PLANNING BOARD
TOWN OF WOODSTOCK
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Colony of the Arts

MEETING MINUTES26
OCTOBER 15, 2026
REGULAR MEETING (IN PERSON ONLY)
Held at the Comeau Town Offices
45 Comeau Drive, Woodstock
Recorded via YouTube Live

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

Members Absent: James Conrad
Jennifer Drue
Eugenie Tartell

Updates to AGENDA: n/a

MINUTES: Sept 17
Make motion to approve minutes: Peter Cross & Judy Kerman 2nd: Melissa Lauprete Aye: All

NEW BUSINESS:
SCHEDULED BUSINESS:
PUBLIC HEARINGS:
6:05 PM **CLAUDIA & EDWARD SWANSON PB# 26-1241: Public Hearing** for 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 Peter Cross read the above case summary.

Motion to open Public Hearing: Judith Kerman *2nd:* Melissa Lauprete *Aye: All*

Chairman Cross asks the applicant to tell the Board and public about their proposed subdivision.

Mr. Edward Swanson tells the Board they are looking to separate the parcels from one to three as it was stated within the deed.

Vicechair Kerman displays the lot on the screen for everyone to see. She states everything has access.

Chairman Cross asks if there are any comments from the public and there are not.
He asks Ms. Melissa Gray if she received any in the office. She did not.
Chairman Cross states a few of us did this site visit. He did and he thinks Member James Conrad went, also.
We know what it looks like.

Chairman Cross asks if the Board members have any questions.
Vicechair Judith Kerman states she doesn't have any questions but wants to mention again that the western side is steep and the buildability will be on the bottom.

The applicants agree with her statement.

Chairman Cross states we can close the public hearing now.

Motion to Close Public Hearing: Judith Kerman *2nd:* Joseph Vescio *Aye: All*

Make motion to approve application pending draft resolution
Make motion: Peter Cross *2nd:* Judith Kerman *Aye: All*

The applicants thank the Board.

6:10 PM **ROBERT GORDON, JR. PB# 26-0417B: Public Hearing** for a Minor Subdivision application to subdivide a lot of 9.683 acres into two lots of 7.188 and 2.495 acres in the R1.5 Zoning District located at 11 Marion's Way SBL# 27.10-2-11.110 Surveyor: Christopher Zell of Brinnier & Larios, P.C.

Present: Robert Gordon, Jr. and Kathleen Gordon

Chairman Cross reads the above case summary and opens the public hearing.

Motion to open Public Hearing: Peter Cross *2nd:* Judith Kerman *Aye: All*

Chairman Cross asks Mr. Robert Gordon, Jr. to tell the Board and public what they are proposing to do.
He states we all know this is off of Glasco and he is changing it to two parcels. The only reason we were waiting is on the Board of Health permits for the waste water system.
Chairman Cross states he believes we received them and gets Ms. Gray's nod.
Ms. Gray states yes, we did.
Mr. Gordon states it is not his intent to further subdivide. There is an existing road maintenance agreement.
Member Melissa Lauprete asks if we received them.
Ms. Gray states we received that, also.

Chairman Cross asks if there is anyone here from the public to comment about this application.

Neighbors, John Abramchuck and Kathleen Fox, residing at 9 Simmons Drive have spoke to Mr. Gordon previously and came into the Planning Board office to view the proposed plat and file.
They discuss the area of land that abuts their property and being interested in buying that from the applicant.
Ms. Fox states that a lot near them recently sold, as a result of a death and the new owners were left with an area that was leveled (or not) and it cause flooding onto their property. It has been terrible and their garden now floods.
Vicechair Kerman shows the map on the screen.
Ms. Fox states she is paranoid for a new owner and wanted to come to this meeting.
Member Lauprete asks if she went to the Zoning Enforcement Officer regarding this.
They said they did but it was during Covid and a difficult time.
They don't blame the current neighbor.
They further discuss the flooding and existing / proposed French drains to help.
Ms. Fox states it is a clay soil and discusses the spouts on the house that head toward that spot.

Ms. Gray states the neighbors may be working on doing a future lot line revision for this area of concern and answers the applicant and neighbors' questions about process.

Motion to Close Public Hearing: Peter Cross *2nd:* Judith Kerman *Aye: All*

Make motion to approve application pending draft resolution
Make motion: Peter Cross *2nd:* Jospeh Vescio *Aye: All*

*Immediately after closing the public hearing, three neighbors arrive and ask to speak.
Ms. Gray states it is at Chairman Cross's discretion.

