**PLANNING BOARD**
**TOWN OF WOODSTOCK**
planning@woodstockny.gov
**45 COMEAU DRIVE, WOODSTOCK NY 12498**
Ph: (845) 679-2113 Ext.16
Fax: (845) 679-8743
*Colony of the Arts*

**MEETING MINUTES**
**SEPTEMBER 3, 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 arrived at 6:05 PM
James Conrad
Eugenie Tartell
Joseph Vescio
Melissa Lauprete

Members Absent: Jennifer Drue

Updates to AGENDA:

MINUTES: Aug 20
*Make motion to approve minutes:* Peter Cross *2nd:* James Conrad *Aye:* All

NEW BUSINESS:
SCHEDULED BUSINESS:
SKETCH PLAN REVIEWS:
6:05 PM **ROTRON MANUFACTURING COMPANY INC SPR# 26-0252B: Sketch Plan Review** of a Site Plan Review application to modify an existing site by adding a concrete pad in the LI Zoning District located at 55 Hasbrouck Lane in Woodstock SBL# 27.18-5-2 Rep: David Smalley, EHS Manager

Present: David Smiley

Chairman Peter Cross read the above case summary. He asks Mr. David Smalley to tell everyone why he is here.
Mr. Smalley shows the Board pictures of the site. He discusses with the Board the containers and the ground settling that is happening. This is the best option for them right now with no internal room. Materials are housed under tarps. He talks about the materials. The plan is to pave the surface and move the storage units to have access to the fork lift. He discusses instability of surface currently and the resurfacing and regrading to create the pad.

Member Melissa Lauprete asks if this is in the original footprint of the area.
Mr. Smalley states yes.
Chairman Cross asks the Board Members if they have any questions. He states there are no neighbors.
Ms. Melissa Gray states Rotron owns all the contiguous properties.
Chairman Cross makes a motion to waive further review.
Member James Conrad seconds the motion and all member agree stating Aye.
Ms. Gray states there will be a resolution at the next meeting for the Board to approve and then finagling within to get you back with the Building Department.

Vicechair Judy Kerman arrived at 6:05 pm.
Chairman Cross tells Vicechair Kerman that we just approved a concrete pad for Rotron.

6:15 PM **MUSG SOUTH BEACH LLC SUP# 26-0707: Sketch Plan Review** of a Special Use Permit application to construct a single family residence in the scenic overlay in the R5 and SO Zoning Districts located at 597 Mink Hollow Road in Lake Hill SBL# 15.-2-2 Rep: George Christodoulou, Modern Shacks

Present: George Christodoulou

Chairman Cross reads the above case summary and asks Mr. George Christodoulou to discuss the proposed application.
Mr. Christodoulou introduces himself and states he is from Modern Shacks.
Member James Conrad asks if this is on the top of Mink Hollow.
Mr. Christodoulou states yes and he states he has new plans with renderings.
Member Conrad and Mr. Christodoulou discuss the plans.
Mr. Laurie Kirby, a WEC member and sitting in the public, asks the applicant for the plans.
Member Joseph Vescio discusses glazing and the percentage with Mr. Christodoulou. It is at twenty-one percent.
Member Conrad discusses the site and what is existing, newly domed and the barn still there with the existing prairie.
Mr. Christodoulou states the buildings are gone and they don't have to take down any trees.
Vicechair Kerman discusses the steep frontage on to Mink Hollow with Mr. Christodoulou and Member Conrad. It is lower down and Mink Hollow is lower and you are looking across a ravine.
Mr. Christodoulou talks about the existing structure and it not being visible. All the buildings are gone.
Member Vescio discusses specifications, lighting and elevations with Mr. Christodoulou.
Vicechair Kerman talks about the road side view.
Mr. Christodoulou states they cut the lighting in half to obey by the rules.
Vicechair Kerman states she is concerned about the glazing and we really need to look at that.
Mr. Christodoulou states it is at 21 percent.
Chairman Cross and Vicechair Kerman discuss the code and requirement.
Vicechair Kerman states she knows she can't enforce but she likes to recommend bird safe glass.
Mr. Christodoulou discusses the glazing, the colors and materials with the Board. He shows samples of the coloring.
Discussion about setbacks and that the removed building being closer than the proposed build.
They discuss Ulster Country Parcel Viewer and the lines not being correct.
Chairman Cross discusses exterior lighting and the requirement of It being dark skies compliant and facing downward.

