PLANNING BOARD
TOWN OF WOODSTOCK

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Colony of the Arts

MEETING MINUTES
AUGUST 20, 2026
REGULAR MEETING (IN PERSON ONLY)
Held at the Comeau Town Offices
45 Comeau Drive, Woodstock

6:00 PM Time:
CALL TO ORDER, determination of quorum
Members Present: Peter Cross
Judith Kerman
James Conrad
Eugenie Tartell
Joseph Vescio

Members Absent: Melissa Lauprete
Jennifer Drue

Updates to AGENDA: n/s

Chairman Peter Cross thanks the Board Members that are present.
Ms. Melissa Gray announces that there is no Zoom recording for this meeting due to technical difficulties. Audio recording available upon request.

MINUTES: Aug 6
Make motion to approve minutes: Peter Cross *2nd: James Conrad* *Aye: All*

NEW BUSINESS:
SCHEDULED BUSINESS:
SKETCH PLAN REVIEWS:
6:05 PM **DAVID HAHNE & OLIVIA DRESSER-PECK WWP# 26-065: 2nd Sketch Plan Review** of a Wetlands & Watercourse Permit application to construct a driveway with a stream crossing in the R3 Zoning District located on Morey Hill Road in Woodstock SBL: 38.2-2-33.200

Present: David Hahne

Chairman Cross read the above summary and asked Mr. David Hahne to refresh the Board of why he is here.
Mr. Hahne states the Board asked him to get a DEC jurisdiction for the proposed driveway. DEC came back with a No Jurisdiction determination over the stream. He states the Board has seen the maps, plans and engineered documents for this driveway.
Member James Conrad and Mr. Hahne discuss the acreage of the lot.
Vicechair Judith Kerman and Mr. Hahne discuss the property and subdivision in Kingston.
Ms. Gray states we have a driveway plan, a stream crossing plan and a SWPPP for the driveway.
Chairman Cross states we asked you to go to DEC, you did. For our permit, we follow DEC. He asks the Board member if they have any questions.

Vicechair Kerman further discuss the lots and subdivision. There is no concern in Kingston.
Ms. Gray adds all the plans were done by Medenbach, Eggers and Carr, including the SWPPP.
Member Genie Tartell talks about the three acre lot with Mr. Hahne.
Chairman Cross asks the Board if they think we can waive the public hearing.
Member Tartell states she agrees.
All Board members agree.
Ms. Gray states there will be a resolution at the next meeting.
Mr. Hahne thanks the Board.

6:15 PM **CLAUDIA & EDWARD SWANSON PB# 26-1241: Sketch Plan Review** of a Minor Subdivision application to subdivide the lot of 18.487 acres into three lots of 8.592, 5.753, and 4.142 acre lots in the R3 Zoning District located at 77 Striebel Road in Bearsville SBL# 26.2-8-6 Surveyor: John Heidecker

Present: Claudia and Edward Swanson

Chairman Cross reads the above summary and tells the Board that he looked at the plat and this is a complete Subdivision.
Mr. Edward Swanson states it is written in the deed that there are three parcels. He shows the Board the plat and shows them the area they live.
Vicechair Kerman states this perfect for a subdivision. The wetlands could be problematic.
Ms. Gray states for future planning, not for this subdivision.
Ms. Claudia Swanson tells the Board the plans of the lots. They would like to sell one of the lots but it has steep features. Discussion about building on that lot.
Chairman Cross states he saw all the curb cuts and DOH waste water permits. If a driveway is over a thousand feet, it needs a turn around.
Chairman Cross states the map looks good but it needs a bulk and regulation table. He states we will have to have a public hearing. He asks the Board members to do a site visit to look at the entrances (egress). They discuss staking out that area. They discuss access to the lots and the Route 212 access is on the septic plans.
Ms. Gray states that will need to be on the plat, also.
The Board and Me. & Mrs. Swanson discuss the access of the lots and locations.
Vicechair Kerman checks her Arc Gis mapping for this subdivision.
Chairman Cross states we do a site visit and schedule a public hearing.
The Swansons thank the Board.

UNFINISHED BUSINESS:
+ Approve draft resolution for Aberysekera & Nason WWP# 26-067
Make motion to approve draft resolution
Make motion: Judith Kerman *2nd:* James Conrad *Aye: All*

ADJOURNMENT Time: 6:20 PM
Make motion to end meeting: Peter Cross *2nd:* James Conrad *Aye: All*

Next Meeting September 3

Approved Resolution**:**

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
WETLANDS & WATERCOURSE PERMIT APPROVAL
MATTHEW ABEYSEKERA and MARGO NASON
WWP #26-067

At a regular meeting of the Town of Woodstock Planning Board on August 20, 2026:

Present: Peter Cross, Judith Kerman, James Conrad, Eugenie Tartell, and Joseph Vescio

Absent: Jennifer Drue and Melissa Lauprete

A Motion was made by: Judith Kerman and Seconded by: James Conrad

The Vote was:	Peter Cross	Aye
	Judith Kerman	Aye
	James Conrad	Aye
	Eugenie Tartell	Aye
	Joseph Vescio	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 Matthew Abeysekera and Margo Nason (the Applicants); and

WHEREAS, the proposed action involves an activity in a regulated area to remove and replace the existing bridge, in which this is the only ingress / egress to the property in the R1.5 Zoning Districts located at 9 Lower Byrdcliffe Road in Woodstock; and

WHEREAS, the parcel is designated on the Tax Map of the Town of Woodstock as Section 27.9, Block 3, Lot 11; and

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

1. *Referral* from Building Department dated and received on July 1, 2026;
2. *Wetlands/Watercourse Permit Application* received July 1, 2026, including S*EQR/TWEQR Short Environmental Assessment Form* (EAF) dated May 22, 2026 and signed by Matthew Abeysekera, Applicant;
3. Site Plan titled *Structural Plans for the: Private Bridge Replacement 11 Lower Byrdcliffe Road* prepared by Stinemire Engineering, dated June 18, 2026 and received July 1, 2026;
4. *NYSDEC Stream Disturbance Permit* Effective Date June 8, 2026 and expires December 31, 2030 received July 1, 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 August 6, 2026, the Planning Board held a sketch review, discussed the application and the proposal to remove and replace the existing bridge. The bridge is the only ingress / egress to the property. The Board agreed to waive further review and ask the Building Department to continue with permitting while the resolution will be approved at the August 20, 2026 meeting. Permit has been received from NYDEC and submitted plans are within compliance of the town code. At the meeting on August 20, 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: The work within the regulated area is being minimized and engineered to create the least amount of disturbance possible. The work being completed is for removal and replacement of existing bridge that serves as the ingress / egress to the parcel.*

[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 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 to regulated area and work done following best practices.*

(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.*

(F) Availability of a practicable alternative for the proposed regulated activity. *Findings: Chosen location is the best choice with 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 improving the safety of the existing bridge.*

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) #26-067 from Matthew Abeysekera and Margo Nason is hereby **approved subject to the following conditions**:

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

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) Due to the emergency status of this project and current bridge state, the Building Department was notified to start permitting process for this removal and replacement of the bridge; and

4) 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 Certificate of Occupancy or Compliance pertaining thereto.