Neighbors are Aileen Walsh and Bob Wurtzel (residing at 109 Simmons Drive North) and Terry Reynolds (residing at 107 Simmons Dr North).

Their concerns are regarding due to subdividing the lot, will cause drain and septic issues and the dedicated wetlands and buffer area to protect that area.

Mr. Gordon states there is a culvert there in the lower area. He can't speak to a drain. Ulster County did do all the appropriate testing and did give him a permit, the proper permits needed for future wastewater systems installation there.

Their concerns are the drainage within onto their properties.

Ms. Aileen Walsh discusses the required buffer from the wetland.

Ms. Gray states when and if development happens, it will have to go through the Building Department for permits and follow the appropriate setbacks and buffers within the town code to be determined by the Zoning Enforcement Officer within.

Conversation between them and the applicants about being on town water.

Ms. Gray states it doesn't really apply for a subdivision. For these types of applications, that isn't really applicable. It would be on the current or future owners to know.

Member Lauprete tells the concerned neighbors that the applicant, Mr. Gordon, just told the Board while they weren't here, that he had no intention to subdivide this part further.
Ms. Kathleen Gordon states this was not a fun process.

Ms. Terry Reynolds reminisces with the applicants about their children having snow fun in that area many years ago.

Chairman Cross asks if that is all the questions they have. Yes, it is.

Ms. Gray tells Mr. Gordon the resolution will be ready next week on Wednesday due to her going out of town and he will come see her to get it then.

They thank the Board & Ms. Gray.

SKETCH PLAN REVIEWS:

6:15 PM **H. HOUST & SON, INC. PB# 26-1242:** Sketch Plan Review of a Minor Subdivision application for a lot line revision to decrease four parcels to three in the HC Zoning District located at 4 Mill Hill Road, 1-11 & 13 Tinker Street, 6-8 Maple Lane, and 16 Mill Hill Road SBL #s 27.55-4-1.100, 27.55-4-36, 27.55-4-24, 27.55-4-3 Surveyor: Don Brewer Surveying

Present: Don Brewer

Chairman Cross read the above case summary and asked Mr. Don Brewer to tell the Board what they are proposing.
Mr. Brewer states they are really just straightening out the lines. He shows a plat that includes the town parking in red. He also show a plat with the buildings and reference of the current lot lines. They are really just cleaning up the lines and not going through buildings, as it does now.
Ms. Gray states Mr. Brewer really did a beautiful job.
Mr. Brewer states they had to go on the roof.
Chairman Cross asks if there is any easements besides the town.
Mr. Brewer states they are listed on the plat. There are two, included are ingress and egress. Number two is new. These are the notes on the map.
Ms. Gray asks the Board if they are ok with the notes being only on the map.
Chairman Cross states yes.
Chairman Cross states we should have a public hearing. The Board and Mr. Brewer discuss the application and whether or not it needs a public hearing. Due to the lots being already established and nothing changing for any neighbors or egress / ingress, Chairman Cross polled the Board in waiving the public hearing.
All members agree to waive further review pending a draft resolution at the next meeting.
Chairman Cross states this is another mess that is now cleaned up.
Ms. Gray states there will be a resolution ready at the next meeting.

Mr. Brewer thanks the Board.

6:30 PM **ROBERT & BARBARA DeSIENA SUP# 26-0281A**: Sketch Plan Review of a Special Use Permit application to construct an accessory dwelling unit in the Scenic Overlay and R5 Zoning Districts located at 34 The Middle Way in Mount Tremper SBL# 25.2-1-37

