PLANNING BOARD
TOWN OF WOODSTOCK

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Colony of the Arts

FINAL AGENDA MEETING MINUTES
MARCH 19, 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
Judith Kerman
Jennifer Drue
Eugenie Tartell
Joseph Vescio

Members Absent: James Conrad
John LaValle, resigned March 6

Updates to AGENDA:
Chairman Peter Cross asks Ms. Melissa Gray if there are any updates. She states that Supervisor Anula Courtis is here to address the Board and we should let her talk before we begin. He agrees and we ask her to come to the table.

Chairman Cross states Supervisor Courtis is here regarding the Lasher property. As we know and have given our opinion of the zoning line change, that is in process with the Town Board. He states this is going to go a little differently because this is a Type 1 for the zoning change, it requires a resolution to go to the state from the Town Board. We will move forward with the incoming site plan review applications and continue our review and serve as lead agency. This is being done amicably and with collaboration with the Town Board.
Supervisor Courtis thanks Chairman Cross. She states she wants to reassure the Board that the lead agency request was sent out as directed by legal for the process of SEQRA. This is not combative at all in any way, it is the right move to move forward. The Town Board declared lead agency because during review last year, there were some missed steps. She is rectifying that all now and is why they sent the lead agency circulation. With legal counsel, it was agreed that the TB would send the request and the Planning Board would contest and take the lead. She tells the Board they are experienced with this. It will be a coordinated review with the Planning Board as lead and the Town Board as an involved agency.
Vicechair Judy Kerman shares the screen and they talk about the area and the goal for it to be Hamlet Commercial and not Residential.
There is a precedent here because Rotron had a similar issue that rectified.
Chairman Courtis states she has confidence in the Planning Board. Chairman Cross thanks her.
The Board members thank her.

Chairman Cross states while she is here, he wants to thank her personally, for moving forward with the scenic overlay drone photos that the Planning Board has been asking to do for years and years. Supervisor Courtis has been supportive and we are making it happen. Thank you, Supervisor Courtis! The Board thanks her again and she thanks them.

MINUTES: March 5
Make motion to approve minutes: Peter Cross 2nd: Judith Kerman Aye: All

NEW BUSINESS:
SCHEDULED BUSINESS:
SKETCH PLAN REVIEWS:

6:05 PM **62 RICKS RD LLC SPR# 26-0311B: Sketch Plan Review** of a Site Plan Review application to modify existing site plan to include permanent outdoor sculptures and garbage shed in the R3 Zoning District located at 62 Ricks Road in Woodstock SBL 27.9-4-46

Present: Linda & Bill Dubilier

Notes: Chairman Cross reads the above summary and reminds the Board that we approved this as a temporary sculpture exhibit working with Byrdcliffe a while back. He asks Ms. Linda Dublilier to tell the Board what she would like to do.
Ms. Dubilier states she would like to keep it as a place for the community. She has purchased a few herself and wants them to be there. Other sculptures are staying there with the artists' cooperation. She is not selling them. If someone is interested, she will give the artists' contact info to the interested party. Along with making this permanent, she added the garbage shed, also.
Ms. Gray states the garbage shed was done prior and didn't require Planning Board approval, because of bear activity and its' size; but, while we were here for site plan, it was the time to put it on there.
Ms. Dubilier continues to state she thought this brought the community together in a great way. She was really happy with how this has went. She noted Byrdcliffe may want to do this again in the future. She shares with the Board her site plan and the actual sculptures that are included there right now. She is here to make the sculpture park permanent and not keep it as temporary.
Member Eugenie Tartell asks if there are benches or gardening being done.
Ms. Dubilier states she had put a little table and chairs near the bus. She wants people to be able to come walk the property for the artwork and have inspiration. She purchased some of the pieces herself.
Ms. Gray and Ms. Dubilier discuss the possibility of the Board putting a restriction on the amount of sculptures she has. The Board has no interest in limiting what she is doing. They all agree this is good for the town.
Chairman Cross asks if the spa is operating now.
Ms. Dubilier states yes.
Vicechair Kerman looks at the parcel on the screen and states it isn't anywhere near wetlands.
Ms. Dubilier had a magazine of the sculptures that were included, showing the Board them, and told the Board Jenn Dragon, who arranged the exhibit had created this book.
Ms. Dubilier states she felt the town needed this while supporting Byrdcliffe. People came all the time. She didn't have a single issue.
Vicechair Kerman asks about the neighbors.
Ms. Dubilier states she wrote her neighbors about it.
Member Tartell asks her about advertising.
Ms. Dubilier states she hasn't really thought about that.
Member Jennifer Drue asks how large the property is.

