PLANNING BOARD
TOWN OF WOODSTOCK

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Colony of the Arts

MEETING MINUTES
AUGUST 6, 2026
REGULAR MEETING (IN PERSON ONLY)
Held at the Comeau Town Offices
45 Comeau Drive, Woodstock

6:00 PM Time: 6:00 PM
CALL TO ORDER, determination of quorum

Members Present: Peter Cross
Judith Kerman
James Conrad
Jennifer Drue
Joseph Vescio
Melissa Lauprete

Members Absent: Eugenie Tartell

Chairman Peter Cross thanks all the Board members for being here.

Updates to AGENDA: n/a

MINUTES: July 30
Make motion to approve minutes: Judith Kerman 2nd: James Conrad Aye: All

NEW BUSINESS:
SCHEDULED BUSINESS:
PUBLIC HEARING:

6:05 PM **WOODSTOCK PROPERTY INC and CENTRAL HUDSON GAS & ELECTRIC CORPORATION PB# 26-1240: Public Hearing** for a Minor Subdivision application for a Lot Line Revision of (2) parcels resulting in new lots of 50.20 and 1.44 acres by transferring 1.18 acres in the R3 & R5 Zoning Districts located at 114 Mill Hill Road and 24 Birch Lane in Woodstock SBL: 27.14-5-1 and 27.14-5-7 Rep: Ron Pordy, Esq. and Anthony Morando, Esq.

Present: Ron Pordy, Anthony Morando and Jeff Delisio

James Conrad recuses himself for being a neighbor and sits in the audience for this public hearing

Chairman Cross reads the above summary and states Member James Conrad is recusing himself because he is an adjoining neighbor and open the public hearing.

Motion to open Public Hearing: Peter Cross *2nd:* Joseph Vescio *Aye: All*

Chairman Cross states the Planning Board has heard this before and asks the applicant to tell the public why we are here.

Mr. Ron Pordy introduces himself as the attorney of Woodstock Property Inc. He states this is a transfer of 1.18 acre piece of land. It is a wooded area. It has had no purpose other than being a wooded area. This is a type two action under SEQR and does not require further review under that requirement.
Chairman Cross asks for public comment.
Ms. Gray asks that they come to the table and tell her their name and address.
Mr. Franco Vogt of 21 Birch Lane states he wants to confirm this is for a simple lot line revision.
Chairman Cross states yes, this is the process. He explains public hearing and the only item being reviewed is the lot line revision.
Mr. Pordy states they are just selling a part of their property to Central Hudson.
Mr. Jeff Delisio, of Woodstock Property Inc states they have been in conversations with Central Hudson for over ten years.
Vicechair Judy Kerman displays the map on the screen and points out where the lot line revision is taking place.
Ms. Melissa Gray states this is part of the process. We notify all contiguous neighbors for the public hearing purpose. The golf course owns a lot of land, and this is why forty neighbors were notified.
Mr. Mauricio Vacas of 47 West Hurley Road is next.
He states he is right next to this. He has offered to buy this from the golf course. He doesn't want any crazy neighbors.
Mr. Pordy states he is their attorney and introduces Mr. Delisio.
They go back and forth regarding the land.
Chairman Cross states this is not the issue we are on. We are here for a lot line revision.
Mr. Vacas states this is my issue.
He sits back down.
Mr. Neil Eisenberg of 19 Birch Lane is next.
He states he is concerned with the wetlands present on that area. He talks about the EAF (Environmental Assessment Form) and accuses it of being filled out incorrectly.
Ms. Gray states all applications must fill out that SEQR form for every one within this Board. What is being proposed doesn't have anything to do with the wetlands that may or may not be present there.
There is side chatter regarding whether or not they are designated wetlands.
Mr. Pordy explains the role of the EAF form and pertinence to different types of actions.
Chairman Cross state again, this is here for a lot line revision.
Chairman Cross asked Ms. Gray if we received any letters.
She states just the one you received.
Vicechair Kerman addresses the public and Board stating a land owner has the right to sell their property and do what they want with it, as long as it follows the town code and regulations.

6:10 PM – The public present and the Board alerted Ms. Gray that the Zoom recording was being hacked. She quickly turned off the meeting and resumed.

She states this meeting is being recorded by a recorder, in addition to Zoom, which we just lost.

Chairman Cross, Vicechair Kerman and Mr. Pordy discuss this being a lot line revision of two abutting neighbors.
Chairman Cross makes a motion to close the public hearing.

