

**TOWN OF WOODSTOCK  
TOWN BOARD MEETING**

**Meeting Minutes**

January 20, 2026

Town Offices, 45 Comeau Drive, Woodstock, NY 12498 and via Zoom

**Presiding:** Supervisor Courtis

**Council Members Present:**

- Councilmember Laura Ricci
- Councilmember Laurie Osmond
- Councilmember Lily Korolkoff
- Councilmember Reginald Earls

**Members of the press present:** Nick Henderson and Bill Kemble

Call to Order at 7:00pm

Pledge of Allegiance

**RESOLUTIONS:**

- Approval of Minutes
- Approval of Clerk's Report
- Approval of Vouchers
- Oppose the Impacts of Public Law No. 119 21 ("Big Beautiful Bill")
- Highway Department Promotions
- Appointment of Alternate Member to the Complete Streets Committee
- Appointment to the Cemetery Committee
- Reappointment to the Board of Assessment Review
- Amendment of Term for Member of the Zoning Board of Appeals
- Planning Board Membership Resolution
- TAP Grant Resolution
- Amendment to Salary Records Resolution
- Amendment to Prior Resolution on Animal Control Services
- Removal of Alternate Member from CCD
- Approval of agreement with PCA for Computers for Police Department
- Authorize the Town Supervisor to Submit a Letter to the Town of Ulster Planning Board and Supporting the Woodstock Planning Board's Request for Coordination on SEQRA Review of the Zena Development Project
- Authorize the Town Supervisor to investigate potential land use planners to advise the Town Board on zoning code changes required by the 2018 comprehensive plan

**PRESENTATIONS:**

- Woodstock Land Conservancy
- Housing Presentation
- Arts Presentation

**RESOLUTION 51-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**BE IT RESOLVED**, to accept minutes for meetings held on December 9, 2025, and December 16, 2025.

Voted: 4 ayes, 0 nays, 1 abstention

- Supervisor Courtis – aye
- Councilmember Ricci -aye

- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls - Abstained

**RESOLUTION 52-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Osmond

**BE IT RESOLVED**, to accept Town Clerk’s report.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 53-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Korolkoff

**BE IT RESOLVED**, to authorize payment of vouchers in the amount of **\$579,517.53**

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 54-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Korolkoff

**BE IT RESOLVED, WHEREAS**, the “Big Beautiful Bill” is an omnibus measure that bundles numerous and unrelated provisions into a single vote, limiting accountability and obscuring real-world impacts on working families; and

**WHEREAS**, nonpartisan and sector analyses find the law would significantly reduce federal support for health coverage, leaving about 1.5 million New Yorkers uninsured and producing multi-billion-dollar losses for hospitals and community providers, including destabilization of New York’s Essential Plan; and

**WHEREAS**, the legislation weakens nutrition security by cutting the Supplemental Nutrition Assistance Program (SNAP) and shifting major costs to states and local governments, with New York’s fiscal watchdog estimating \$1.4–\$2.2 billion in new annual state/local costs, alongside estimates that roughly 300,000 New York households could lose some or all SNAP benefits under new rules; and

**WHEREAS**, Ulster County Comptroller March Gallagher reports that Ulster County has over 17,000 or 10% of County residents on SNAP and over 48,000 or 27% of residents on Medicaid; and

**WHEREAS**, starting in 2026, veterans receiving SNAP benefits will have to meet strict work requirements—at least 80 hours a month of working, volunteering, participating in job training, or looking for work—or risk losing assistance. This change ends a long-standing exemption and affects many of the 1.2 million low-income veterans nationwide who rely on food stamps; and

**WHEREAS**, these provisions cumulatively shift burdens onto middle-class families, veterans, seniors, small businesses, hospitals, farmers, and local governments while disproportionately benefiting the ultra-wealthy—contrary to the goal of lowering everyday costs for working families; now,

**Therefore, be it RESOLVED**, that the Town Board of the Town of Woodstock, New York finds **Public Law No: 119-21**, July 4, 1025 (the “Big Beautiful Bill”) harmful to our constituents, local hospitals and providers, family budgets, and county finances, and hereby opposes its provisions; and be it further

**RESOLVED**, that the Town of Woodstock urges Congress to replace these provisions with a bipartisan approach that:

1. protects and expands affordable health-care coverage, Medicare/Medicaid, and stabilizes hospitals and community providers;
2. maintains and strengthens SNAP so no child, senior, veteran, or working family goes hungry.
3. prioritizes middle-class tax relief and small-business growth rather than giveaways to the ultra-wealthy; and
4. delivers real fiscal responsibility by lowering costs for families without shifting unfunded mandates to state and local governments; and be it further

