PLANNING BOARD
TOWN OF WOODSTOCK

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Colony of the Arts

MEETING MINUTES
APRIL 16, 2026
REGULAR MEETING (IN PERSON ONLY)
Held at the Comeau Town Offices
45 Comeau Drive, Woodstock

6:00 PM Time: 6:00 PM

Members Present: Peter Cross
Judith Kerman
James Conrad
Jennifer Drue Arrived 6:05 PM
Eugenie Tartell
Joseph Vescio

Members Absent: John LaValle resigned March 6

CALL TO ORDER, determination of quorum

Updates to AGENDA: n/a

MINUTES: March 19
Make motion to approve minutes: Judith Kerman 2nd: James Conrad Aye: All

NEW BUSINESS:
SCHEDULED BUSINESS:
SKETCH PLAN REVIEWS:
6:05 PM **NEON KNIGHTS THREE LLC WWP# 26-063: Sketch Plan Review** of a Wetlands & Watercourse Permit application to install an access driveway within the R3. R5, and Scenic Overlay Zoning Districts located on Hidden Valley Trail / West Saugerties Road in Woodstock SBL: 16.-5-51.120 Rep: Brian Evans, Brian Evans & Associates, Inc.

Present: Brian Evans and Craig Wallace, Esq.

Notes: Chairman Peter Cross read the above summary. He asked Mr. Brian Evans to tell the Board what they are planning to do.
Mr. Craig Wallace, Esquire introduced himself as representing the applicant for the driveway permit application. Mr. Koulajian owns sixty-two acres on West Saugerties Road. It is a County Road in the R3 and R5 zoning districts. This will disturb the wetland. It is a 450 feet driveway that will traverse the stream. He states Mr. Koulajian uses this property with his family to hike. It is a vacant lot. He doesn't plan to improve the property. The only use is for hiking trails. He plans to have the driveway to invite guests, etc. They are creating a permeable surface and keeping it green.

Vicechair Judith Kerman displays the map of the parcel on the screen.
Mr. Brian Evans and Vicechair Kerman discuss the steepness of the property.
Mr. Evans states there are logging roads and they traverse the stream. He further explains that there is a sheer face and it meanders around the stream and follows. This will be a single stream crossing.
Chairman Cross states there was a letter from DEC stating no jurisdictional determination for this.
They are using an oval culvert. They talk about the neighbors around having culverts.
Mr. Wallace states this is really the only appropriate place for this driveway on this parcel. The applicant is keeping this vacant land and is not improving the lot.
Mr. Evans states erosion isn't an issue here. There is a small scale for proposed disturbance. He talks about it remaining forced grass.
Chairman Cross states he saw the letter from DEC. This would need to have culverts that meet the Woodstock code standards. He's assuming this came with the ZEO's recommendation and referral.
Chairman Cross and Vicechair Kerman discuss DEC and our code, getting what's needed and if this plan needs a delineation.
Chairman Cross states Mr. Butch Hoffman is also the Wetlands Inspector and he would have asked for that if it needed to be done.
Chairman Cross states he recommends and is making a motion to waive further review. Vicechair Kerman seconds the motion and all Board Members states Aye in agreeance.
Ms. Gray states to the representatives that the Board will approve a resolution at the next meeting on May 7 and then it will just be paperwork. They ask if they need to attend and she responds no. Because the Board waived, this is the only meeting they need to attend.
Mr. Evans and Mr. Wallace thank the Board.

6:15 PM **JYNNE DILLING & LOUIS SALETAN WWP# 26-064: Sketch Plan Review** of a Wetlands & Watercourse Permit application to construct a trail staircase to the Sawkill Stream in the R5 Zoning District located at Keefe Hollow Road in Shady SBL: 15.4-3-29 Rep: Joseph Knight, Tahawus Trails

Present: Joseph Knight

Notes: Chairman Cross reads the above summary and states that we've never had one of these Applications before.
Vicechair Kerman asks what stream are they putting this on.
Mr. Joseph Knight states the Sawkill. He states he is here to represent the applicants. This would be for personal use to go down to the stream. Normally for these types of stairs, they use a rise and run of stone but these stairs were too steep. He discusses the plan and adds that he has been talking with an engineer in Vermont to do this the best possible way.
Chairman Cross states he saw the plans and it will be well attached and won't wash down the bank.
Mr. Knight states it will be pinned to the bedrock with a footer at the top to minimally disturb the stream.
Documentation from DEC is needed to proceed.
Chairman Cross states this is for private use. The pitch is steep. Get in touch with Ms. Melissa Gray when you get word back from DEC and she'll bring you back.
Mr. Knight thanks the Board.

