PLANNING BOARD
TOWN OF WOODSTOCK

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Colony of the Arts

MEETING MINUTES
JULY 2, 2026
REGULAR MEETING (IN PERSON ONLY)
Held at the Comeau Town Offices
45 Comeau Drive, Woodstock

6:00 PM Time: 6:00 PM
CALL TO ORDER, determination of quorum
Members Present: Peter Cross
Eugenie Tartell
Joseph Vescio
Melissa Lauprete

Absent: Judith Kerman
James Conrad
Jennifer Drue

Updates to AGENDA:

MINUTES: June 18

Chairman Peter Cross asked to approve the minutes above. Member Melissa Lauprete states she has a correction she'd like made.
Ms. Gray states email me, and we'll have these back up for the next meeting.
Minutes on hold and will be approved at next meeting.

NEW BUSINESS:
SCHEDULED BUSINESS:
PUBLIC HEARING:
6:05 PM **TINKER INN LLC SUP# 26-0706**: **Public Hearing** for a Special Use Permit application for hotel use with conversion of a multi-use building to a (7) room hotel in the HC Zoning District located at 12 Tinker Street in Woodstock SBL 27.54-3-15 Rep: Jess Walker, Walker Architecture

Present: Jess Walker

Chairman Cross open the public hearing by motion. Member Joseph Vescio seconded his motion and all members agreed in Ayes.
Chairman Cross reads the above summary and asks Mr. Jess Walker to tell the Board why he is here.

Mr. Walker states this is here for a special use permit for the change of use from the three (3) bed and breakfast with retail space to a seven (7) room hotel, using all three (3) floors in the building. There will be a room in the basement. They are gutting, (a rehab) the inside with new rooms. They will clean the exterior a bit. Nothing is happening to the exterior for now. That will be a separate application to the Commission for Civic Design when they plan on doing the exterior renovations. The only exterior items being done right now is creating a front lobby moving a side entrance for that, removing the fire escape, creating a handicapped ramp out front to make this handicap / ADA compliant & accessible and meeting the code requirements.
Chairman Cross asks about the handicapped accessibility.
Mr. Walker states yes. Ms. Gray states the requirement is five percent. Mr. Walker states they are having the room on the first floor with the lobby.
Chairman Cross asks if there is any one in the public who is here to speak.
No one responds.
There are a few people from the church next door here but they want to hear what is said before they speak.
Chairman Cross asks if the Board members have any questions.
Member Eugenie Tartell states she has looked at the property yesterday. Within the code section 260-63 (M) She continues to talk about parking requirements. Member Melissa Lauprete joins in the conversation with Mr. Walker and the Board regarding parking requirements.
Member Lauprete is asking for calculations and states they weren't provided within the documents provided and wants to see that, to take the code and be able to compare the dimensions.
Mr. Walker explains the code requirement and states this application is over the requirement with allotted parking spaces.
The formula for hotels of required parking spaces is one per room and employees. Different ventures have different required parking spaces and are all listed within the code. They own the drive aisle and half the parking lot, including another building on site. They aren't sure what they are going to do with that currently.
Chairman Cross states the Building Inspector determines this, prior to the application coming to us. He presents us with his findings. He determines whether it is legal or not.
Member Lauprete states further we don't have that information.
They further discuss the parking spaces and locations.
Members Tartell and Lauprete continue to discuss the town code and parking requirements.
Chairman Cross states that is the ZEO's job.
Ms. Gray states this building is also pre existing.
Member Lauprete states she is used to having plans with more information on them and she does not see this within these plans. We don't have that.
Chairman Cross states that is not our purview. There is sufficient parking, extra actually. We went over lighting and the special use permit use. Legal and conformity to the code is done by the Zoning Enforcement Officer.
Member Lauprete responds to Chairman Cross asking about data being available within plans. She states she is aware of what he is saying. She understands all of this. She wants the data to use it as part of the review.
Chairman Cross states the Building Department is the law. We take their word for it. It is his job.
Ms. Melissa Gray states we think of the Zoning Enforcement Officer as the gatekeeper of the town. The code is his bible.
Member Lauprete states she understands all that and is not asking this. She continues to ask for data.
Chairman Cross states this is change of use. That is all that is before us.