Motion to Close Public Hearing: Peter Cross *2nd:* Jennifer Drue *Aye: All*

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

James returns to his seat with the Planning Board at 6:12 PM

SKETCH PLAN REVIEWS:

6:15 PM **HOMESICK BLUES LLC SPR# 26-0392 & SUP# 26-0705 "Project Regeneration": Sketch Plan Review Meeting #2 - Discussion of Planner Review #1** 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.

Joseph Vescio recuses himself and joins the applicants on the other side of the table at 6:13 PM

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

Chairman Cross reads the above summary.
Mr. Ron Pordy states that the Board is familiar with this project. We are here to tell you the latest.
Ms. Lizzie Vann states while you are most familiar with the project, I want to add that we are creating jobs here, in this town. We will be providing housing and creating sixty plus jobs. She talks about Albert Grossman.
Mr. Ian Troxell goes over the current plans. They will be removing all the black top from the campus. They are bringing parking into the back and removing one of the curb cuts.
He continues to discuss the existing buildings, the utility plan and all while creating the most minimal disturbance to the site. They will be putting in bio retention ponds to let water recharge and put back in to our aquifers. He goes over the lighting plan. It is not great now on the site. Everything will be dark skies compliant, lead certified with dimmers and timers. He talks about the landscaping plans and being able to stroll through the park.
They plan to have thirty-five native trees. There are two to three that may need to be removed because they are dangerous. They have met with the Tree Committee for this. Everything they are planting will be native species, pollinators and good. There is an orchard of apple trees, also. They are finding all kinds of apples. They want this to be an educational thing.
They discuss the name Project Regeneration and the goal being to create something others can mimic.
Member Melissa Lauprete asks if they will be planting additional trees.
Mr. Troxell states the plan is to buy ten-year old trees, if need be. They will get them.
Ms. Vann states we are going as big as we can.
They discuss the general context of the site, the porous aggregate of the parking lot, and the bioswales and rain guards that will be implemented.

Vicechair Judith Kerman asks about birds and the windows. The concern of the birds flying into the windows without a protection to prevent it.
Mr. Troxell states he will talk to their architects and team about this.
Mr. Troxell discusses their solar plan and wanting to give an additional benefit to the town from this. He talks about replicating, remote net metering and producing excess levels of energy.
Chairman Cross asks about the road frontage and how the DOT (Department of Transportation) plans are going to affect them.
Mr. Troxell states they have been in touch with DOT and they told them they don't have plans yet. The applicants plan to adjust as they go ahead.
Vicechair Kerman asks about the placement of the trees.
Chairman Cross tells them to be careful with the sidewalks and their planning.
Ms. Vann states she has met with and spoke to Susan Paynter, Chair to WEC (Woodstock Environmental Commission) in regards to setting up the new plantings.
Chairman Cross states because we just had a workshop on invasive species, he recommends staying away from them.
Mr. Troxell states all their plants will be completely native.
Member Lauprete asks about the wetland buffer.
Mr. Troxell discusses the field and states they brought in a wetlands biologist. This is not DEC recognized. They plan to follow the code with the Building Department, adhering to the 100 year flood plain and supporting the Comprehensive Plan. They don't want to put roofs over the carports and trying to stay within that one hundred percent net zero.
Concerning the wetland, it is a 100 feet buffer.
Ms. Gray states Mr. Barry Medenbach had spoke about this at the last meeting. Right now, there is not a Wetlands and Watercourse Permit application attached to this review. There is a place in the code where the Planning Board can mitigate this. Typically, the Planning Board mitigates with what is used of the buffer, and replace it elsewhere. In this case, there isn't extra land to give back. This is also a site that is pre existing for the wetlands law. The buildings are in place and the disturbance was done years ago. This may be a more positive way of mitigation for the purpose of the existing wetlands. This may take more thought process on the Planning Board to put that clause of utilization of a buffer positively to the site proposal.
She asks Mr. Latham and Mr. Pordy if she did Mr. Barry Medenbach's explanation any justice. Mitigation here could potentially be the implementation of swales and bio retention ponds, etc.
They agree.
Vicechair Kerman discusses the solar plan and the output.
Mr. Troxell states they are planning to use heat pumps: one for the library, one for the center group, one for the group to the right.
Their plan is to reduce the energy.
Ms. Lauprete asks if this is geothermal.
Mr. Troxell states yes.
Ms. Lauprete states that's great.
Member James Conrad asks them to remind them of the usage of the buildings.
Mr. Troxell goes through the plans giving details of the buildings and states that they have had recommendations from Scenic Hudson, also.
Building one is the residential big Victorian house. They are going to make this more energy efficient and adding apartments. This will be staying residential.
Building number two will be s renovation or new build based on data they are working on. This could be either commercial or residential.