Present: Bob DeSiena

Chairman Cross read the above case summary. He states he looked at the provided plans.
Mr. Robert DeSiena and the Board discuss the lot and shows the location where the unit will be. The Building Department had already approved a new septic system and that has been done and approved. The driveway has been extended. The site does not require any clearing.
Chairman Cross states the outdoor lighting need to be dark sky compliant and facing downward. We need to see cut sheets.
Vicechair Kerman asks about glazing with the windows.
Mr. DeSiena states he plans on using Marvin windows with dark screens.
He needs to add to his plans glazing specifications, cut sheet for exterior lighting, and roofing color.
Ms. Gray states he can use a current photo of the existing roof if that is the color is he going with. She can help with the details if he needs her. It needs to be under 25% for glazing.
Mr. DeSiena confirms with the Board the items he needs to produce.
He asks the Board to waive the public hearing due to an existing Special Use Permit for his parcel and this being an accessory dwelling unit, after he provides the requested information to the Board.
Ms. Gray states that is up to the Board. She shares with the Board he has some life stuff that makes it difficult for him to make it to these meetings and asks them to take that into consideration.
Chairman Cross and the Board agree to view the plans next week at the meeting and decide then.
Chairman Cross affirms it is not necessary for him to be here next week.
Mr. DeSiena states the only exterior lights are on the garage and by the driveway.
Member Joseph Vescio asks how many windows.
Mr. DeSiena state six.
Member Melissa Lauprete states she has read two different dimensions within the plans, one being 628 and one being 624 square feet.
Chairman Cross states he is 300 square feet over the limit.
Mr. DeSiena states he was here first years ago for wanting to paint his garage white.
He thanks the Board.
Ms. Gray tells him she will let him know what happens next week, if she doesn't see him before.
Mr. DeSiena thanks her.

UNFINISHED BUSINESS:
+ Make motion to approve draft resolutions for MUSG South Beach LLC SUP# 26-0707, Swanson PB# 26-1241, and Gordon, Jr. PB# 26-0417B

Make motion: Judith Kerman 2nd: Melissa Lauprete Aye: All

+ Make motion to schedule Zena Development Subdivision PB# 25-1237 Public Hearing on Oct 22

Make Motion: Judith Kerman 2nd: Joseph Vescio Aye: All

MG Notes: Next Week's Meeting is a SPECIAL Meeting being held for the Public Hearing on ZD at the Community Center at 6 pm. Please arrive early in anticipation of a crowd.

Then, the 29th is a workshop meeting back at Comeau.
Then the Nov 5th meeting will be at the Town Hall.

Reminder about attendance at meetings and quorum needed to hold meetings. There is a state law in place about removal based on missed meetings.

Chairman Cross address the Board and states this Public Hearing is only for the subdivision / lot line deletion. The time clock started when the neg dec was declared by Ulster. We have time to review the wetlands and watercourse permit and site plan review applications.

ADJOURNMENT Time: 6:50 PM
Make motion to end meeting: Peter Cross 2nd: Judith Kerman Aye: All

Approved Resolutions:

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
MUSG SOUTH BEACH LLC
(Martin Uram & Susan Greenberg)
SPECIAL USE PERMIT APPROVAL WITH CONDITIONS
SUP #26-0707

At a regular meeting of the Town of Woodstock Planning Board on October 15, 2026:

Present: Peter Cross, Judith Kerman, Joseph Vescio, and Melissa Lauprete

Absent: James Conrad, Jennifer Drue and Eugenie Tartell

A Motion was made by: Judith Kerman and Seconded by: Melissa Lauprete

The Vote was:	Peter Cross	Aye
	Judith Kerman	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 MUSG South Beach LLC (the Applicant(s)) for Special Use Permit (SUP) approval; and

WHEREAS, the proposed action involves the construction of a single family 1,500 square feet dwelling in the R5 and Scenic Overlay Districts located at 597 Mink Hollow Road in Lake Hill; and

WHEREAS, the parcel is designated on the Tax Map of the Town of Woodstock as Section 15, Block 2, Lot 2; and

WHEREAS, the following plans and materials were reviewed by the Planning Board:

1) *Special Use Permit application* received August 12, 18, & 20 of 2026, including Short *Environmental Assessment Form* (EAF) dated July 24, 2026 completed by George Christodoulou of Modern Shacks LLC and *Referral from Zoning Enforcement Officer* (ZEO) dated and received August 12, 2026;
2) REScheck-Web Compliance Certificate Packet Report Title: musg BEACH LLC Report Date: 6/29/26, provided by applicant and received August 12, 2026;
3) Site Plans titled MUSG BEACH LLC dated 6/26/26 prepared by Oaul B. Jankovitz, R.A. received August 18, 2026;
4) Survey Map titled Map of Lands of MUSG South Beach LLC 597 Mink Hollow Road dated July 21, 2026 and received August 20, 2026
5) Drone Photos of Site prepared by applicant and received on September 3, 2026;
6) Site Plan within Survey Map of Renderings of Dwelling & Proposed Floor Plan prepared by applicant and received September 3, 2026;
7) Packet Including Scenic Overlay Specifications prepared by applicant and received September 3, 2026; and