Mr. Walker states this is all in the verbiage in the summary and that is what is used. It could be dangerous to change that.
Member Lauprete states she is not questioning the legality; she wants to see the data used when passed on to the Board.
Ms. Gray states the entire Board received all the information for this application necessary.
Mr. Ken Cayea introduces himself from the Church. He states their relationship with the owner, Mr. Paul Covello, has been good. They have used their property for access to paint. He would like the town to understand and it be on record that the church is an active community space. He is concerned with the parking potential issues in the future. He is looking for consideration from the Board in this respect. There are numerous Twelve Step Programs that use that parking lot daily. There are Meals on Wheels programs, along with AA and three others. While considerations are being made here, there is a lot of parking being used in that lot already. The tenants have a right to use that, he understands this. This Church is 250 years old. There hasn't been anything bad or nefarious here with this. He is just concerned about a jammed parking lot.
The Board and Mr. Walker states there is no legal standing. It is a shared parking lot. Twelve Tinker has more than required parking spaces for this use. They are aware of the parking issues within town. While the Board can appreciate the presence of the church and concerns, the applicant has met his burden. Actually over provided.
Ms. Montine Jordan introduces herself and states she has had lovely conversations with Mr. Covello. He has been very gracious. He made a good point that people may not be needing the parking spaces. They are in ideal location from the bus stop.
In that respect, there may be only two or three cars using the lot at a time. They are sharing a parking lot. She reiterates Mr. Covello being a gentlemen and having very good open conversations with him. Their concern is there may be a moment in the future when there may be an issue. They may need the help of the town to enforce. She talks about future plans of possibly creating more Church parking and thanks Ms. Gray for helping her with some information for that.
Chairman Cross states on our end, we are aware of the parking spaces in town. Yes, they are allotted for the who and where's of spaces. The Church does end up at risk.
Mr. Walker states the applicant is over in their requirement for parking with spaces.
Chairman Cross states parking in town is an issue everywhere.
The Board and Ms. Jordan discuss potential upgrades and sharing the responsibility of the lot with potential conversations in making the lot more user friendly with lines and signage. It is a chaotic lot with a lot og pot holes, garbage, unmarked signs.
Ms. Jordan adds there are also wetlands there and underground town water / sewer.
Member Tartell states we all know that these people who are renting rooms at six hundred dollars a night are not taking the bus here from the city.
Chairman Cross states let's bring this back to Earth here. There are the required parking spaces for this plan and there is.
Ms. Jordan states she and Mr. Covello discussed this afternoon cleaning up this lot. It could use parking lines and that would make better service, also. She states there are all indications that Mr. Covello will be a good neighbor.
Chairman Cross states that's good.
Ms. Jordan introduces their pastor, who is sitting next to her and just got here late, Ms. Kathryn Rivera Torrea.
Chairman Cross states he wants to just respond that we are aware parking in town is an issue.
He would like to close the public hearing.
Member Lauprete interjects and asks about a separate lot. She and Mr. Walker go back and forth.

Chairman Cross makes a motion to close the public hearing.
Member Tartell seconds the motion.
All members state Aye.
Ms. Gray recommends making the motion for the draft resolution now. Chairman Cross agrees.
Chairman Cross makes a motion to approve the draft resolution as written.
Member Tartell seconds the motion.
All members present vote Aye in approval.
Ms. Gray tells Mr. Walker he will have the resolution in his email on Monday first thing.
He thanks her and the Board.