**RESOLVED**, that the Clerk shall transmit copies of this Resolution to U.S. Representative Pat Ryan, U.S. Representative Josh Riley, Senator Charles E. Schumer, Senator Kirsten Gillibrand, and other appropriate federal and state officials.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 55-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Osmond

**BE IT RESOLVED**, to promote Adam Bahl from HMO (Heavy Machine Operator) grade 4.5, rate \$32.82 to grade 6 Working Supervisor with a rate of \$36.11 effective 1/26/26.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 56-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**BE IT RESOLVED**, to promote Traci Lane from MEO (Machine Equipment Operator) grade 3.5, rate \$31.44 to Grade 5, HMEO with a rate of \$32.82 effective 1/26/26.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 57-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**BE IT RESOLVED**, WHEREAS, the Town of Woodstock has established a Complete Streets Committee to advise the Town Board on policies and initiatives that promote safe, accessible, and sustainable transportation for all users; and

**WHEREAS**, the Town Board has the authority to appoint alternate members to Town committees to ensure continuity of participation and quorum; and

**WHEREAS** Eve Robbins has expressed interest in serving the Town and is qualified to serve in this capacity;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby appoints Eve Robbins as an Alternate Member of the Complete Streets Committee, effective immediately; and

**BE IT FURTHER RESOLVED**, that Eve Robbins shall serve in accordance with the policies and procedures governing the Complete Streets Committee.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 58-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Earls

**WHEREAS**, the Town of Woodstock maintains a Cemetery Committee to assist with the oversight, maintenance, and policy guidance of Town-owned cemeteries; and

**WHEREAS**, a vacancy exists on the Cemetery Committee; and

**WHEREAS**, Janine Mower has expressed interest in serving the Town and is willing and qualified to fulfill the duties of the position;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby appoints Janine Mower as a Member of the Cemetery Committee, for a term to expire on December 1, 2026; and

**BE IT FURTHER RESOLVED**, that Ms. Mower shall serve pursuant to the rules and responsibilities of the Cemetery Committee.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 59-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**WHEREAS**, the Town of Woodstock Board of Assessment Review is required by New York State Real Property Tax Law to hear and determine complaints regarding property assessments; and

**WHEREAS**, the Town Board is authorized to appoint and reappoint members to the Board of Assessment Review; and

**WHEREAS**, Stephen Pittelman has served on the Board of Assessment Review and wishes to continue his service to the Town;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby reappoints Stephen Pittelman as a Member of the Board of Assessment Review, for a term to expire on September 30, 2030; and

**BE IT FURTHER RESOLVED**, that this reappointment is made in accordance with applicable New York State Real Property Tax Law.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 19-2026 AMMENDED**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**WHEREAS**, the Town of Woodstock Zoning Board of Appeals is established pursuant to New York State Town Law to hear and decide appeals related to zoning determinations; and

**WHEREAS**, the Town Board is authorized to appoint members and set terms for the Zoning Board of Appeals in accordance with state law; and

**WHEREAS**, it is necessary from time to time to amend appointment terms to ensure compliance with statutory requirements and maintain staggered terms;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby amends the term of Gregg Goodbrod, a Member of the Zoning Board of Appeals, such term to expire on December 31, 2030; and

**BE IT FURTHER RESOLVED**, that this amendment is made to align the member’s term with statutory requirements and established board term schedules.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 60-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**WHEREAS**, Planning Board member Graydon Yearick has submitted his resignation from the Planning Board; and

**WHEREAS**, Graydon has agreed to continue serving until such time as the Town Board appoints a replacement; and

**WHEREAS**, the Town Board has received a letter of interest from Joseph Vescio expressing his desire to serve on the Planning Board; and

**WHEREAS**, Planning Board member Jennifer Drue has renewed her term, effective January 20, 2026, through December 31, 2033;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby acknowledges and accepts the resignation of Graydon, with appreciation for his continued service until a successor is appointed; and

**BE IT FURTHER RESOLVED**, that the Town Board acknowledges receipt of the letter of interest from Joseph Vescio and will consider said application in accordance with Town procedures; and

**BE IT FURTHER RESOLVED**, that the Town Board hereby confirms the renewal of Jennifer Drue’s term on the Planning Board for the period beginning January 20, 2026 and ending December 31, 2033.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 61-2026 AMENDED**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**WHEREAS**, there is currently no safe route for pedestrians and cyclists along Route 212 (Tinker Street) from the Village Green to Bearsville; and