6:25 PM **DAVID HAHNE & OLIVIA DRESSER-PECK WWP# 26-065: 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

Notes: Chairman Cross reads the above summary and states he remembers this subdivision going through the Town of Kingston & Woodstock and our Board being notified. This lot is high on wetlands. One lot is in Woodstock and one in Kingston. He asks Mr. David Hahne to tell the Board about what he is proposing to do.
Mr. Hahne states he did get in touch with DEC for a jurisdictional determination. He talks about the subdivision. This will be a stream crossing with a culvert. He states it will be a 36" by 24 feet culvert. There is no way to access the back of the property.
Vicechair Kerman states clearly not, looking at the picture of the lot.
Mr. Hahne discusses the topography of the lot with wetlands and streams. The creek is narrow, then it widens on the other lot.
Vicechair Kerman states this is in Woodstock and Kingston.
Ms. Gray states we do need information from DEC. She said she thinks he spoke to an Amy there prior, get back in touch with her. We need something from DEC to proceed.
Mr. Hahne states this used to be all one lot, then it was made into two with the town boundaries. Before he purchased this, it was an impassable ledge.
Vicechair Kerman states contact DEC and we'll work under our code.
Chairman Cross states get the information from DEC and we'll bring you back.
Mr. Hahne thanks the Board.

6:35 PM **ROGER ROSEN & NANCY ALLISON WWP# 26-066: Sketch Plan Review** of a Wetlands & Watercourse Permit application to dredge an existing pond in the R5 and Scenic Overlay Zoning Districts at 343 – 345 Silver Hollow Road SBL: 14.-1-20.200 Rep: Douglas Ostrander

Present: Douglas Ostrander

Chairman Cross reads the above summary and states this is here to improve existing conditions and he saw the permit from DEC.
Mr. Douglas Ostrander states he has done this twice before. The first time with his father fifty – fifty-five years ago and more recently with Mr. Michael Stock about twenty-five years ago. He tells the Board about the process.
Chairman Cross asks if they stock it with fish.
Mr. Ostrander states there is fish in there. There are tiny minnows and bass.
Chairman Cross asks if the material comes out.
Mr. Ostrander states he met with Mr. Brian Drumm of DEC and states the Watershed people in Arkville come out on the general permit.
Chairman Cross recommends to the Board waiving further review. Vicechair Kerman seconds the motion and all members agree.
Ms. Gray tells Mr. Ostrander the resolution will be approved at the May 7 meeting. She asks if he needs it sooner, timewise. He states no. Ms. Gray knows with some things, there are time constraints for doing things.
He thanks the Board.

*JOSEPH VESCIO RECUSES HIMSELF AND JOINS THE APPLICANTS IN THE AUDIENCE. Ms. Gray states Jospeh Vescio is recusing himself for the following upcoming application. (6:26 PM)

6:45 PM **HOMESICK BLUES LLC SPR# 26-0392 & SUP# 26-0705: Sketch Plan Review** of Site Plan Review and Special Use Permit applications to redevelop existing properties in the HC & HR Zoning Districts located at 5 Library Lane, Library Lane, 100 Tinker Street, and 106 Tinker Street in Woodstock SBL: 27.54-2-8, 27.54-2-9, 27.54-2-10.100, 27.54-2-11 Rep: Ronald Pordy, Esq.