WHEREAS, in accordance with SEQRA 6 NYCRR Part 617.5(c)(9), and by reference to TWEQR, the proposed action is considered a Type II Action for which a SEQR review & determination are not necessary; 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 with the Town of Woodstock Planning Board, referral to the Ulster County Planning Board (UCPB) was deemed unnecessary as the proposed action does not exceed thresholds requiring referral; 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 comments were received with respect to the proposed action; and

WHEREAS, pursuant to the Town of Woodstock Zoning Law, no Zoning Board of Appeals (ZBA) variances were required for the proposed action; and

WHEREAS, pursuant to Woodstock Town Code Section 260-77A (7) & (8) and Section 260-66A, the Planning Board can request further documentation in preserving the scenic overlay and protecting the integrity of the landscape; and

WHEREAS, a sketch review of the application was held on September 3, 2026 at which time the Planning Board (PB) reviewed and discussed the submitted plans for the proposed action of the construction of the single family residence within the Scenic Overlay District. The Planning Board discussed the site, plans, exterior lighting, colors, roof, and visibility. They requested a site visit. Member James Conrad completed the site visit and the Board requested to schedule a public hearing at the September 17, 2026 meeting, after discussing the site visit. Public hearing was scheduled for October 15, 2026; and

WHEREAS, after proper notification, the Planning Board opened a Public Hearing on October 15, 2026, to obtain comments from the public and interested/involved agencies; and

WHEREAS, on the same date, after taking public comments, the Planning Board closed the Public Hearing, determined that the application was 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 with regard to the MUSG South Beach LLC SUP #26-0707, the Planning Board makes the following determinations for this addition in the Scenic Overlay District:

1. No Zoning Board of Appeals variances were necessary for proposed action to comply with the Area & Bulk Regulations of Town of Woodstock Zoning Law.

2. The proposal is a Type II Action under SEQRA Part 617.5(c)(9) as it involves "construction…of a single family residence on an approved lot including provisions for necessary utility connections…and installation of…drinking water well and septic system";

3. Section 260-66(A) of Woodstock Zoning Law has been reviewed and the following findings are made:

    a.) Extensive cut and fill activities are not planned. No tree removal is planned and the proposed structure will not be visually conspicuous; therefore, a vegetation restoration plan is not needed. Applicant is building within area of previous buildings on parcel.

    b.) The Scenic Overlay section of the Zoning Law requires that chosen building materials, colors and textures blend well with the natural environment. Applicant will be using the Black Rubberized Render for the roof and the house will be an earthy toned wood color, as depicted within Site Plans.

    c.) The project must respect natural drainage ways, contours and landforms and the Planning Board finds that proposed action meets these objectives. The area of disturbance is minimal and is not expected to exceed thresholds requiring an additional stormwater prevention plan.

    d.) The law prohibits development along and/or projecting above ridgelines or in a visually prominent area. The proposal is within the parameters of the town code and was deemed by the Planning Board that the area of disturbance is not located on an escarpment or ridge, and structure is not located in a visually prominent area. Due to existing vegetative buffers and proposed plantings after construction, the location of the proposed action and its topography, the use of materials, colors and textures that blend well with the environment, overall glazing at 20.9%, are all within compliance of the code. The Planning Board finds that the modifications to the site will be visually inconspicuous.

e.) The project must maintain natural buffers or other vegetative screening between land uses, developed areas and public roadways. Due to the minimal scope of the proposal, the existing natural buffers and vegetative screening will be maintained.

f.) The law requires that outdoor lighting fixtures in the Scenic Overlay District be shielded. "Dark-skies" compliant, shielded light fixtures will be required. Lighting will be required to be down-cast to avoid spread onto neighboring properties. Proposed lighting within plan is facing downward and dark skies compliant.