**WHEREAS**, the new location for the Woodstock library is in Bearsville, requiring a safe, convenient, and economical connection between the village center and Bearsville; and

**WHEREAS**, extending the planned NYSDOT Bridge Replacement and Complete Streets project (PIN 8122.20) to Bearsville would provide a more useful and logical completion point for the project; and

**WHEREAS**, a safe active transportation facility would support the town’s climate smart goals, economic development, and equitable infrastructure; and

**WHEREAS**, New York State’s Strategic Highway Safety Plan (SHSP) complies with the Federal Highway Administration’s (FHWA) planning requirements for best practices and strategies for reducing fatal and serious injury crashes on roadway; and

**WHEREAS**, a letter from the NYSDOT, dated 10/23/2024, committed the NYSDOT to extend the “NYSDOT project PIN 8122.20...to evaluate and complete preliminary engineering for an active transportation facility that would connect Woodstock Village Green to Bearsville; and

**WHEREAS**, the NYSDOT TAP Grant Program provides funds for a variety of transportation related projects which increase options for non-vehicular transportation including planning, design and construction of on-road and off-road facilities for pedestrians, bicyclists, and non-motorized transportation users; and

**WHEREAS**, NYSDOT will provide up to 80% of the total eligible project costs with a \$1,693,448 match; provided by the Town; and

**WHEREAS**, the proposed project is supported by the local community, volunteer groups, and partner agencies; and

**WHEREAS**, the Town of Woodstock Town Board fully supports the proposed projects included in the funding application.

**NOW THEREFORE BE IT RESOLVED**, that Supervisor Anula Courtis, as Supervisor of the Town of Woodstock, is hereby authorized and directed to file an application for funds to the New York State Transportation Alternatives Program (TAP) with a Town cash matching share of \$1,693,448 and

**BE IT FURTHER RESOLVED**, that the Supervisor is hereby authorized to act on behalf of the Town of Woodstock in all matters related to this financial assistance, and upon approval of the said request, to enter into and execute a state assistance contract for such financial assistance. The attached Resolution shall take effect immediately.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 42-2026 AMMENDED**

**First:** Supervisor Courtis

**Second:** Councilmember Osmond

**WHEREAS**, the Town Board has reviewed the current salary attachment and identified necessary adjustments to ensure accuracy and proper accounting; and

**WHEREAS**, the updated payroll information has been compiled and presented in Attachment A for the Board's consideration;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby amends the payroll spreadsheet as shown in Attachment A; and

**BE IT FURTHER RESOLVED**, that the amended payroll records shall take effect immediately and be incorporated into the Town's official financial documentation

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 62-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Korolkoff

**BE IT RESOLVED**, that the Town Board hereby authorizes the Supervisor to engage a qualified drilling company to construct a well at a cost not to exceed **\$9,340**, and to execute any documents necessary to complete said work.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 28-2026 AMMENDED**

**First:** Supervisor Courtis

**Second:** Councilmember Osmond

**WHEREAS**, the Town Board of the Town of Woodstock previously adopted a resolution authorizing the Town to work with the SPCA for the handling of animal control matters; and

**WHEREAS**, subsequent review has determined that partnering with the Town of Saugerties, New York, for animal control services will provide a more cost-effective and efficient approach for the Town of Woodstock; and

**WHEREAS**, entering into an agreement with the Town of Saugerties is expected to reduce expenses associated with animal control while ensuring that the Town of Woodstock continues to meet all required responsibilities for public safety and humane treatment of animals;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby amends the prior resolution authorizing the Town to work with the SPCA, and instead authorizes the Town to enter into an intermunicipal agreement with the Town of Saugerties for the provision of animal control services; and

**BE IT FURTHER RESOLVED**, that the Town Board directs the Supervisor to take all necessary steps to finalize said agreement in a manner that ensures continuity of services and cost savings for the Town of Woodstock.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 63-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Korolkoff

**WHEREAS**, Michael Veitch is currently serving as an alternate member of the CCD, with a term scheduled to expire on December 31, 2025; and

**WHEREAS**, he has resigned from this position,

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby removes Michael Veich as an alternate member of the CCD, effective immediately; and

**BE IT FURTHER RESOLVED**, that the Town Board expresses its appreciation to Michael Veitch for his service to the Town.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 64-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Ricci

**BE IT RESOLVED**, that the Town Board authorizes the Chief of Police to purchase computer equipment from PCA in the amount of **\$17,019**.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**PRESENTATION:** Andy Mosseey from the Woodstock Land Conservancy presented regarding the Zena Development \*See attachments\*