SKETCH PLAN REVIEWS:

6:15 PM **JOHN HUBER & LUCY DROTNING TRUST SUP# 26-0460A: Sketch Plan Review** of a Special Use Permit application to construct a carport in the Scenic Overlay and R5 Zoning Districts located at 116 Valley View Way in Lake Hill SBL: 15.3-5-13.321

Present: John Huber

Chairman Cross reads the above summary and he asks Mr. John Huber to show him on the prior approved plans where the carport is going.
He shows the Board on the prior approved plans.
Mr. Huber states you can't see it from anywhere.
Chairman Cross asks what materials are being used.
Mr. Huber states the siding will be steel with asphalt shingles. It will be dark gray and all the appropriate colors for the scenic overlay.
Member Joseph Vescio asks if it will be open on all four sides.
Mr. Huber states yes.
In regards to lighting, there will only be path lights, nothing on the structure.
Ms. Gray gives the Board the current plans. There are no trees coming down. They are already parking there in the space.
Chairman Cross asks if the Board members have any questions.
No one does and he suggests the Board waives further review.
Member Lauprete seconds the motion to waive further review.
All members state Aye in agreement.
Mr. Huber addresses the Board and asks if he can comment about parking in town.
He was on a committee and parking is much more abundant in Woodstock, we need to improve traffic.
It was tough for the Pride Festival. The Board acknowledges his statement.
Ms. Gray states the resolution will be approved at the next meeting on July 30.

6:25 PM **WOODSTOCK PROPERTY INC and CENTRAL HUDSON GAS & ELECTRIC CORPORATION PB# 26-1240: Sketch Plan Review** of a Minor Subdivision application for a Lot Line Revision of (2) parcels resulting in new lots of 50.20 and 1.44 acres by transferring 1.18 acres in the R3 & R5 Zoning Districts located at 114 Mill Hill Road and 24 Birch Lane in Woodstock SBL# 27.14-5-1 and 27.14-5-7 Rep: Ron Pordy, Esq. and Anthony Morando, Esq.

Present: Ron Pordy, Esq & Anthony Morando, Esq.

Chairman Cross read the above case summary.

Mr. Ron Pordy introduces himself as the applicants' attorney for the golf course and Mr. Anthony Morando is here representing Central Hudson.
Mr. Jeff Delisio is here, as well. He is the principal of the Woodstock Property Inc, the golf course. We are here to revise the lot lines on the other side of Birch Lane. This is not part of the golf course. This is for just over one acre of land. He shows the land and talks about the utility easement that exists there with Central Hudson. All the lines are under this property. This will transfer title and property to Central Hudson.
Member Tartell asks what the location is.
She then asks what this lets the buyer do.
Mr. Pordy states whatever the zoning lets them. All property owners are subject to follow the zoning. Central Hudson already has the continuous parcel and this will add to that lot. They will go through the Building Department and come back to the Planning Board with a site plan review when that time comes.
Member Lauprete asks if this affects any easements.
Mr. Pordy states the easements will be extinguished.
The Board discusses whether or not to hold a public hearing. While it being a lot line revision, there are lots of neighbors in vicinity to these parcels. They decide to hold a public hearing.
Ms. Gray and Mr. Pordy discuss the potential date being August 6 for this. She will confirm that via email next week.
He thanks the Board.

6:35 PM CANCELLED ~~**HOMESICK BLUES LLC SPR# 26-0392 & SUP# 26-0705: MEETING #2 Discussion of Planning Review #1** of Site Plan Review and Special Use Permit applications to redevelop existing properties in the HC & HR Zoning Districts located at 5 Library Lane, Library Lane, 100 Tinker Street, and 106 Tinker Street in Woodstock SBL: 27.54-2-8, 27.54-2-9, 27.54-2-10.100, 27.54-2-11 Rep: Ronald Pordy, Esq.~~

UNFINISHED BUSINESS:
+ Approve draft resolutions for WWP# 26-064 Dilling & Saletan

Make motion to approve draft resolutions: Peter Cross 2nd: Eugenie Tartell Aye: All

Ms. Gray tells the Board members the next meeting is July 30 workshop.

The Board discusses SEQRA with subdivisions and site plan reviews.
Member Tartell asks about the content of the upcoming workshop.
Ms. Gray states invasive species.