Building number three is the front carriage barn and the old funeral parlor. These will be raised to be code compliant and will be commercial.
They discuss the plans and show the renderings. There will be a green business incubator. It will be the highest energy standard with lead platinum status.
Building number four is the old barn renovation. Mr. Troxell talks about bringing high efficiency in the older buildings.
Building number five is the old library building and will be mostly commercial. The back will be converted to residential with lots of retrofitting and good windows & ground sourced heat pumps.
Ms. Vann states they were looking into solar on the roof; but that can't happen with the trees. They need to keep the cost in specs, as well.
Ms. Vann and Mr. Troxell discuss a 250 year old tree from 1777. They are going to eliminate the corner of a building to preserve the beautiful tree.
Building number six is the existing white house.
Renderings of buildings are shown on the screen.
This will be residential for workforce housing with ultra effort. This will be lead platinum and all they can. This should be three to four apartments right there.
Ms. Vann states the target is utility bills and keeping the buildings built well to be able to maintain hundred dollar utility bills. Their neighbor had a thousand dollar bill just to keep the house heated during winter.
They discuss a centralized kiosk that will contain all information on the campus. They want to include EV bike chargers, mobility information, local information, etc.
This will be the central brain of the campus and be educational.
Ms. Vann states she did this in Florida in 2013 and recorded energy usage, etc. It teaches you when to turn the lights off.
Member Jennifer Drue asks if the kiosk will be in real time.
Mr. Troxell states yes, in real time. There will be software and it will be constantly uploading.
Member Drue talks about this being a great community thing.
Mr. Troxell states correct.
Vicechair Kerman discusses this being positive for promoting the community and the arts.
Ms. Vann states we haven't created it yet.
Vicechair Kerman revisits the topic of bird safety and the glass planning to avoid bird deaths.
She talks about screens, reflection of UV rays and if new buildings, use glass to ensure the bird population health.
Mr. Troxell states their architect, Mr. Joseph Vescio, will know and they will take this all into consideration.
Vicechair Kerman states wonderful.
Mr. Pordy and Ms. Vann discuss the lot line revision that will be coming to the PB office soon. This just makes sense with the plans and project.
Ms. Gray tells them to get her the application and we will weave it into the review. She states Nan did her first review that you responded to. She will receive your responses for review.
Chairman Cross states she reported well.
Discussion among all regarding upcoming events: CCD review, back to the PB Planner, lead agency circulation, lot line revision application to Ms. Gray., etc.
Vicechair Kerman and Mr. Troxell discuss the applicants not wanting to have a perpetual construction site with the new builds, renovations, etc.
Mr. Pordy asks if the next meeting can be to address the SEQR form.
Ms. Gray states yes, she will get the PB Planner on that.

Thank yous all around.

Member Joseph Vescio returns to the Planning Board side of the table

6:30 PM **MATTHEW ABEYSEKERA & MARGO NASON WWP# 26-067: Sketch Plan Review** of a Wetlands & Watercourse Permit application to remove and replace existing bridge spanning a tributary to the Tannery Brook in the R1.5 Zoning District located at 9 Lower Byrdcliffe Road in Woodstock SBL: 27.9-3-11 Rep: John Stinemire. PE

Present: John Stinemire and Matthew Abeysekera

Chairman Cross read the above case summary. He asks Mr. John Stinemire to tell the Board why they are here. They did get the DEC permit. They discuss class A stream designation.
Chairman Cross talks about the permit and scope of project.
Chairman Cross makes a motion to waive further review pending draft resolution.
Vicechair Kerman seconds the motion.
All members state Aye.
Conversation about the permit expiration date and expediting approval. Ms. Gray will talk to Mr. Butch Hoffman, ZEO/CEO. Board will approve the resolution at the August 20 meeting.
Board talks about the distinction of classification of the area.
Mr. Stinemire thanks the Board.

6:40 PM **PETER & LAUREL CROSS PB# 26-0722B**: **PRE Sketch Plan Review** of a Minor Subdivision application for a Lot Line Revision of (2) parcels resulting in new lots 18.98 and 5 acres by transferring 8.98 acres in the R5 Zoning District located at 334 Yerry Hill Road in Woodstock SBL: 37.2-2-13.111 and 37.2-2-13.112

6:53 PM
Ms. Gray states Chairman Peter Cross hands the Chair role to Vicechair Judy Kerman and becomes the applicant.

