support this effort, and a Zoning Commission was formed shortly thereafter in May of 2023. Since then, the Commission has been meeting monthly to gather information, study existing land use patterns, and map out possible zoning districts.

### Who is on the Zoning Commission?

The Zoning Commission consists of eleven (11) community members, many of whom served on the Comprehensive Plan Steering Committee. It includes Planning Board members, real estate professionals, environmental advocates, local business owners and long-time residents. The Zoning Commission meets monthly on the fourth Thursday of every month, and the meetings are open to the public.

### Will the public be involved?

Yes! A **Public Information Session** will be held on **Thursday, November 30th** at 6:30PM at the new Senior Center at 495 County Route 12 in Windham. The session will include a Q&A, and is intended to obtain feedback from the public on a preliminary zoning map, schedule of uses and draft bulk table. NYS Law also requires that at one or more public hearings be held prior to adoption.

### How Long is this going to take?

Zoning regulations can be rather complicated, and require extensive research, careful consideration of existing land use patterns, and considerable public outreach. The Zoning Commission’s target date to refer a preliminary draft of the Zoning Law for the Town Board’s review and consideration is July of 2024, but that may change.

### What happens to proposals for new development in the meantime?

Any plans for new development or expansion of existing uses will continue to be reviewed by the Planning Board under the land use regulations that are currently in place, including the Town’s subdivision regulations, site plan law, and setback law. Nothing will change until a Zoning Law is formally adopted by the Town Board. Once adopted, any uses, lots or buildings that don’t conform to the new regulations will be “grandfathered” and allowed to continue. The Zoning regulations will only impact new development going forward after the date of adoption.

**For more information, visit [wearewindham2040.com](http://wearewindham2040.com) and look for the “Zoning Info” icon**