ADJOURNMENT Time: 6:34 PM
Make motion to end meeting: Peter Cross 2nd: Eugenie Tartell Aye: All

APPROVED RESOLUTIONS:

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
SPECIAL USE PERMIT APPROVAL WITH CONDITIONS

TINKER INN LLC c/o Paul Covello
SUP# 26-0706

At a regularly scheduled meeting of the Town of Woodstock Planning Board on July 2:

Present: Peter Cross, Eugenie Tartell, Joseph Vescio, and Melissa Lauprete

Absent: Judith Kerman, James Conrad, and Jennifer Drue

A motion was made by: Peter Cross and Seconded by: Eugenie Tartell

The Vote was:

Peter Cross	Aye
Eugenie Tartell	Aye
Joseph Vescio	Aye
Melissa Lauprete	Aye

WHEREAS, the Planning Board of the Town of Woodstock, located in Ulster County, New York, is considering an application (the proposed action) from Tinker Inn, LLC c/o Paul Covello (the applicant) for Special Use Permit (SUP) approval in the HC Zoning District located at 12 Tinker Street in Woodstock; and

WHEREAS, the proposed action is to convert a multi-use building to a seven (7) room hotel; and

WHEREAS, the parcel (owned by applicant) is designated on the Tax Map of the Town of Woodstock as Map Section 27.54 Block 3, Lot 15; and

WHEREAS, the following plans and materials were reviewed by the Planning Board:
1) *Application for Special Use Permit* including the *Short Environmental Assessment Form* (EAF) dated May 5, 2026, and received May 20, 2026, and R*eferral* from the Zoning Enforcement Officer *(ZEO)* dated and received May 20, 2026;
2) *Site Plan for 12 Tinker Street – Tinker Inn LLC* including *Tax Map showing parcel, Site plan and Current Photos, First Floor Plans, Second Floor Plans, Third Floor Plans, and Cellar Plans* prepared by Walker Architecture received May 20, 2026;

WHEREAS, in accordance with SEQR 6 NYCRR Part 617.5(c)(2), and by reference to TWEQR, the

proposed action is considered a Type II Action for which further SEQR review and determination of significance are unnecessary; and

WHEREAS, the proposed action does not require referral to the Town of Woodstock Zoning Board of Appeals (ZBA) for variances from the area and bulk requirements of the Town of Woodstock Zoning Law; and

WHEREAS, pursuant to General Municipal Law Sections 239(l)(m)(n) and the referral exemption criteria as agreed to in the Memorandum of Agreement signed January 2009 (updated December 2018) with the

Town of Woodstock Planning Board, referral to the Ulster County Planning Board (UCPB) was deemed not necessary; and

WHEREAS, in accordance with Woodstock Town Code Section 65, *Environmental Quality Review*, the submitted SEQR/TWEQR Environmental Assessment Form (EAF) was offered to the Woodstock Environmental Commission (WEC) for their review and comments. The WEC offered no response with respect to the proposed action; and

WHEREAS, on June 18, 2026, the Planning Board (PB) held a sketch plan review with the applicant's representative, at which time the PB reviewed the application and their knowledge of the building being converted from multi-use to a seven room hotel. They discussed the sufficient parking allotted and sufficient from the existing prior use of the building. The prior multi-use is similar to what is being proposed. It was a mixed use of retail and bed and breakfast converting to a seven room hotel. Applicant plans on reparations inside before doing any exterior work besides removal of a side door and replacing that with a handicapped accessible ramp. The hotel is required to have five percent handicapped accessible and is creating the first floor room to be that space. They discussed lighting, signage and maintaining the character of the building to match it's nineteenth century charm. A Public Hearing was scheduled and held on July 2, 2026; and

WHEREAS, after proper notification, the Planning Board opened a Public Hearing on July 2, 2026, to obtain commentary from the public and interested and/or involved agencies regarding the proposed Special Use Permit. They deemed the application substantially complete and approved this resolution; and

WHEREAS, the Planning Board has reviewed the application and relevant materials and documentation submitted, and has also taken into account its knowledge of the site and the surrounding neighborhood; and

