Town of Woodstock, NY
Town Board Meeting
Monday, November 2, 2026
Meeting held at 45 Comeau Dr. and broadcast on YouTube Live
MEETING MINUTES

MEMBERS PRESENT

- Supervisor Anula Courtis
- Councilperson Reginald Earls
- Councilperson Lily Korolkoff
- Councilperson Laurie Osmond
- Councilperson Laura Ricci

Recording Secretary: Rebekah Brooks, Acting Town Clerk

CALL TO ORDER

Supervisor Courtis called the meeting to order at 7:00pm, and opened the Public Hearing on the 2027 Preliminary Budget.

PUBLIC COMMENT

John Ludwig - presented a chart tracking total revenue, property taxes, expenditures, and unassigned fund balance from 2015 through 2025. He expressed concern about the growth of the Town's unassigned fund balance and questioned the need for property tax increases while significant fund balance remained available. He asked the Town Board to explain its plans for the use of those funds.

Urana Kinlen - thanked the Town for putting money towards HomeShare. She also reminded the Board of her request for the Town to create a housing action fund, funded by a portion of short-term rental fees, which would provide future support for housing programs.

Michael Veitch - expressed concern about the lack of funding for volunteer committees, stating that years ago committees had been given a small stipend. He suggested that, if funding cannot be provided, then the Town should consider hiring a grant writer who could assist these committees in preparing grant applications, rather than expecting committee members to do this themselves.

As there were no further comments, Supervisor Courtis closed the public hearing at 7:08pm.

RESOLUTIONS AND PRESENTATIONS

- 241-2026: Resolution Closing the Public Hearing for the 2027 Budget
- Presentation on Affordable Housing Options
- 242-2026: Resolution Authorizing an Agreement with Stinemire Engineering for Septic Feasibility Investigation Services for the Three Mile Property and Appropriating ARPA Funds
- 243-2026: Resolution Authorizing the Appropriation of $30,000 in American Rescue Plan Act (ARPA) funds to HomeShare Ulster County
- 244-2026: Resolution Condemning Antisemitism and All Forms of Hate
- Presentation on Hudson Valley Power Authority Act (A02127/S02026) by Assemblymember Sarahana Shrestha

DRAFT

RESOLUTION 241-2026

Resolution Closing the Public Hearing for the 2027 Budget

WHEREAS, the Town Board of the Town of Woodstock adopted its Preliminary Budget for the year 2027 on October 20, 2026; and

WHEREAS, the Legal Notice of Public Hearing was posted on October 26 and published in the Hudson Valley One on October 28; and

WHEREAS, a public hearing was held on November 2, 2026 at 7pm at 45 Comeau Drive Woodstock, NY 12498; now therefore

BE IT RESOLVED, that the Town Board of the Town of Woodstock does hereby close the public hearing on the Budget for the year 2027.

MOTION: Supervisor Courtis
SECOND: Councilperson Ricci

VOTE

Supervisor Courtis	- Aye
Councilperson Earls	- Aye
Councilperson Korolkoff	- Aye
Councilperson Osmond	- Aye
Councilperson Ricci	- Aye

Resolution adopted 5-0

PRESENTATION ON AFFORDABLE HOUSING OPTIONS

Supervisor Courtis introduced architect Joseph Vescio, who works with Graydon Yearick Architect. He presented their evaluation of three Town-owned properties for potential affordable housing and other municipal uses: the Three Mile property, Zena Highwoods, and the Mountain View parking lot.

Mr. Vescio identified the Three Mile property as having the greatest potential for affordable housing due to several factors including its greater development potential at 31 acres, preservation of natural character, regional accessibility, and long-term planning flexibility. Additional feasibility work is needed, including well and septic testing, bedrock investigation, environmental review, and access evaluation to determine unit capacity and cost.

Next, he described Zena Highwoods as having more limited development potential due to its smaller buildable area, lack of public water and sewer, environmental constraints such as the adjacent critical environmental area and protected species, shallow bedrock, and compatibility concerns with the surrounding single-family neighborhood. He recommended retaining this property as a possible future smaller-scale housing option while prioritizing further study of Three Mile.

For the Mountain View parking lot, Mr. Vescio recommended preserving the site primarily for parking while exploring renewable energy and public infrastructure opportunities such as solar canopies and electric vehicle charging, which would produce energy savings. He mentioned the possibility of battery storage to support emergency preparedness and energy resilience.

Mr. Vescio's overall recommendation was to prioritize the Three Mile property for further affordable housing feasibility work, retain Zena Highwoods as a secondary option, and use the Mountain View lot for parking and renewable energy and infrastructure.