4. Location, size and intensity of the proposed action are in keeping with existing residential uses/clearings in the area. Adequate natural buffers are being maintained between land uses. The character and appearance of the proposed action is in general harmony with other approved actions in this vicinity and the Scenic Overlay District; Be it Further

RESOLVED, That the Planning Board hereby **grants approval** to the MUSG South Beach LLC application for Special Use Permit (SUP) #26-0707, **subject to the conditions** cited below:

1. Three (3) complete copies of site plan with compliance statement signed by the applicants shall be submitted for endorsement by the Planning Board. *Plans have been received; please submit signed compliance statement*

2. The Final Development Fee of $200, in accordance with Section 1.62 of the Town of Woodstock Development Fee Schedule, shall be paid prior to Planning Board endorsement of final plans; Be it Further

RESOLVED, That Special Use Permit (SUP) #26-0707 shall be issued **under the following conditions:**
1. The applicant shall adhere to the final signed and filed Site Plan and exterior elevations. Any and all future modifications shall conform to and comply with all applicable sections of the Town of Woodstock Zoning Law.

2. Exterior lighting, materials and colors shall be as specified herein, or applicant shall request Planning Board approval of any modifications;

3. Windows will be at 20.9% overall exterior glazing to prevent obstructing views; 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 FOR
TOWN OF WOODSTOCK PLANNING BOARD
MINOR SUBDIVISION APPROVAL WITH CONDITIONS FOR:
CLAUDIA & EDWARD SWANSON
Planning Board Case PB# 26-1241

At the regular meeting of the Woodstock Planning Board on October 15, 2026:

Present: Peter Cross, Judith Kerman, Joseph Vescio, and Melissa Lauprete

Absent: James Conrad, Jennifer Drue, and Eugenie Tartell

A Motion was made by: Judith Kerman and Seconded by: Melissa Lauprete

The Vote was:	Peter Cross	Aye
	Judith Kerman	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) for subdivision approval from Claudia and Edward Swanson (the applicants); and

WHEREAS, the proposed action involves subdividing an approximately 18.487 acre land parcel at 74 Striebel Road in Bearsville to create three (3) lots of 8.592, 4.142, and 5.753 acres; and

WHEREAS, said parcel is owned by the applicant and designated on the Tax Map of the Town of Woodstock as Section 26.2, Block 8, Lot 6; and

WHEREAS, the Planning Board has 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 following maps and materials were reviewed by the Planning Board:
1) *Application for Minor Subdivision* and *Short Environmental Assessment Form* (EAF) prepared by applicant dated July 22, 2026 and received July 22, 2026;
2) Survey Prepared for Claudia and Edward Swanson: Boundary Survey Filed Map No. 2987 Parcels 8-9, & A Section 26.2-Block 8-Tax Lot 6 prepared by John Gerd Heidecker, Licensed Land Surveyor dated July 10, 2026 and received July 22, 2026;
3) Site Plans titled Inlaw Home prepared by Geoffrey Harden dated October 22, 2024, received August 4, 2026;
4) Wastewater Systems Plans prepared by Joseph Boek, P.E., approved by Ulster County Health Department on December 19, 2024, received August 6, 2026;
5) Ulster County Department of Health Environmental Health Services Permits to Construct a Waste Disposal System for Parcels A and 8 + 9 dated December 19, 2024, received August 6, 2026

6) Town of Woodstock Driveway / Curb Cut Permit No. 24-015 DRIVE for 74 Striebel Road dated November 22, 2024, received August 4, 2026; and

WHEREAS, in accordance with SEQR 6 NYCRR Part 617.5(a) and TWEQR, by reference to the SEQR regulations, the proposed action is considered a Type II Action and not subject to review and these actions have been determined to not have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8; and

WHEREAS, the Minor Subdivision application and EAF were offered to the Woodstock Environmental Commission (WEC) for its review and commentary. No WEC comments were received; and

WHEREAS, pursuant to General Municipal Law Section 239-N, the Ulster County Charter Section C-51, and the January 2009 Memorandum of Agreement with the Town Planning Board, Ulster County Planning Board (UCPB) review and recommendations are not required for the proposed action as it does not exceed the thresholds requiring referral; and

WHEREAS, pursuant to the Zoning Law of the Town of Woodstock, Zoning Board of Appeals variance(s) are not required for the proposed action as the proposed lots conform to the dimensional and other requirements of law; and

WHEREAS, pursuant to Article VII, Section 202-29(A) of the Town of Woodstock Land Subdivision Regulations, *Subdivision design standards* for *Lots,* access is required to be improved to the standards set forth in Article VII, Section 202-30, *Driveway standards*; and

WHEREAS, pursuant to Article VII, Section 202-29(B) of the Subdivision Regulations, *Parks and public open space*, the Planning Board must consider acquiring a portion of the land to be subdivided for park, playground and recreation facility use, or collect a fee in-lieu-of land; and