The applicants state three and half acres.
Member Drue asks about parking. The applicant and Board discuss their being plenty of parking available and location of the spa within town.
Ms. Dubilier states she wants this artsy support for the town. She thinks it beneficial. For her, this made sense to bring the two together, the town and the art. She is not sure Byrdcliffe will do this again but hopes it will continue.
Vicechair Kerman talks about the proximity to Brydcliffe and this location being closer to town and Tinker Street.
Ms. Dubilier states the spa got so much attention for this. She had over 20,000 hits on their webpage.
Member Drue asks if this is just sculptures.
Ms. Dubilier states yes, it's the perfect spot.
Chairman Cross states this is here for a site plan modification. Parking is fine, there is no new lighting. This benefits the town and he suggests waiving further review. He asks the Planning Board their thoughts.
All Board members agree.
Member Tartell makes a motion to waive further review. Member Drue seconds the motion and all members present vote Aye in agreement.

6:15 PM **PHILIP AND MAXINE ARMSTRONG SUP# 26-0689A: Sketch Plan Review** to Amend Special Use Permit # 23-0689 with modifications to the prior approved plans in the R5 and Scenic Overlay Zoning Districts located at 122 Jessop Road in Willow SBL 14.-2-2.200
Rep: Barry Price Architecture

Present: Barry Price

Notes: Chairman Cross read the above summary and told the Board this is a modification to an approved plan. Member Drue has done the initial site visit with Mr. Barry Price and former Member Graydon Yearick.
Mr. Price states this was for the home, pool and a shade structure and had prior approval. The structure has bow changed to a pool house and a septic for that. There is no additional tree cutting. There wasn't tree cutting prior.
Member Joseph Vescio asks the distance between the pool and septic.
Mr. Price states he doesn't really remember but knows its within compliance.
The Board and Mr. Price discuss the plans with the same color schematics as the approved plans prior. They discuss potential glare and there not being any with this.
Chairman Cross asks the Board Members if they have any questions. They do not.
Member Jennifer Drue makes a motion to waive further review and update the Special Use Permit with the modifications. Member Vescio seconds the motion. All members agree stating Aye.
Ms. Gray will update the Special Use Permit and get it to the Building Department.

Vicechair Kerman introduces Daniel Gallant, deputy supervisor and Town Council candidate to the Planning Board.

UNFINISHED BUSINESS:
+ Approve resolution for Woodstock School of Art SPR# 26-0295D
Ms. Gray reminds the Board we need to make a motion to waive further review because we didn't complete this at the last meeting so we could check the wetlands location on the parcel. It is now added within the resolution to be included on the final site plan.

Make motion to waive further review and consider this application complete: Joseph Vescio
2nd: Judith Kerman Aye: All

Make motion to approve draft resolution: Eugenie Tartell
2nd: Joseph Vescio Aye: All

+ Lead Agency Request from Town Board
For the old Lasher Complex (Homesick Blues LLC)

Chairman Cross states we already took care of this at the beginning of the meeting.

He talks about the Scenic Overlay and the work they have been doing.

Ms. Gray tells the Board the next meeting is April 16. We are honoring the Jewish holiday for the April 2. It's the beginning of Passover.