Mr. Christodoulou states he will add that to the plans. He discusses that the applicants own all the property around them.
Member James Conrad confirms there are no contiguous neighbors.
This is a two bed, two bathroom house with 21 percent glazing.
Ms. Gray asks Mr. Christodoulou to email her the updated plans.
Member Joseph Vescio asks about the septic plan.
Mr. Christodoulou states they are using the existing.
Chairman Cross asks the Board members if they have any questions.
Member Melissa Lauprete asks about the setbacks regarding the driveway.
Mr. Christodoulou states it is already there and has been.
Chairman Cross suggests the Board members doing a site visit.
Member James Conrad volunteers himself.
The Board and Mr. Christodoulou look at the drone photos of the site and look at the viewshed and potential impacts.
Chairman Cross states things the Board are looking for: roof, glazing, lighting, impact to the view shed, etc.
Mr. Christodoulou discusses the window cut sheets, lighting, existing setbacks, rubber roof and color.
Member Conrad will go take a look at the site.
They discuss the site being marked off for the site visit.
Site visit to be done and continue from there.

UNFINISHED BUSINESS:
+ Approve draft resolution for Hahne & Dresser-Peck WWP# 26-065
*Make motion to approve draft resolution*
*Make motion:* Judith Kerman *2nd:* Eugenie Tartell *Aye: All*

+ Site Visit Update for Swanson PB# 26-1241
Board discussed. Both Chairman Cross and Member Genie Tartell went and looked. All Board agrees to set the public hearing.

ADJOURNMENT Time: 6:22 PM

Make motion to end meeting: Judith Kerman 2nd: James Conrad Aye: All

Approved Resolution:

**RESOLUTION**
**TOWN OF WOODSTOCK PLANNING BOARD**
**WETLANDS & WATERCOURSE PERMIT APPROVAL**
**DAVID HAHNE & OLIVIA DRESSER-PECK**
**WWP #26-065**

At a regular meeting of the Town of Woodstock Planning Board on September 3, 2026:

Present: Peter Cross, Judith Kerman, James Conrad, Eugenie Tartell, Joseph Vescio, and Melissa Lauprete

Absent: Jennifer Drue

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

| | | |
|---|---|---|
| The Vote was: | Peter Cross | Aye |
| | Judith Kerman | Aye |
| | James Conrad | Aye |
| | Eugenie Tartell | 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 for Wetlands & Watercourse Permit approval (the proposed action) from David Hahne and Olivia Dresser-Peck (the Applicants); and

**WHEREAS**, the proposed action involves an activity in a regulated area to install a ± 500' feet driveway with a stream crossing to an existing parcel in the R3 Zoning District on Morey Hill Road in Woodstock; and

**WHEREAS**, the parcel is designated on the Tax Map of the Town of Woodstock as Section 38.2, Block 2, Lot 33.200; and

**WHEREAS**, the materials submitted and considered in support of the proposed action includes:

1. *Referral* from Building Department dated and received on November 17, 2025;
2. *Wetlands/Watercourse Permit Application* received November 17, 2025 including *SEQR/TWEQR Short Environmental Assessment Form* (EAF) dated March 20, 2026 and received March 23, 2026, prepared and signed by William Eggers of Medenbach, Eggers and Carr, P.C.;
3. *Sketch Plan Showing Proposed Subdivision for Lands of David Hahne* (town of Kingston with town of Woodstock as interested/involved agency via SEQRA regulations dated October 2, 2025 prepared by Medenbach, Eggers & Carr, and received November 17, 2025;
4. *Proposed Stream Crossing for David Hahne* dated June 25, 2025 prepared by Medenbach, Eggers & Carr received November 17, 2025;
5. *Survey Map Showing Lands of David Hahne & Olivia Dresser-Peck* dated November 11, 2025, prepared by Medenbach, Eggers & Carr and received November 17, 2025;
6. *Stormwater Pollution Prevention Plan (Soil Erosion and Sediment Control) for Hahne Subdivision* dated February 18, 2026, prepared by Caleb Carr of Medenbach, Eggers and Carr, PC and received March 23, 2026;
7. *Typical Driveway Section for David Hahne Morey Hill Road* dated February 4, 2025 prepared by Medenbach, Eggers and Car, PC and received March 23, 2026;
8. *Sketch Plan Showing Proposed Subdivision for Lands of David Hahne* Revised November 6, 2025 & February 18, 2025(6) prepared by Medenbach, Eggers & Carr, PC received March 23, 2026;
9. Correspondence between Town of Kingston Planning Board and Town of Woodstock Planning Board for contiguous town and SEQRA purposes as involved agency / town dated between October 21, 2025 – November 14, 2025;
10. Email Thread between David Hahne, Applicant and Paige Lewandowski, Biologist 1 of NYSDEC dated April 22, 2026 – August 3, 2026;
11. *Letter of No Jurisdiction – Freshwater Wetlands* dated August 3, 2026 addressed to David Hahen valid through December 7, 2030, received August 3, 2026; and