NOW, THEREFORE, BE IT RESOLVED, That in accordance with SEQR Part 617.5(c)7, proposal is considered a Type II Action not having a significant impact on the environment and is therefore not subject to additional environmental quality review; Be it Further

RESOLVED, That pursuant to Section 260-30 of the Zoning Law, *Parking and Loading Standards*, parking spaces are sufficient as is for this site; Be it Further

RESOLVED, That the Planning Board hereby **grants approval** of the Tinker Inn LLC application for Special Use Permit (SUP) #26-0706, **subject to the following conditions**:

1. Submit three (3) complete sets of final site plan with signed applicant's compliance statement embedded into plans; and

2. Submit *Final Development Fee* in the amount of $ 200.00 in accordance with the Town of Woodstock Development Fee Schedule Section 1.23; Be it Further

RESOLVED, That all abovementioned conditions shall be met prior to the endorsement of the final

Special Use Permit by a Planning Board Member; Be it Further

RESOLVED, That this Special Use Permit and plans shall expire if the approved activity is not commenced or diligently pursued within twelve (12) months of the date of this Resolution; Be it Further

RESOLVED, That any alteration or deviation from the *final signed* plans shall require the prior review and approval by the Planning Board, and shall comply with the requirements of Section 260-66 of the Zoning Law; Be it Further

RESOLVED, That this Resolution shall be deemed to authorize only one particular use as defined herein and as delineated on the *filed final* plans; Be it Finally

RESOLVED, That failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may cause the revocation of said approval, or the revocation by the Building Inspector of any issued Building Permit and/or Certificate of Occupancy or Compliance pertaining thereto.

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
WETLANDS & WATERCOURSE PERMIT APPROVAL
JYNNE DILLING & LOUIS SALETAN
WWP #26-064

At a regular meeting of the Town of Woodstock Planning Board on July 2, 2026:

Present: Peter Cross, Eugenie Tartell, Joseph Vescio, and Melissa Lauprete

Absent: Judith Kerman, James Conrad, and Jennifer Drue

A Motion was made by: Peter Cross and Seconded by: Eugenie Tartell

The Vote was:	Peter Cross	Aye
	Eugenie Tartell	Aye
	Joseph Vescio	Aye
	Melissa Lauprete	Aye

WHEREAS, the Planning Board of the Town of Woodstock, located in Ulster County, New York, is considering an application for Wetlands & Watercourse Permit approval (the proposed action) from Jynne Dilling and Louis Saletan (the Applicants); and

WHEREAS, the proposed action involves an activity in a regulated area to construct a set of stairs to the Sawkill Stream in the R5 Zoning Districts on Keefe Hollow Road in Shady; and

WHEREAS, the parcel is designated on the Tax Map of the Town of Woodstock as Section 15.4, Block 3, Lot 29; and

WHEREAS, the materials submitted and considered in support of the proposed action includes:

1. *Referral* from Building Department dated and received on March 16, 2026;
2. *Wetlands/Watercourse Permit Application* received March 16, 2026, including S*EQR/TWEQR Short Environmental Assessment Form* (EAF) signed by Joseph Knight of Tahawus Trails dated and received April 3, 2026;
3. Site Plan titled *Trail Design Report Revision; Project: Keefe Hollow, Woodstock, NY; Prepared by: Joseph Knight of Tahawus Trails including: Project Overview / Map, Site Photes, Timber Steps Concept Drawing, and Site Maps* dated Jauary 27, 2026 received March 16, 2026;
4. NYDEC Permit ID 3-5158-00283/00001 Under the Environmental Conservation Law for Stream Disturbance Dated May 29, 2026 and Expiring December 31, 2029; received June 4, 2026
5. Email between Physical Scientist of Army Corps of Engineers and Joseph Knight regarding unnecessary review dated April 28, 2026 and received June 4, 2026; and

WHEREAS, in accordance with SEQRA NYCRR Part 617, and by reference to TWEQR, the Planning Board finds that the proposal is a Type II Action which does not require SEQR review and a determination of significance; and

