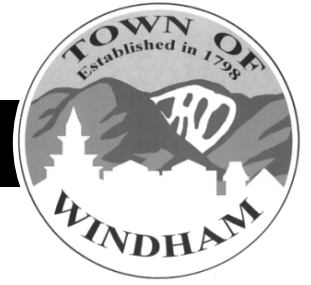


# TOWN OF WINDHAM, NY



## 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 [2022 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 the Zoning Commission spent nearly three years gathering information, studying existing land use patterns, and mapping out possible zoning districts. A Final Report and Draft Zoning Law was submitted to the Town Board in December of 2025. As the local legislative body, the Town Board is responsible for making amendments and deciding whether to adopt the proposed Zoning Law.

### Will the public be involved?

Yes! Town Law §266 requires that the Zoning Commission hold at least one public hearing on the draft Zoning Law, which was held on August 19, 2025. The Town Board must hold their own public hearing on the final draft to hear comments from the public prior to adoption. That public hearing will be held on **Thursday, April 30, 2026** at 6:00PM at the Windham Town Hall in Hensonville.

### What happens then?

After hearing comments from the public and referring the local law to the Greene County Planning Board, the Town Board will decide if any additional changes should be made to the Zoning Law prior to adoption. After it is adopted, the Zoning Law will go into effect immediately and any future development would be subject to these new regulations.

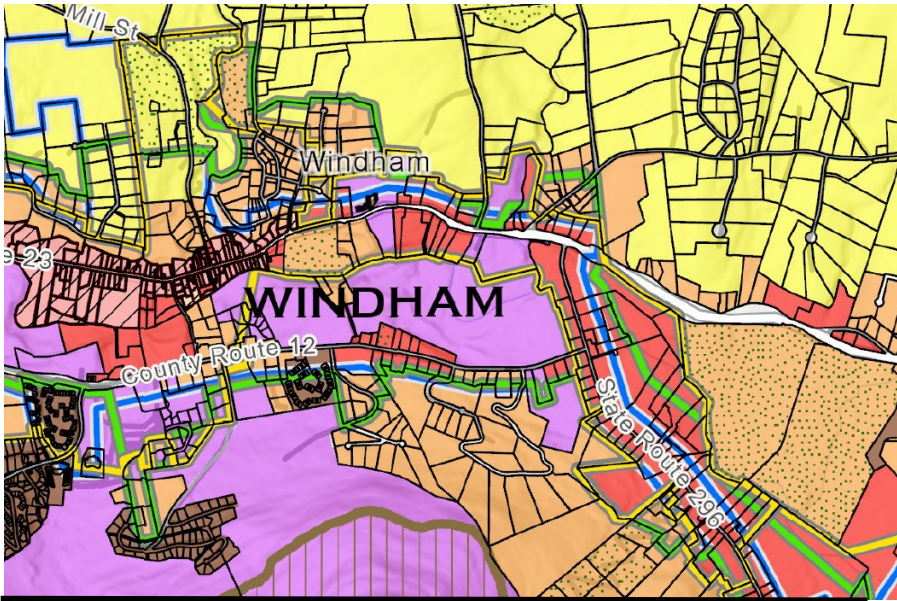
### What if my property or my building doesn’t conform with the Zoning Law?

The Zoning Law establishes different districts or “zones” with specific regulations that govern the type and intensity of future development that can take place within each district. For uses or buildings in existence prior to adoption of the regulations, there are provisions in the Zoning Law designed to address these “pre-existing non-conformities” and in most cases they will be “grandfathered” and permitted to continue. For example, pre-existing lots that don’t meet the minimum lot size regulation can still be built upon (provided the appropriate setback requirements are met) but they can’t be subdivided or made any smaller. In addition, after adopting a Zoning Law the Town Board must create a “Zoning Board of Appeals” to hear applications from individuals seeking relief from the regulations (i.e. variances).

### How do I find out what Zoning District my property is in?

An on-line version of the draft Zoning Map can be viewed at <https://wearewindham2040.wordpress.com/zoning-info/>. The site enables you to zoom in and turn different layers of information (like water and sewer districts) on or off. Comments can also be submitted via a feedback form at the same web site.

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



# TOWN OF WINDHAM FINAL ZONING LAW

For the first time in its history, the Town of Windham is contemplating adopting **ZONING REGULATIONS** to guide future growth and development. 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.

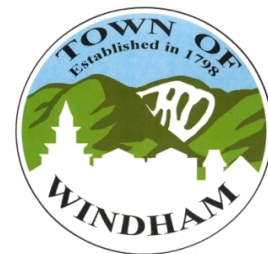
At this public hearing, residents and other interested parties will have an opportunity to comment on the Final Draft of the proposed zoning regulations before the Town Board decides to adopt them.

This is the culmination of over three years of careful analysis and considerable research that will guide future development in Windham. If you can't make it to the hearing in person, written comments may be sent to the Town Clerk at the address at right no later than 4PM on the date of the hearing.

# PUBLIC HEARING

**THURSDAY  
April 30th  
2026  
6:00PM**

**WINDHAM  
TOWN HALL  
371 NY ROUTE 296  
Hensonville, NY 12439**



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371 NY-296  
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**For more information, visit [wearewindham2040.com](http://wearewindham2040.com) and look for the “Zoning Info” icon**