Present: Peter and Laurel Cross

Chairman Kerman reads the case summary above.

The applicants speak with the Board about adjusting the lot lines from the subdivision they recently did. With realty currently, the fourteen acres lot just hasn't sold as they thought it would have.
Mr. Cross shows the map to the Board and shows the change in the lot line.
Mr. Cross states they are requesting waiving further review.
Chairman Kerman asks for a motion to be made to waive further review.
Member James Conrad makes a motion to waive further review.
Member Melissa Lauprete seconds the motion and all members state Aye.
Thank yous from the Crosses to the Board.

*Peter Cross returns to his seat and his role as Chairman.

UNFINISHED BUSINESS:

+ Approve draft resolution for PB# 26-1240 Woodstock Property & Central Hudson

Make motion to approve resolution: Peter Cross 2nd: Jennifer Drue Aye: All

ADJOURNMENT Time: 7:01 PM
Make motion to end meeting: James Conrad 2nd: Judith Kerman Aye: All

Approved Resolution:

RESOLUTION
TOWN OF WOODSTOCK PLANNING BOARD
MINOR SUBDIVISION/LOT LINE REVISION
WITH CONDITIONS FOR
WOODSTOCK PROPERTY INC and CENTRAL HUDSON GAS & ELECTRIC CORPORATION
PLANNING BOARD CASE PB# 26-1240

At a regularly scheduled meeting of the Town of Woodstock Planning Board on August 6, 2026:

Present: Peter Cross, Judith Kerman, James Conrad, Jennifer Drue, Joseph Vescio, and Melissa Lauprete

Absent: Eugenie Tartell

A Motion was made by: Peter Cross and Seconded by: Jennifer Drue

The Vote was:	Peter Cross	Aye
	Judith Kerman	Aye
	James Conrad	Aye
	Jennifer Drue	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 Woodstock Property Inc and Central Hudson Gas & Electric Corporation (the Applicants), specifically a Lot Line Revision (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 parcels owned by the Applicants, are designated on the Tax Map of the Town of Woodstock as Section 27.14, Block 5, Lot 1 and Section 27.14, Block 5, Lot 7; and

WHEREAS, the proposed action involves reconfiguring the lot lines between two parcels to create two new lots located at 114 Mill Hill Road and 24 Birch Lane in Woodstock. The existing acreage of the lots are 51.38 and 0.26 acres. There will be 1.18 acres transferred. The two new lots will be 50.20 and 1.44 acres located in the R3 and R5 Zoning Districts; and

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

1. *Application for Minor Subdivision/Lot Line Revision* received June 4, 2026 including the *Short Environmental Assessment Form (EAF)* dated April 30, 2026 and prepared by Jeffery Delisio, Representative for Woodstock Property Inc.;
2. *Sketch proposal map* with proposed boundary line adjustments titled *REVISIONS: Woodstock Properties Inc. Woodstock Golf Course Proposed Lot Line Revision* dated January 29, 2026; prepared by Colliers Engineering & Design, and received June 4, 2026;
3. *Signed Authorization Forms* received June 26 and June 30, 2026;

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 the 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 not require variances 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*); this does not apply to this lot line revision with two established parcels; 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; In this application, both lots are established and this is not applicable to this lot line revision; 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 sketch plat review of the application on July 2, 2026 and at that meeting the Planning Board deemed the application complete and scheduled a public hearing for the August 6, 2026 meeting; and

WHEREAS, after proper notification, the Planning Board opened a Public Hearing on August 6, 2026, to obtain comments from the public and interested/involved agencies; and

WHEREAS, on the same date, after taking public comment(s), 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;

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; 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 since no additional building lots are being created by the lot line revision, there will not 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 not applicable; and proof of adequate water supply and waste disposal for each prospective lot is not applicable; Be it Further

RESOLVED, That the Planning Board hereby **grants approval** of PB# 26-1240, the Woodstock Property Incorporated and Central Hudson Gas & Electric Corporation Lot Line Revision, in accordance with Town of Woodstock Town Code, Chapter 202, *Subdivisions of Land*, **subject to the following conditions**:

1. Seven (7) copies of the final plat and one (1) mylar, each containing the Surveyor's stamp and signature, all property owners' signatures, shall be submitted for endorsement by the Planning Board Chairman;

2. The Final Development Fee in the amount of $200 shall be paid in accordance with Section 2.21 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 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 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.