WHEREAS, pursuant to Article VII, Section 202-29(E) of the Subdivision Regulations, *Private water supply and sewage disposal facilities*, proof of adequate sewage waste disposal facilities and water supply is required; and

WHEREAS, the Planning Board held a sketch review of the application on August 20, 2026, discussed the proposed subdivision, location of flood plain & wetlands, the topography & landscape of the parcel and required a site visit. Said site visit was discussed at the September 3, 2026 Planning Board meeting and completed by Chairman Peter Cross and Member Eugenie Tartell. It was found that the staked-out driveways (access) were adequate. Also at this meeting, the Board requested a public hearing be scheduled; and

WHEREAS, a Public Hearing was scheduled for October 15, 2026; and

WHEREAS, after proper notification, the Planning Board opened a Public Hearing on October 15, 2025, to obtain comments from the public; and

WHEREAS, on the same date, after taking public comments, the Planning Board closed the Public Hearing prior to further discussing the case. After the public hearing was closed, the Planning Board determined the application substantially complete and approved this resolution; and

NOW THEREFORE BE IT RESOLVED, That the Planning Board has considered the criteria for determining significance as set forth in Section 617.7(c) and Section 617.5(a) of the SEQRA 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 the Subdivision Regulations require suitably improved access to the areas to be subdivided under Sections 202-29(A) and 202-30; Be it Further

RESOLVED, That the Planning Board has determined, in accordance with Article VII, Section 202-29(B) of the Subdivision Regulations, that a set-aside of land for open space, parks and/or recreation facilities is necessary for this action due to the increase in residential density in the area; however, the terrain and sensitive ecology on the site are unsuitable for a public park. The Planning Board therefore requires payment of the fee in-lieu-of a set-aside of land in accordance with the Town's Development Fee Schedule; Be it Further

RESOLVED, That the Planning Board requires that acceptable sewage disposal facilities are being provided in accordance with Section 202-29(E) of the Subdivision Regulations. Proof of adequate water supply must be submitted to Building Inspector prior to issuance of a Certificate of Occupancy or Compliance; Be it Further

RESOLVED, That the Planning Board hereby **grants approval** of PB# 26-1241, the Claudia and Edward Swanson Subdivision, in accordance with the Zoning Law of the Town of Woodstock and Subdivision Regulations, Section 202-16, *Approval of minor subdivision plat*, and **subject to the following conditions**:

1. Revise Plats with Following Revisions:
    a. Depict access from all (3) parcels
    b. Add Endorsement of Owner Signature Box stating, "I hereby grant my approval to this plat and consent to the filing of it in the Office of the Ulster County Clerk." With (2) signature lines
    c. Add Approval Box stating "Approved By Planning Board of the Town of Woodstock PB# 26-1241 and signature line for Chairman's signature
    d. Add location or area map to show the site in relation to area roads, drawn to scale
    e. Add Note: "Proposed lot lines to supersede previous configurations of lots. Previously approved lot lines to become null and void."
    f. Add Note from Prior Deed / Map regarding "only approved for single family, residential purposes….
    g. Add Tabular Summary of Zoning Requirements (R3)

2. Submit six (6) copies of the plat and a mylar with the Surveyor's / Architect's stamp and signature with property owners' signatures, for endorsement by the Planning Board Chairman;

3.Submit a Final Development Fee in the amount of $600 in accordance with Section 2.2 of the Town of Woodstock Development Fee Schedule;

4. Submit a Recreation Fee in-lieu-of Land for Park in the amount of $2,000 in accordance with Section 2.51 of the Development Fee Schedule; Be it Further

RESOLVED, That all of the abovementioned conditions shall be met **prior to endorsement of the final plats** by the Planning Board Chairman; Be it Further

RESOLVED, That the applicant is responsible for adherence to the Martin Act for all jointly-owned private improvements: Be it Further;

RESOLVED, That the Planning Board waives any improvements mentioned in the Subdivision Regulations, but not specifically mentioned herein, due to the scope of the project, the topography of the land and the fact that they are not requisite to protect the health, safety and welfare of the citizens of Woodstock; Be it Further

RESOLVED, That **conditional approval of the plat shall expire one hundred eighty (180) days after the date of this Resolution** if the requirements have not been certified as completed within that time and the plat is not signed by the Planning Board Chairman; Be it Further

RESOLVED, That the Planning Board may extend the time in which the conditionally approved plat must 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 (unless otherwise allowed by Town Law); Be it Further

RESOLVED, That this **approval shall expire if the *signed final* plat is not filed or recorded in the office of the Ulster County Clerk within sixty-two (62) days of the date of signing**; Be it Further

RESOLVED, That this Resolution authorizes only the activities approved herein and as delineated on the *signed* and *filed final* plats; Be it Further

RESOLVED, That any alteration or deviation from the *signed* and *final* plats shall require the prior review and approval by the Planning Board; 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.