**RESOLUTION 65-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Korolkoff

**WHEREAS**, the proposed Zena Development project straddles the boundary between the Town of Woodstock and the Town of Ulster, with approximately thirty (30) residential dwellings proposed to be physically located in the Town of Ulster but with sole access via Eastwoods Drive, a private road located primarily in the Town of Woodstock; and

**WHEREAS**, the Town of Woodstock Planning Board is an involved agency in the State Environmental Quality Review Act (SEQRA) review of this project and has identified significant concerns regarding potential adverse environmental impacts to the Town of Woodstock, including but not limited to environmental habitat damage and fragmentation from the proposed expansion of Eastwoods Drive, impacts to wetlands and wetlands buffer areas, impacts to the 2,290-acre Zena Woods Critical Environmental Area, and impacts near the Israel Wittman Sanctuary, all of which threaten the natural resources that the 2018 Comprehensive Plan identifies as essential to protect against fragmentation and overdevelopment in order to safeguard plant and animal habitat, preserve scenic and recreational resources, and maintain iconic viewsheds; and

**WHEREAS**, the 2018 Comprehensive Plan specifically directs that “pro-active town policies and efforts for conserving land and protecting against fragmentation and overdevelopment are essential”; and

**WHEREAS**, the Town of Woodstock has concerns that emergency services for this development, including fire and emergency medical response, will burden Woodstock’s emergency services infrastructure and raise

significant public safety concerns given the substandard nature of Eastwoods Drive as an emergency vehicle access road; and

**WHEREAS**, the New York State Department of Environmental Conservation Commissioner, in a decision dated October 29, 2025, designated the Ulster Planning Board as lead agency for the SEQRA review and specifically directed that the Ulster Town Planning Board “solicit and carefully consider the views of all other involved agencies including the Woodstock Planning Board as required by SEQR”; and

**WHEREAS**, the Woodstock Planning Board has been diligent and proactive in its review of this project, engaging expert consultants including Hudsonia for ecological review and Stephan Maffia, PE, for traffic and access analysis, and has made repeated good-faith efforts to coordinate with the Ulster Planning Board in accordance with the NYSDEC Commissioner’s directive; and

**WHEREAS**, despite these efforts, the Woodstock Planning Board’s attempts to establish communication and coordination with the Ulster Planning Board have been met with insufficient response, including no reply to a detailed letter dated November 10, 2025, from Woodstock Planning Board Chair Peter Cross to Ulster Planning Board Chair Rory Lee, and the cancellation of a Zoom meeting that had been tentatively scheduled for January 6, 2026; and

**WHEREAS**, the Town Board believes that proper inter-municipal coordination is essential for the thorough evaluation of this project’s environmental impacts and that formal communication from the Town Board to the Ulster Town Board is necessary and appropriate to facilitate such coordination;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Woodstock hereby authorizes and directs the Town Supervisor to execute and deliver, on behalf of the Town Board, a letter to the Town Board of the Town of Ulster expressing the Town of Woodstock’s concerns regarding the Zena Development project, and supporting the Woodstock Planning Board’s request for coordination, in substantially the form attached hereto.

**RESOLVED** that the Town Board encourages and supports the Woodstock Planning Board’s continued efforts to coordinate with the Ulster Planning Board and to ensure that all concerns regarding potential environmental impacts, emergency services burdens, and infrastructure adequacy are properly evaluated and addressed during the SEQRA review process; and be it further

**RESOLVED** that a copy of this resolution and the authorized letter shall be provided to the Ulster Town Board, the Ulster Planning Board Chair, the Woodstock Planning Board Chair, and the Town of Woodstock Town Attorney.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**RESOLUTION 66-2026**

**First:** Supervisor Courtis

**Second:** Councilmember Osmond

**BE IT RESOLVED**, that the Town Board of the Town of Woodstock hereby authorizes and directs the Town Supervisor to investigate potential land use planners to advise the board on zoning code changes required by the 2018 comprehensive plan.