ADJOURNMENT Time: 6:30 PM

Make motion to end meeting: Peter Cross 2nd: Judith Kerman Aye: All

Approved Resolution:

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
MODIFICATION OF SITE PLAN REVIEW APPROVAL WITH CONDITIONS
WOODSTOCK SCHOOL OF ART
c/o Nina Doyle, Executive Director
SPR #26-0295D

At a regularly scheduled meeting of the Town of Woodstock Planning Board on March 19:

Present: Peter Cross, Judith Kerman, Jennifer Drue, Eugenie Tartell, and Joseph Vescio

Absent: James Conrad
John LaValle, resigned March 2026

A Motion was made by: Eugenie Tartell and Seconded by: Joseph Vescio

The Vote was:

Peter Cross	Aye
Judith Kerman	Aye
Jennifer Drue	Aye
Eugenie Tartell	Aye
Joseph Vescio	Aye

WHEREAS, the Planning Board of the Town of Woodstock, located in Ulster County, New York, has

considered a Site Plan Review (SPR) application received from Woodstock School of Art, Inc. (the Applicant) for a site plan modification to install a 43.5 kW ground mounted solar array consisting of 75 panels and microinverters, totaling one hundred feet in length by twelve feet in width with a twenty feet pitch (the proposed action); and

WHEREAS, the proposed use is located in the R3 Zoning District at 2470 Route 212 in Woodstock and is designated on the Tax Map of the Town of Woodstock as Section 27.2, Block 4, Lot 25; and

WHEREAS, this proposed use requires Planning Board review and approval under Town of Woodstock Local Law #1 of 2020, *Zoning,* Section 260-74, *Site Plan Review and Approval, 260 Attachment 1; Article VII, Site Plan Review and Approval, Sections A, B & C; and*

WHEREAS, the following plans and materials were reviewed by the Planning Board:
1. *Site Plan Review application* received January 13, 2026 and *Short Environmental Assessment Form* on February 13, 2026;
2. *Referral from Town of Woodstock Zoning Enforcement Officer* (ZEO) dated and received January 13, 2026;
3. Site Plan titled Photovoltaic System for Woodstock School of Art prepared by PlugPV, LLC and dated October 13, 2025 including: *Index, General Notes, Aerial View, Vicinity Map, Array Specifications, and Marking & Labels Sheet,*
Panel Layout, Isometric View, East Elevation, Cap Detail, Ground Screw Detail, Pile Plan Layout, prepared by Solar Foundations USA and dated October 24, 2025,
Stake-Out Plan for Array Perimeter, prepared by Applicant,
Eagle Modules for Eagle 72 G6B 570-590 Watt N Type Bifacial Solar Product,
Inverters Spec Sheets prepared by SolarEdge,
Depiction of SFUSA Ground Mount prepared by Solar Foundations USA,
PlugPV 41.76 kW Energy System Spec Sheet, including *Contract* and *Solar Installation Agreement* prepared by Bob Vittengl of PlugPv, LLC; and

WHEREAS, the Planning Board determined that the proposed Type II Action will not require environmental review under SEQRA 6 NYCRR Part 617.5 (14) and (15), with reference to TWEQR, and in accordance with the Planning Board's adopted list of Type II Actions not requiring further environmental review; 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 Chapter 65, *Environmental Quality Review* (TWEQR), copies of the application and Short EAF were offered to the Woodstock Environmental Commission (WEC) for its review; no WEC concerns were received with respect to the proposed action; and

WHEREAS, pursuant to the Town of Woodstock Zoning Law *Schedule of Use Regulations, 260 Attachment 1*, and *Area and Bulk Regulations, 260 Attachment 2,* Zoning Board of Appeals (ZBA) variance(s) are not required for the proposed action; and

WHEREAS, a sketch plan review of the application was held on March 5, 2026 in which the applicant, a representative from PluvPV, LLC and the Board discussed the application. The Board has concerns about the location of the wetlands on the property and the placement of the ground mounted solar array. At the meeting of this evening of March 19, after reviewing the map(s) of the site, and requesting the wetlands be depicted by applicant on site plan within final plans within this draft resolution, the Planning Board (PB) deemed that the application was complete and a Public Hearing was waived by the Planning Board due to this site plan modification being minor in scope under *Town Code Zoning, Site Plan Review and Approval Section C Sketch Plan Conference Procedure, §260-75* and solar energy being a positive proponent of the Town's Comprehensive Plan. This resolution was approved at this meeting, as well; 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 surrounding neighborhood; Be it Further