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
MINOR SUBDIVISION
WITH CONDITIONS FOR
ROBERT J. GORDON, JR.
PLANNING BOARD CASE PB# 26-0417B

At a regularly scheduled meeting of the Town of Woodstock Planning Board on October 15, 2026:

Present: Peter Cross, Judith Kerman, Joseph Vescio, and Melissa Lauprete

Absent: James Conrad, Jennifer Drue, and Eugenie Tartell

A Motion was made by: Judith Kerman and Seconded by: Melissa Lauprete

The Vote was:	Peter Cross	Aye
	Judith Kerman	Aye
	Joseph Vescio	Aye
	Melissa Lauprete	Aye

WHEREAS, the Planning Board of the Town of Woodstock, located in Ulster County, New York, is considering a Minor Subdivision application from Robert J. Gordon, Jr. (the Applicant), to subdivide a 9.683 acre lot into two lots (the proposed action), for approval under Chapter 202 of the Town of Woodstock Town Code, Article II of Subdivision Regulations and Approval in accordance with the Town of Woodstock Zoning Law; and

WHEREAS, said parcel owned by the Applicants, is designated on the Tax Map of the Town of Woodstock as Section 27.10, Block 2, Lot 11.110; and

WHEREAS, the proposed action is to subdivide the current 9.683 acre lot into (2) lots of 7.188 and 2.495 acre lots located at 11 Marions Way R1.5 Zoning District in Woodstock; and

WHEREAS, the following maps and materials were reviewed by the Planning Board:

1. *Application for Minor Subdivision* received April 15, 2026 including the *Short Environmental Assessment Form (EAF)* dated & received April 24, 2026 prepared by the applicant;
2. *Preliminary Map of Proposed Subdivision of Lands of Robert J. Gordon, Jr.* prepared by Christopher J. Zell, of Brinnier & Larios and received April 15, 2026;
3. *Ulster County Instrument Number 2012-00002774 Document As D43 Rd Maint Agrmnt w/o RPT* Recorded Date February 28, 2012 and received July 20, 2026;
4. Ulster County Department of Health Environmental Health Services *Permit to Construct a Waste Disposal System* dated September 8, 2026 and received September 15, 2026; and

WHEREAS, in accordance with SEQR 6 NYCRR Part 617.6(a)(iv) and TWEQR, by reference to the SEQR regulations, the proposed action is considered a Type II Action for which no further SEQR review is necessary; and

WHEREAS, in accordance with the Town of Woodstock Town Code, Chapter 65, *Town of Woodstock Environmental Quality Review*, the Short Environmental Assessment Form (EAF) for proposed action was offered to the Woodstock Environmental Commission (WEC) for its review and comments. WEC did not have any environmental concerns with respect to the proposed action; and

WHEREAS, in accordance with General Municipal Law Section 239(l) and (m), and pursuant to the January 2009 Memorandum of Agreement (updated December 2018) between the Woodstock Planning Board and the Ulster County Planning Board (UCPB), UCPB review and advisory recommendations are unnecessary as the proposed action does not exceed the thresholds requiring referral; and

WHEREAS, in accordance with Town Code, Chapter 260, *Zoning Law*, §260-16, *Area and Bulk Regulations*, 260 Attachment 2, *Schedule of Area and Bulk Regulations,* the new lots will be in compliance with the zoning regulations and no variances will be required from the Zoning Board of Appeals; and

WHEREAS, in accordance with Town Code, Chapter 202, *Subdivision of Land*, Article VII, *General Requirements and Subdivision Design Standards*, §202-29A(4), *Design Standards for Lots*, *Access from Suitably Improved Roads*, and §202-29A(5), *Access from Private Roads*, access is required to be improved to the standards set forth in §202-30 (*Driveway Standards*) and §202-31 (*Shared Driveways*); with this proposal, an existing Road Maintenance Agreement adheres to this newly formed lot; and