**WHEREAS**, the Town of Woodstock adopted a Comprehensive Plan in 2018 following extensive public engagement and community input (the “2018 Comprehensive Plan”); and

**WHEREAS**, the 2018 Comprehensive Plan establishes the Town’s goals and priorities for land use, housing, environmental protection, and community development for the next decade and beyond; and

**WHEREAS**, pursuant to New York State Town Law § 272-a, zoning regulations shall be in accordance with a comprehensive plan, and the Town’s zoning code should be periodically reviewed and updated to ensure consistency with the adopted Comprehensive Plan; and

**WHEREAS**, the 2018 Comprehensive Plan emphasizes the importance of environmental protection and the preservation of the Town’s significant natural resources, stating that “pro-active town policies and efforts for conserving land and protecting against fragmentation and overdevelopment are essential” to “safeguard plant and animal habitat, mitigate against the effects of climate change, preserve scenic and recreational resources, maintain iconic viewsheds, and help support clean air initiatives,” including the protection of forests, wetlands, critical environmental areas, and wildlife habitat; and

**WHEREAS**, the 2018 Comprehensive Plan also identifies specific housing needs for the Town, emphasizing that “the aim should not just be to institute policies for ‘affordable housing’ – a term which may have very limiting and specific income requirements – but rather to foster varied housing that works for different populations and is economically sustainable,” and noting the critical need to attract and retain younger families and workers to create a more age-diverse and vibrant community; and

**WHEREAS**, the Town Board recognizes that substantially strengthened zoning provisions may be required to protect the Town’s ecosystems, particularly its forests and wetlands, from fragmentation and other impacts of subdivision and land development; and

**WHEREAS**, the Town Board believes that professional expertise in progressive land use planning is essential to guide the Town Board in identifying and implementing the specific zoning code amendments to update natural resource protection, housing options, planned residential developments, and design standards; and

**WHEREAS**, the Town Board desires to ensure that any proposed zoning code amendments are developed with appropriate professional input, community engagement, and careful consideration of the Town’s values as captured in the 2018 Comprehensive Plan, in particular the Town’s housing needs and its commitment to environmental stewardship.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Woodstock hereby authorizes and directs the Town Supervisor to investigate and identify potential land use planning professionals or firms with expertise in progressive land use planning, zoning code development, affordable housing strategies, and environmental protection to advise the Town Board on zoning code amendments that may be necessary or advisable to implement the goals and recommendations of the 2018 Comprehensive Plan; and be it further

**RESOLVED** that in conducting this investigation, the Town Supervisor shall seek to identify land use planners with demonstrated experience in:

1. Comprehensive plan implementation through zoning code amendments.
2. Affordable and workforce housing development strategies and zoning techniques;
3. Environmental resource protection through land use regulations;
4. Sustainable development and smart growth principles;
5. Community engagement and public participation in land use planning processes; and
6. Working with rural and small-town communities with similar characteristics to Woodstock;

**and be it further RESOLVED** that the Town Supervisor shall gather information regarding potential candidates, including their qualifications, relevant experience, references, and preliminary indications of availability and fee structures; and be it further

**RESOLVED** that the Town Supervisor shall report back to the Town Board with findings and recommendations regarding potential land use planners for the Board’s consideration and further action; and be it further

**RESOLVED** that this resolution does not commit the Town to retain any particular planner or to undertake any specific zoning code amendments but rather authorizes preliminary investigation and information gathering to inform future Town Board decisions regarding implementation of the 2018 Comprehensive Plan.

All voted 5-0:

- Supervisor Courtis – aye
- Councilmember Ricci -aye
- Councilmember Osmond –aye
- Councilmember Korolkoff –aye
- Councilmember Earls -aye

**PRESENTATION:** Rebekah Brooks from the Housing Committee presented regarding upcoming webinar *Addressing the Challenges Communities Face to Create Housing*, on Wednesday, January 21, 2026 6-7:30 pm.

**PRESENTATION:** Arts presentation by Daniel Gallant

**Public Be Heard:**

1. Lisa Bonk - Misleading information in Zena Development's applications
2. Donna Albright – Concerns on behalf of the Woodstock Fire Department regarding safety management of Zena Development
3. Zoe Keller – Concerns regarding the Zena Development environmental reports and the desire for unbiased studies.
4. Tana O'Sullivan – Concerns for road infrastructure and safety at the Zena Development and that code will not be followed.
5. Joe Otter – Traffic study that was conducted in January 2024 for Zena Development was done while there was a scheduled detour and normal traffic patterns were not captured as a result.
6. Rebecca Turmo- Concerns of how the WPD will manage the potential impact of additional residences at Zena Development.
7. Rachel Marco-Havens – Concerns regarding the Town of Ulster Supervisor. Engagement to find the best Planner. Concerns of environmental impact of Zena Development and the impact on first responders.

**Adjournment:**

At **8:37 PM**, Supervisor Courtis moved to adjourn the meeting, seconded by Councilmember Ricci. All voted aye.

Respectfully submitted,

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Meghann Reimondo, Deputy Town Clerk