During discussion, Board members asked about preserving open space and using a conservation subdivision model at Three Mile. Mr. Vescio confirmed that clustered development could preserve substantial open space and potentially allow for trails or other public amenities. Supervisor Courtis clarified that the Board was not selecting a property for development at this time, but would next consider authorizing additional engineering work to evaluate septic feasibility at the Three Mile property.

RESOLUTION 242-2026

Resolution Authorizing an Agreement with Stinemire Engineering for Septic Feasibility Investigation Services for the Three Mile Property and Appropriating ARPA Funds

WHEREAS, the Town of Woodstock is evaluating future uses of the Town-owned Three Mile property and requires an assessment of the site's suitability for on-site wastewater treatment systems; and

WHEREAS, Stinemire Engineering has submitted a proposal to perform field testing, soil investigations, and prepare a comprehensive septic feasibility report for the property; and

WHEREAS, the proposed work will assist the Town in determining the property's development potential and identifying any septic-related constraints; and

WHEREAS, the cost of the proposed services is Nine Thousand Eight Hundred Fifty Dollars ($9,850.00); and

WHEREAS, the Town Board has determined that American Rescue Plan Act (ARPA) funds are available and appropriate for this purpose;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Woodstock hereby authorizes the Supervisor to enter into an agreement with Stinemire Engineering for field testing, soil investigations, and preparation of a comprehensive septic feasibility report for the Town-owned Three Mile property at a cost not to exceed Nine Thousand Eight Hundred Fifty Dollars ($9,850.00); and

BE IT FURTHER RESOLVED, that funding for this work shall be provided from the Town's American Rescue Plan Act (ARPA) allocation; and

BE IT FURTHER RESOLVED, that the Supervisor is authorized to execute any documents and take any actions necessary to implement this Resolution.

MOTION: Supervisor Courtis
SECOND: Councilperson Korolkoff

VOTE

Supervisor Courtis	- Aye
Councilperson Earls	- Aye
Councilperson Korolkoff	- Aye
Councilperson Osmond	- Aye
Councilperson Ricci	- Aye

Resolution adopted 5-0

RESOLUTION 243-2026

Resolution Authorizing the Appropriation of $30,000 in American Rescue Plan Act (ARPA) funds to HomeShare Ulster County

WHEREAS, the Town Board recognizes the need to expand affordable housing opportunities and support housing stability for residents of the Town of Woodstock; and

WHEREAS, HomeShare Ulster County provides housing assistance by matching homeowners with available living space to individuals seeking affordable housing options; and

WHEREAS, the Town Board has determined that supporting HomeShare Ulster County advances the Town's housing goals and serves a valid public purpose; and

WHEREAS, ARPA funds remain available for eligible community support and housing-related initiatives;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the appropriation of Thirty Thousand Dollars ($30,000) from the Town's American Rescue Plan Act (ARPA) funds to HomeShare Ulster County; and

DRAFT

BE IT FURTHER RESOLVED, that the Supervisor is authorized to execute any necessary agreements and related documents, subject to review by the Town Attorney, to facilitate the disbursement of said funds; and

BE IT FURTHER RESOLVED, that such funds shall be used to support HomeShare Ulster County's programs and services serving residents of Ulster County, including residents of the Town of Woodstock.

Discussion

Before the vote, a brief presentation was given by Janice La Motta, Program Director, and Susan Goldman, Volunteer Coordinator. Janice reported that HomeShare was developed as an affordable housing program that also helps older residents remain in their homes by matching them with people seeking housing. To date, the program has made 19 matches benefiting approximately 50 people, including six matches in Woodstock. Most matches have lasted two to three years or longer. They explained that the program provides ongoing case management and support throughout the life of each match, including assistance when circumstances change or a match needs to end.

They said the program is continuing to grow, has drawn interest from other municipalities, and remains the only home-sharing program of its kind in New York State outside New York City. They expressed gratitude to the Town Board and their hope for continued support to sustain and expand the program.