WHEREAS, in accordance with Town Code, Chapter 202, *Subdivisions*, Article VI, *Required Improvements and Performance Guarantees for Subdivision*, §§202-24, *Maintenance Agreements for Roads and Shared Driveways*, and 202-25, *Maintenance Bonds*, a Road Maintenance Agreement (RMA) or other suitable agreement is required where use of private roads or shared driveways is proposed; and

WHEREAS, in accordance with Town Code, Chapter 202, *Subdivisions*, Article VII, *Design Standards*, §202-29B, *Parks and Open Space*, the Planning Board is required to consider acquiring a portion of the land to be subdivided for park, playground and recreation facility use, or collection of a fee in-lieu-of land; and

WHEREAS, in accordance with Town Code, Chapter 202, *Subdivisions*, Article VII, *Design Standards*, §202-29E, *Private Water Supply and Sewage Disposal Facilities*, proof of adequate water supply and waste disposal for each prospective lot is required; and

WHEREAS, the Planning Board held a pre sketch meetings with the potential applicant on June 18, 2026. Planning Board needed documentation regarding a road maintenance agreement and Board of Health permits. Both documents were submitted to the Planning Board office and at the meeting on September 17, 2026, the Planning Board acknowledged receipt and requested a public hearing to be scheduled. Public hearing was scheduled for October 15, 2026; and

WHEREAS, after proper notification, the Planning Board opened a Public Hearing on October 15, 2026, to obtain comments from the public and interested/involved agencies; and

WHEREAS, on the same date, after taking public comments, the Planning Board closed the Public Hearing, determined that the application was substantially complete and approved this resolution; and

WHEREAS, Chapter 202, *Subdivision of Land*, and Chapter 260, *Zoning Law*, of the Town Code of the Town of Woodstock were considered in the Planning Board's review of the proposed action; and

NOW THEREFORE BE IT RESOLVED, That the Planning Board has considered the criteria for determining significance as set forth in Section 617.7(c) and Section 617.5(c)7 of the SEQRA 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; and Be it Further

RESOLVED, That the Planning Board has determined, in accordance with Town Code, Chapter 202, Article VI, *Subdivision Design Standards,* §202-29B, *Parks and Open Space*, that because an additional building lot is being created by this minor subdivision, there will be an increase in the demand for parks, playground and recreation facilities within the Town, and a set-aside of land or fee in-lieu-of land is hereby applicable; and Be it Further

RESOLVED, That the Planning Board hereby **grants approval** of PB# 26-0417B, the Robert J. Gordon, Jr. Subdivision, in accordance with Town of Woodstock Town Code, Chapter 202, *Subdivisions of Land*, **subject to the following conditions**:

1. Six (6) copies of the final plat and one (1) mylar with above requested revisions, each containing the Surveyor's stamp and signature, all property owners' signatures and all mapping details, shall be submitted for endorsement by the Planning Board Chairman;

2. The Recreation Fee in-Lieu-of Land for Park Fee in the amount of $1,000 shall be paid in accordance with Section 2.51 Subdivisions of the Town of Woodstock Development Fee Schedule;

3. The Final Development Fee in the amount of $400 shall be paid in accordance with Section 2.2 Lot Line Revisions of the Town of Woodstock Development Fee Schedule; Be it Further

RESOLVED, That the above-mentioned conditions shall be met **prior to endorsement of the final plat(s)** by Planning Board Chairperson; Be it Further

RESOLVED, That the Planning Board waives any improvements mentioned in the Subdivision regulations, but not specifically mentioned herein, due to the scope of the project, the topography of the land and the fact that they are not requisite to protect the health, safety and welfare of the citizens of Woodstock; Be it Further

RESOLVED, That **conditional approval of the plat shall expire one hundred eighty (180) days** after the date of this Resolution if the requirements have not been certified as completed within that time and the plat is not signed by Planning Board Chairperson; Be it Further

RESOLVED, That the Planning Board may extend the time in which the conditionally approved plat must 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 this approval shall expire if the *signed final* plat is not filed or recorded in the office of the Ulster County Clerk **within sixty two (62) days of the date of signing**; Be it Further

RESOLVED, That this Resolution authorizes only the activities approved herein and as delineated on the *signed* and *filed final* plat; Be it Further

RESOLVED, That any alteration or deviation from the *signed final* plat shall require the prior review and approval by the Planning Board; 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.