**WHEREAS**, in accordance with SEQRA NYCRR Part 617, and by reference to TWEQR, the Planning Board finds that the proposal is a Type II Action which does not require SEQR review and a determination of significance; and **WHEREAS**, under Section 239 (l) and (m) of the General Municipal Law, and under the Memorandum of Agreement with the Town of Woodstock, dated January 2009, Ulster County Planning Board (UCPB) review and recommendations are not required for a Wetlands and Watercourse Permit; and

**WHEREAS**, in accordance with Town Code Chapter 65, *Environmental Quality Review*, the application and Short Environmental Assessment Form (SEAF) were offered to the Town of Woodstock Environmental Commission (WEC) for their review. No comments from WEC were received with respect to the proposed action; and

**WHEREAS**, on April 16, 2026, the Planning Board held a sketch review, discussed the application and the proposed driveway and stream crossing. The Board requested a Jurisdictional Determination from NYSDEC. At the August 20, 2026 Planning Board's second meeting with the applicant, the applicant received NYSDEC Letter of No Jurisdiction of Freshwater Wetlands on August 3, 2026. The Board again reviewed the application, engineered plans, and the entire project. The Planning Board made a motion to waive further review pending this draft resolution and plans to adhere to code and plans being approved. Plans will be further reviewed by the town's Wetlands and Watercourse Inspector prior to a Building Permit being issued. At the meeting on September 3, 2026 the Planning Board approved this resolution; and

**WHEREAS**, The Applicant has:

1. demonstrated that potential watercourse and/or wetland buffer impacts and losses cannot be entirely avoided;
2. demonstrated that any unavoidable impacts and losses to watercourse and/or wetland functions or benefits can and will be minimized to the greatest extent practicable;
3. demonstrated that the permitted action will mitigate any remaining adverse impacts and losses to watercourses and/or wetlands and the functions and benefits of such resources; and

**WHEREAS**, the Planning Board has fully 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 Town of Woodstock Zoning Law Section 260-34, *Wetlands & Watercourse Protection Standards*, and Section 260-35, *Standards for development within the Flood Fringe Overlay District* were considered in the Planning Board's review of this application;

**NOW THEREFORE BE IT RESOLVED**, That the Planning Board (PB) has determined that they have complied with the procedural requirements of Part 617 of the State Environmental Quality Review Act (SEQRA), and that the proposed activity is Type II Action which does not require SEQR review and a determination of significance; Be it Further

**RESOLVED**, That pursuant to Town Zoning Law Article V, *Supplemental Regulations*, Section 260-34, *Wetlands and Watercourse Protection Standards*, the Planning Board (PB) finds the Applicant has met the requirements for development within a watercourse and/or a wetland or their buffers. The PB has reviewed the necessary site development plans and visual information, and considered findings criteria and adverse impacts as described in Zoning Law Section 260-34K(4)(a-i), *Planning Board Decision*.