MOTION: Supervisor Courtis
SECOND: Councilperson Earls

VOTE

Supervisor Courtis	- Aye
Councilperson Earls	- Aye
Councilperson Korolkoff	- Aye
Councilperson Osmond	- Aye
Councilperson Ricci	- Aye

Resolution adopted 5-0

RESOLUTION 244-2026

Resolution Condemning Antisemitism and All Forms of Hate

WHEREAS, the Town of Woodstock affirms the equal dignity and human rights of all people, consistent with the principles of the United Nations Universal Declaration of Human Rights, regardless of actual or perceived race, color, ethnicity, ancestry, national or social origin, citizenship or immigration status, language, religion or belief, sex, sexual orientation, gender identity or expression, age, disability, health status, marital or familial status, military or veteran status, economic or housing status, property, birth, political or other opinion, or other identity or circumstance; and

WHEREAS, the Town Board has received reports of antisemitic caricatures at the Halloween parade invoking harmful stereotypes about Jewish people and money;

NOW, THEREFORE, BE IT RESOLVED, that the Woodstock Town Board unequivocally condemns this antisemitic behavior and all forms of hate, bigotry, and discrimination; and

BE IT FURTHER RESOLVED, that costumes and displays demeaning any religious, ethnic, or other identity group have no place at Chamber events, town-sponsored or town-permitted events, or events on town property; and

DRAFT

BE IT FURTHER RESOLVED, that the Town Board stands with our Jewish neighbors and anyone targeted by prejudice, and encourages event organizers to provide participant guidance, volunteer preparation, and reporting procedures, in consultation with affected communities; and

BE IT FURTHER RESOLVED, that this resolution respects constitutional rights and creates no new restriction or penalty on speech; and

BE IT FINALLY RESOLVED, that all residents and visitors deserve dignity and respect. **Hate has no home in Woodstock.**

Discussion

Supervisor Courtis discussed an incident during the annual Halloween parade involving three young people wearing costumes that she described as invoking antisemitic stereotypes. She noted that the event was otherwise wonderful and thanked the Police and Fire Departments for keeping everyone safe.

Courtis introduced the resolution condemning antisemitism and all forms of hate, noting the Town's existing commitment to human rights and stating that the resolution was intended to reaffirm that Woodstock would speak out against bias and discrimination.

MOTION: Supervisor Courtis
SECOND: Councilpersons Earls, Korolkoff, Osmond, and Ricci

VOTE

Supervisor Courtis	- Aye
Councilperson Earls	- Aye
Councilperson Korolkoff	- Aye
Councilperson Osmond	- Aye
Councilperson Ricci	- Aye

Resolution adopted 5-0

Presentation on Hudson Valley Power Authority Act (A02127/S02026) by Assemblymember Sarahana Shrestha

Assemblymember Sarahana Shrestha presented proposed legislation to replace Central Hudson's investor-owned utility model with a publicly owned, not-for-profit state authority. She described the proposal as a way to reduce costs, improve accountability and transparency, modernize the electric grid, and remove the profit incentives associated with the current investor-owned utility structure.

Shrestha discussed a feasibility study commissioned by supporters of the proposal, which she said found that a public acquisition could produce savings and allow future investment decisions to focus more on efficiency and customer needs.

During discussion, Board members and members of the public asked about potential economies of scale with other publicly owned utilities, whether taxpayers would bear any cost, and how a state authority would avoid problems sometimes experienced by smaller municipal utilities. Shrestha said the proposed model would provide greater financing capacity while retaining a locally representative governing board.

Other questions addressed emerging energy technologies, the timeline for this initiative, treatment of customers with unpaid utility debt, possible rate structures under public ownership, and what local municipalities could do to support the proposal. Shrestha said local resolutions of support could help demonstrate regional backing for the legislation.

DRAFT

ANNOUNCEMENTS

Update on 10 Church Rd - Supervisor Courtis and Councilperson Osmond will be meeting with two qualified engineering firms the following week regarding 10 Church Road to discuss possible next steps.

Addressing Roof Leaks - roof leaks affecting the Comeau building addition and windows had been repaired, along with a longstanding Town Hall roof leak that had been an issue for ten years. Additional drainage work is planned, and the Town will next focus on roof issues at the Youth Center and Highway Department facilities, with the goal of addressing all roof issues in the Town by the end of the year.

Next Town Board Meeting - The next Town Board meeting was rescheduled to November 18 at 6:30 p.m. at the Community Center in order to allow time for the budget to be passed before the 20th, as is legally required. Following the Board meeting, a separate presentation concerning a proposed railroad and trolley project will be held at the Community Center.

Emergency Alert System - Councilperson Osmond reported that implementation of the Town's emergency alert system is continuing. Internal onboarding is expected to begin soon, followed by public outreach explaining how residents can sign up for alerts.

ADJOURNMENT

Supervisor Courtis made a motion to adjourn at 8:02pm, seconded by Councilperson Ricci and carried as all present voted Aye.

Respectfully Submitted,

_____

Rebekah Brooks, Acting Town Clerk

DRAFT