Present: Ron Pordy, Lizzie Vann, Barry Medenbach, Solomon Latham, Joseph Vescio

Notes: Chairman Cross reads the above case summary. He asks the applicants to tell the Board why they are here.
Mr. Ron Pordy introduces himself as legal counsel for the applicant, Ms. Lizzie Vann.
He introduces everyone present: Ms. Vann; Mr. Barry Medenbach and Mr. Solomon Latham of Medenbach, Eggers and Carr; and Mr. Joseph Vescio of Graydon Yearick Architecture.
Mr. Pordy states they are here for a couple applications, a site plan review and a special use permit with a full EAF form that was submitted. This is a Type 1 under TWEQR and Unlisted under SEQR. There is an application with the Town Board for a request for a minor zoning map amendment to be able to use mixed use and retail within the space. He is going to turn it over to Ms. Vann.
Ms. Vann greets everyone, Good Evening she says. She states these are iconic buildings in the town that she has purchased. The library and funeral home and the corner at 106 Tinker.
Vicechair Kerman shows the parcels on the screen.
Ms. Vann states she has always wanted to tell the story of Woodstock. She fell in love with Janis Joplin years ago and came where she was. She wanted to tell the story. You all know the Bearsville Center story. Even the industrial and agricultural history is very interesting to her. She thought Lashers' was a great place to tell Woodstock's story. This is about economic dynamism. Its about brining more jobs to the town. The history of the Bearsville Center went from six employees to over fifty now. She provided low-cost housing for a dozen people there.
Vicechair Kerman states she didn't know that.
Ms. Vann states no one should pay over thirty percent of their income for housing and she tries to make that happen, certainly during the Pandemic. She's British and her philosophy is that she loves this town. This made sense. It is a dilapidated empty funeral home for three years and the library is a beloved building among the town. She states her money came from a baby food company, then she did a net zero development in Florida. She wants to bring that to Woodstock. She is going with passive houses, super insulated or use ground sourced heat pumps. She is taking into account better quality housing. She mentions again economic dynamism. She continues to state she wants to have a work space to make more jobs and housing so this can serve as a template so other people in the Hudson Valley can see this done. She discusses housing, sustainability and economic dynamism with the Board. The Petersen house has two families living there now to help her pay the taxes and insurance. This will make that house better. At 106 Tinker, there is a two-apartment house and this is low rental housing, also. It has been neglected over the years and this will be the housing showcase. The Victorian house will also be housing. The book barn and garage will serve as housing, with possible building up or in. This is the housing piece.
She asks Mr. Joseph Vescio if she covered everything. He nods to her.
She talks of the two barns and their history. She states they will be great as commercial primarily entrepreneurial incubator she'll fund.

She talks about toward the right there being a natural playground and a café. She wants this to be a public park. She talks about the trees and spending time with Michael Veitch and keeping certain trees and planting more. This was and is still an agricultural area.
For the library, she is talking to a local company to use that space. If not, it could be other retail, pharmacy and health care center. These are all potential thoughts for the space(s). She's putting the land in order to do this. She is working with the town and has been open with and to the town. She has done many tours, walk throughs and talks. This is kind of a broad-brush view.
Member Genie Tartell asks about parking.
Mr. Barry Medenbach states we will get to that.
Mr. Pordy shows a parking lot on the plans. There is a one lot conservation easement. He talks about the library space. He states this plan aligns completely with the 2018 comprehensive plan. This really complements the plan.
Vicechair Kerman asks where exactly the zoning line change is going to take place.
Mr. Pordy and Mr. Medenbach state around the property lines.
Vicechair Kerman states there is a precedent with this that was done with Rotron years back.
Ms. Vann states this is interesting to her. The Hamlet Residential has never had residences. It has always been the edge of the funeral building, library, etc. Its an anomaly, Hamlet Commercial can exist together to make it simple. Mixed use is only allowed in the Hamlet Commercial district.
Mr. Medenbach shows the plans and states the green space in front of the library will be expanded. Green space will no longer be a driveway. There will be parking in the back. Some of it is already paved, they will expand the pavement. Two buildings will be residences. In the center, there will be new construction and the reconstruction near the stream with an addition on the barn.
They discuss the wetlands near the stream. It is existing and is fed by twenty aces of area to the west and bleeds under the funeral home. This is an existing currently and past there.
Mr. Medenbach states they had it flagged by a wetlands biologist. He discusses DEC and Army Corp not being involved with this area. The two aren't connected necessarily. There is a large culvert on the parcel on Tinker Street under Library Lane. It is a stream off site.
Mr. Medenbach states it is on the fringe of the flood plain. They are dealing with both of those issues. The Planning Board can waiver the wetlands and watercourse permit. He discusses a hundred foot buffer, impervious ground, mitigation and bioretention.
Chairman Cross discusses the town code and adding back wetlands area when using buffer zones, that is impossible in this situation with the area. If its already in there, its there.
Mr. Medenbach states under the code, the Planning Board has power here under § 260-34 (D), the Planning Board has flexibility with this. He quotes the law… non regulated activities, within a regulated wetland without a wetlands & watercourse permit, do not constitute… there is a list of activities.
He continues to state that this Board decides that.
This is not erosion. He found this extraordinary. There is flexibility in the code with this and the Planning Board.
They discuss DEP and how everything goes to them this past year.
Vicechair Kerman and Chairman Cross discuss mitigation briefly.
Mr. Medenbach states this does not flow. They plan on having rain gardens to head the water away from and convey it to the pipe.
Chairman Cross and Mr. Medenbach discuss bioretention, discharge and the floodplain.
Chairman Cross states we'll have to do some thinking with Mr. Butch Hoffman because he agrees it is already disturbed. It is preexisting, non-conforming.
Ms. Gray states they are working with SHPO for the archaeological and historical aspects. That is in process.