WHEREAS, under Section 239 (l) and (m) of the General Municipal Law, and under the Memorandum of Agreement with the Town of Woodstock, dated January 2009, Ulster County Planning Board (UCPB) review and recommendations are not required for a Wetlands and Watercourse Permit; and

WHEREAS, in accordance with Town Code Chapter 65, *Environmental Quality Review*, the application and Short Environmental Assessment Form (SEAF) were offered to the Town of Woodstock Environmental Commission (WEC) for their review. No comments from WEC were received with respect to the proposed action; and

WHEREAS, on April 16, 2026, the Planning Board held a sketch review, discussed the application, the uniqueness of this application within the town, and it needing DEC Jurisdictional Determination. The Board doesn't think Amry Corps of Engineers is an interested agency but the representative will look further into that. The representative, Mr. Joseph Knight of Tahawus Trails returns to the Planning Board at a meeting on June 18, 2026 with the appropriate NYC DEP Permit and clearance from the Army Corp of Engineers. The Board agreed the applicant received all necessary documentation to proceed with permitting and unanimously decided to waive further review, pending a draft resolution at its next meeting on July 2, 2026. At the meeting on July 2,2026, the Planning Board approved this resolution; and

WHEREAS, The Applicant has:

1. demonstrated that potential watercourse and/or wetland buffer impacts and losses cannot be entirely avoided;
2. demonstrated that any unavoidable impacts and losses to watercourse and/or wetland functions or benefits can and will be minimized to the greatest extent practicable;
3. demonstrated that the permitted action will mitigate any remaining adverse impacts and losses to watercourses and/or wetlands and the functions and benefits of such resources; and

WHEREAS, the Planning Board has fully reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood; and

WHEREAS, the Town of Woodstock Zoning Law Section 260-34, *Wetlands & Watercourse Protection Standards*, and Section 260-35, *Standards for development within the Flood Fringe Overlay District* were considered in the Planning Board's review of this application;

NOW THEREFORE BE IT RESOLVED, That the Planning Board (PB) has determined that they have complied with the procedural requirements of Part 617 of the State Environmental Quality Review Act (SEQRA), and that the proposed activity is Type II Action which does not require SEQR review and a determination of significance; Be it Further

RESOLVED, That pursuant to Town Zoning Law Article V, *Supplemental Regulations*, Section 260-34, *Wetlands and Watercourse Protection Standards*, the Planning Board (PB) finds the Applicant has met the requirements for development within a watercourse and/or a wetland or their buffers. The PB has reviewed the necessary site development plans and visual information, and considered findings criteria and adverse impacts as described in Zoning Law Section 260-34K(4)(a-i), *Planning Board Decision*.

Accordingly, the PB hereby makes the following findings for this proposed action:

(A) The impact of the proposed regulated activity upon wetland, watercourse and wetland/watercourse buffer functions, including:

[1] Infilling of a wetland and watercourse, or other modification of topographic contours. *Findings: There will be no infilling of a wetland or watercourse.*

[2] Disturbance or destruction of flora and fauna, including disturbance of significant habitats and/or impacts on rare and endangered species. *Findings: Minimal disturbance is anticipated as a result of proposed action.*

[3] Influx of sediments or other materials causing increasing water turbidity and/or substrate aggradation. *Findings: No influx of sediments or other materials.*

[4] Removal or disturbance of wetland, watercourse and wetland/watercourse buffer area soils. *Findings: Minimal disturbance of said soils as a result of proposed action.*

[5] Destabilization of a stream channel or stream bank. *Findings: There will be minimal disturbance to stream channel or bank as a result of proposed action.*

[6] Reductions and/or increases in wetland and watercourse water supply.
Findings: There will be no alteration of said water supplies as a result of proposed action.