RESOLVED, That the Planning Board hereby **grants approval** to the Woodstock School of Art Site Plan Review application to modify the existing site plan SPR #26-0295D **subject to the conditions below**:

1. Add the area of the wetlands on the final site plan in relation to where the ground mounted solar array will and the existing wetlands on the parcel;
2. Three (3) copies of the final plan with above revision shall be submitted for Planning Board endorsement;
3. The signed owners' compliance statement to be completed; *included and to be signed and returned to Planning Board office to be included in your final plans;*
4. Final Development Fee in the amount of $ 75 shall be paid in accordance with Section 1.22 of the Town of Woodstock Development Fee Schedule;
5. The Applicants shall adhere to the final, signed and filed plans. Any and all future modifications shall conform to and comply with all applicable sections of the Town of Woodstock Zoning Law;
6. This Site Plan shall be valid indefinitely subject to the provisions of the Town of Woodstock Zoning Law with regard to Schedule of Use Regulations;

RESOLVED, That any alteration or deviation from the signed, final plans shall require the prior review and approval by the Planning Board; Be it Further

RESOLVED, That any proposed amendments to the approved site plan shall comply with the requirements of Section VII of the Zoning Law; and Be it Further

RESOLVED, That this Resolution authorizes only the activities approved herein and as delineated on the signed and 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 or Certificate of Occupancy or Compliance pertaining thereto.

Please see Lead Agency Request Document Attached

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Colony of the Arts

Town of Woodstock Planning Board
Response to SEQRA Lead Agency Circulation

Date: March 20, 2026

To: Supervisor Anula Courtis & Town of Woodstock Town Board

From: Town of Woodstock Planning Board

Applicant: Homesick Blues LLC
Project: Lasher Property Adaptive Reuse and Rezoning
SBLs: 27.54-2-11, 27.54-2-10.100, 27.54-2-9, and 27.54-2-8

Actions:
- Minor Zoning Map amendment to correct Zoning District boundaries between the Hamlet Commercial and Hamlet Residential Districts on Applicant's property
- Application for site plan approval to redevelop property located at 100 &106 Tinker Street and 5 Library Lane in the Town of Woodstock

Date of Lead Agency circulation: February 27, 2026
Received: March 13, 2026

The above-named Involved Agency hereby (mark one response):

( ) **AGREES** that the Town of Woodstock Town Board serve as Lead Agency fort the coordinated environmental review of the proposed actions described above and requests that the undersigned continue to be notified of all filings and hearings on this matter.

(X) **DOES NOT AGREE** to the Town of Woodstock Town Board serving as Lead Agency and instead requests that the Town of Woodstock Planning Board serve as Lead Agency, with the Town Board acting as an involved agency throughout review, in collaboration. Reasons: The Woodstock Planning Board's jurisdiction over the proposed actions gives it the authority to approve the proposed site plan. Since the proposed Zoning Map amendment will affect only this parcel, it makes sense to conduct the environmental

review of both the Zoning Map amendment and the proposed site plan at the same time. The Woodstock Planning Board is experienced in conducting environmental reviews pursuant to the State Environmental Quality Review Act (SEQRA) and has the greatest capability to provide the most thorough environmental assessment of the proposed actions.

In the event that the Town of Woodstock Town Board does not agree, the Woodstock Planning Board shall contest the Lead Agency designation in accordance with 6 NYCRR Part 617.6 of the SEQRA regulations.

Peter Cross, Chairman
Town of Woodstock Planning Board
45 Comeau Drive
Woodstock, NY 12498
T: (845 679-2113, Extension 16

Peter Cross

Signature

Date: March 19, 2026