Mr. Medenbach states for highway and Department of Transportation, there is an existing driveway. They are taking three curb cuts and brining it down to two.
Chairman Cross states the lighting will all need to be dark skies compliant.
They discuss parking and possibly having to buy some in lieu of spaces. There is flexibility and full provisions. They don't want to damage the site. If you work here, you can walk. There could be a potential waiver for parking. We could consider peak use and timing for that later on.
Member James Conrad asks about signs.
Ms. Vann states yes, for the housing.
They discuss the total amount of housing they are proposing, both apartments and housing.
Vicechair Kerman states with allocated parking, this is really workable.
Chairman Cross asks when they think they will have all the building done.
Ms. Vann states that all depends on the town and this process. They are hoping for within two years.
Ms. Vann states she invites all of you to come and see the poor condition due to the stream underneath moving. It is a very cold and damp building. It will be a new building now. She proposes passive houses.
Chairman Cross asks about the laundromat space.
Mr. Medenbach states there are four parking spaces there and if they had to, they have thought of it. The land is poor quality and its not for sale, currently; but they have thought about that, also.
They have completed a full SEQR and ask the Board to declare lead agency at this meeting.
Chairman Cross makes a motion to declare intent to be lead agency.
Vicechair Kerman seconds the motion.
All members present state Aye.
Chairman Cross and Mr. Medenbach discuss landscaping and water plans.
Ms. Vann states she invites every one to come see this. They are having a presentation on Sunday at 1 pm this weekend.
Ms. Gray confirms with Mr. Medenbach and Mr. Pordy that this is a Unlisted action under SEQR and a Type 1 action under TWEQR. They confirm. She states once she receives the escrow check, the lawyer and planner will review the plans and come back with reports. We will bring them back at that time with their response to those reports.
She will start the lead agency paperwork. Mr. Medenbach and she will work together to send the notice to all agencies involved, accurately.
Everyone thanks everyone.

*JOSEPH VESCIO RETURNS TO BEHIND THE TABLE AND JOINS THE PLANNING BOARD. Ms. Gray states Jospeh Vescio is returning to the meeting as a Board member. (7:11 PM)

UNFINISHED BUSINESS:
+ Approve resolution for 62 Ricks Road LLC SPR# 26-0311B

Make motion to approve resolution: Judith Kerman 2nd: Eugenie Tartell Aye: All

Chairman Cross acknowledges Michael Veitch's email about DOT and Ms. Gray and he decide to add this matter to the next workshop meeting to further discuss the future plans of the DOT. That meeting is May 7 with WEC.

ADJOURNMENT Time: 7:13 PM

Make motion to end meeting: Peter Cross 2nd: Eugenie Tartell Aye: All

APPROVED RESOLUTIONS:

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
SITE PLAN REVIEW APPROVAL WITH CONDITIONS
SIXTY-TWO RICKS ROAD LLC
SPR# 26-0311B

At a regularly scheduled meeting of the Town of Woodstock Planning Board on April 16, 2026:

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

Absent: John LaValle (resigned March 2026)

A motion was made by: Judith Kerman and Seconded by: Eugenie Tartell

The Vote was:

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

WHEREAS, the Planning Board of the Town of Woodstock, located in Ulster County, New York, is considering an application (the proposed action) from Sixty-Two Ricks Road LLC c/o William and Linda Dubilier (the applicants) to modify the existing Site Plan to include outdoor sculptures and garbage shed in the R3 Zoning District located at 62 Ricks Road in Woodstock; and

WHEREAS, the parcel (owned by applicant) is designated on the Tax Map of the Town of Woodstock as Map Section 27.9, Block 4, Lot 46; and

WHEREAS, the proposed action requires Site Plan Review (SPR) and Approval in accordance with Section 260-74 and of the Town of Woodstock Zoning Law; and

WHEREAS, the following plans and materials were reviewed by the Planning Board:
1) *Application for Site Plan Review*, including Town of Woodstock *Short Environmental Assessment Form* (EAF), and R*eferral from Zoning Enforcement Officer (ZEO)* dated and received February 2, 2026;
2) Site Plan titled *Accessory Use to Tranquility x-Sculptures* depicting locations of current sculptures and garbage shed, including pictures of the ten items within the plan;
WHEREAS, in accordance with SEQR 6 NYCRR Part 617.5(c)7, and by reference to TWEQR, the proposed action is considered a Type II Action for which further SEQR review and determination of significance are unnecessary; and

WHEREAS, the proposed action does not require referral to the Town of Woodstock Zoning Board of Appeals (ZBA) for variances from the area and bulk requirements of the Town of Woodstock Zoning Law;

and

WHEREAS, pursuant to General Municipal Law Sections 239(l)(m)(n) and the referral exemption criteria as agreed to in the Memorandum of Agreement signed January 2009 (updated December 2018) with the Town of Woodstock Planning Board, referral to the Ulster County Planning Board (UCPB) was deemed not necessary; and

WHEREAS, in accordance with Woodstock Town Code Section 65, *Environmental Quality Review*, the submitted SEQR/TWEQR Environmental Assessment Form (EAF) was offered to the Woodstock Environmental Commission (WEC) for their review and comments. The WEC offered no response with respect to the proposed action; and

WHEREAS, on March 19, 2026, the Planning Board (PB) held a sketch plan review with applicant, at which time the PB determined the application substantially complete and decided to waive a public hearing under Town Code, Chapter 260-75, *Site Plan Review and Approval Part C(1),* deeming this project to be aligning with the town's Comprehensive Plan supporting the arts and community, with compatible land use and sufficient parking, thus requiring no further review under this article*;* and

WHEREAS, the Town of Woodstock Town Code, Section 260, *Zoning*, Article VII, *Site Plan Review and Approval*, was considered in the review of this application, and the Planning Board has also taken into account its knowledge of the site and surrounding neighborhood;

NOW, THEREFORE, BE IT RESOLVED, That in accordance with SEQR Part 617.5(c)7, 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 pursuant to Section 260-30 of the Zoning Law, *Parking and Loading Standards*, parking spaces are sufficient as is at Woodstock Spa for this addition to the site; Be it Further

RESOLVED, That the Planning Board hereby **grants approval** of the 62 Ricks Road LLC Site Plan Review (SPR) #26-0311B, **subject to the following conditions**:

1. Execution of the approved site plan includes discretion of the applicant to adhere to the town code, respect the space and other lands of the contiguous neighbors, while providing community mindset, art and delivering a space benefitting the character of the town as stated within the Comprehensive Plan;

2. Submit four (3) complete sets of final site plan with signed applicant's compliance statement;

3. Submit *Final Development Fee* in the amount of $ 75.00 in accordance with the Town Woodstock Development Fee Schedule Section 1.22; Be it Further

RESOLVED, That all abovementioned conditions shall be met prior to the endorsement of the final Site Plan by a Planning Board Member; Be it Further

RESOLVED, That Site Plan Approval expires if a Building Permit is not requested within twelve (12) months of the date of this final approval, or if a Certificate of Occupancy or Compliance is not obtained within twenty-four (24) months from the date of this approval. An extension of the Site Plan Approval

may be granted by a majority vote of the Planning Board; 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; Be it Further

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

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

RESOLVED, That failure to comply with any of the conditions set forth herein shall be deemed a violation of this Approval, which may cause the revocation of said Approval, or the revocation by the Building Inspector, of any issued Building Permit or Certificate of Occupancy or Compliance pertaining thereto.