[7] Interference with the circulation of water within or through a wetland or watercourse. *Findings: No interference is anticipated as a result of proposed action.*

[8] Damaging thermal changes and/or nutrient levels changes in the water supply within or through a wetland or watercourse. *Findings: No changes are anticipated as a result of proposed action.*

[9] Any other considerations that the Planning Board deems pertinent. *Findings: Minimal disturbance and nest practices are being followed to create the least amount of disturbance to the stream and bank.*

(B) Any existing wetland, watercourse or wetland/watercourse buffer area impacts. *Findings: Planning will be least intrusive and minimal disturbance.*

(C) Impact of the proposed regulated activity and reasonably anticipated similar activities upon flood flows, flood storage, upstream and downstream channel and bank stability, storm barriers, and water quality. *Findings: No impact is anticipated as a result of proposed action.*

(D) Safety of the proposed activity from flooding, erosion, hurricane winds, soil limitations, and other hazards, and possible losses to the applicant and subsequent purchasers of the land. *Findings: All precautions are being taken by applicant to ensure safety.*

(E) Compliance with federal, state, county, and local land use regulations. *Findings: Proposed action will comply with said regulations. Permit from NYSDEC has been issued for project.*

(F) Availability of a practicable alternative for the proposed regulated activity. *Findings: No possible alternative.*

(G) Whether the impacts are necessary or unavoidable based on the criteria listed in §260-34K(4) of this chapter. *Findings: No impacts to be necessary or unavoidable.*

(H) The impact of the proposed regulated activity upon neighboring land uses (where Town records are available). *Findings: No impact.*

(I) The overall impact of the proposed regulated activity upon public health and safety. *Findings: There are no impacts anticipated as a result of proposed action. This is being done extremely environmentally conscious and by experts in this field.*

In summary, the Planning Board hereby determines that potential impacts, if any, would be minimal and unavoidable provided that the Applicant adheres to the approved plan; Be it Further

RESOLVED, That the application for Wetlands and Watercourse Permit (WWP) #26-064 from Jynne Dilling Louis Saletan is hereby **approved subject to the following conditions**:

1) Submit three (3) copies of full Site Plan and including the compliance statement signed by the property owners, for endorsement by the Planning Board;

2) Final Development Fee in the amount of $350 shall be paid in accordance with Section 3.3 of the Town of Woodstock Development Fee Schedule; and

3) Notice shall be given to the Town of Woodstock Wetlands & Watercourse Inspector and Building Department when work is to start; Be it Further

RESOLVED, That once all conditions and requirements of the aforementioned approval have been determined as complete, a Wetlands & Watercourse Permit shall be issued by the Planning Board; Be it Further

RESOLVED, That **conditional approval shall expire one hundred eighty (180) days after the date of this Resolution** if the above-mentioned conditions have not been certified as complete within that time period; Be it Further

RESOLVED, That the Planning Board may extend the time in which the conditionally approved plans may be submitted for signature, if in its opinion such extension is warranted by the particular circumstances thereof, not to exceed two (2) additional periods of ninety (90) days each; Be it Further

RESOLVED, That the **Wetlands and Watercourse Permit and plans shall expire** if the approved activity is not commenced and diligently pursued **within twelve (12) months** of the date of this Resolution. Upon written request by the original permit holder or his/her legal agent, the Planning Board may extend the expiration date of the permit for a time not to exceed that necessary to ensure the work required by the permit is completed, if in its opinion such extension is warranted. ***Requests for extensions shall be submitted prior to the expiration date of the permit***; Be it Further

RESOLVED, That any alteration or deviation from the *signed final* plans shall require the prior review and approval by the Planning Board, and shall comply with the requirements of Town Zoning Law Article V, Section 260-34, *Wetlands & Watercourse Protection Standards* and Section 260-35*, Standards for Development within the Flood-Fringe Overlay District*; Be it Further

RESOLVED, That this Resolution shall be deemed to authorize only one particular use as defined herein and as delineated on the *signed* and *filed* Plans; Be it Finally

RESOLVED, That failure to comply with any of the conditions set forth herein shall be deemed a violation of the approval, which may cause the revocation of said approval, or the revocation by the Building Inspector, of any issued Building Permit or Compliance pertaining thereto.