Accordingly, the PB hereby makes the following findings for this proposed action:

**(A)** The impact of the proposed regulated activity upon wetland, watercourse and wetland/watercourse buffer functions, including:

[1] Infilling of a wetland and watercourse, or other modification of topographic contours. *Findings: The work within the regulated area is being minimized and engineered to create the least amount of disturbance possible. The work being completed is only for installation of a ± 500' compliant access driveway with a stream crossing.*

[2] Disturbance or destruction of flora and fauna, including disturbance of significant habitats and/or impacts on rare and endangered species. *Findings: Minimal disturbance is anticipated as a result of proposed action.*

[3] Influx of sediments or other materials causing increasing water turbidity and/or substrate aggradation. *Findings: No to minimal influx of sediments or other materials.*

[4] Removal or disturbance of wetland, watercourse and wetland/watercourse buffer area soils. *Findings: Minimal disturbance of said soils as a result of proposed action. Silt fencing will be used. Stormwater Pollution Prevention Plan (Soil Erosion and Sediment Control) will be adhered to during installation of driveway.*

[5] Destabilization of a stream channel or stream bank. *Findings: There will be minimal disturbance to stream channel as a result of proposed action, with the installation of the culvert. All plans for driveway have been engineered and produced with the least amount of disturbance to the site of future driveway.*

[6] Reductions and/or increases in wetland and watercourse water supply.
*Findings: There will be no or minimal alteration of said water supplies as a result of proposed action.*

[7] Interference with the circulation of water within or through a wetland or watercourse. *Findings: No or minimal interference is anticipated as a result of proposed action.*

[8] Damaging thermal changes and/or nutrient levels changes in the water supply within or through a wetland or watercourse. *Findings: No changes are anticipated as a result of proposed action.*

[9] Any other considerations that the Planning Board deems pertinent. *Findings: Minimal disturbance to regulated area and work done following best practices. Engineered plans, SWPPP, compliance of code and law within town will be followed.*

**(B)** Any existing wetland, watercourse or wetland/watercourse buffer area impacts. *Findings: Plans will be least intrusive and minimal disturbance with approved plans being adhered to.*

**(C)** Impact of the proposed regulated activity and reasonably anticipated similar activities upon flood flows, flood storage, upstream and downstream channel and bank stability, storm barriers, and water quality. *Findings: No to minimal impact is anticipated as a result of proposed action.*

**(D)** Safety of the proposed activity from flooding, erosion, hurricane winds, soil limitations, and other hazards, and possible losses to the applicant and subsequent purchasers of the land. *Findings: All*

*precautions are being taken by applicant to ensure safety.*

**(E)** Compliance with federal, state, county, and local land use regulations. *Findings: Proposed action will comply with said regulations.*

**(F)** Availability of a practicable alternative for the proposed regulated activity. *Findings: Chosen location is the best choice with no possible alternative.*

**(G)** Whether the impacts are necessary or unavoidable based on the criteria listed in §260-34K(4) of this chapter. *Findings: No to minimal impacts to be necessary or unavoidable.*

**(H)** The impact of the proposed regulated activity upon neighboring land uses (where Town records are available). *Findings: No to minimal impact.*

**(I)** The overall impact of the proposed regulated activity upon public health and safety. *Findings: There are no impacts anticipated as a result of proposed action. This is providing a driveway to access the parcel.*

In summary, the Planning Board hereby determines that potential impacts, if any, would be minimal and unavoidable provided that the Applicant adheres to the approved plan; Be it Further

**RESOLVED**, That the application for Wetlands and Watercourse Permit (WWP) #26-065 from David Hahne and Olivia Dresser-Peck is hereby **approved subject to the following conditions**:

1) Submit three (3) copies of full Proposed Stream Crossing, Typical Driveway Section, and Stormwater Pollution Prevention Plan; including the compliance statement signed by the property owners, for endorsement by the Planning Board; and

2) Final Development Fee in the amount of $350 shall be paid in accordance with Section 3.3 of the Town of Woodstock Development Fee Schedule; and

3) Notice shall be given to the Town of Woodstock Wetlands & Watercourse Inspector and Building Department when work is to start; Be it Further

**RESOLVED**, That once all conditions and requirements of the aforementioned approval have been determined as complete, a Wetlands & Watercourse Permit shall be issued by the Planning Board; Be it Further

**RESOLVED,** That **conditional approval shall expire one hundred eighty (180) days after the date of this Resolution** if the above-mentioned conditions have not been certified as complete within that time period; Be it Further

**RESOLVED,** That the Planning Board may extend the time in which the conditionally approved plans may 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 the **Wetlands and Watercourse Permit and plans shall expire** if the approved activity is not commenced and diligently pursued **within twelve (12) months** of the date of this Resolution. Upon written request

by the original permit holder or his/her legal agent, the Planning Board may extend the expiration date of the permit for a time not to exceed that necessary to ensure the work required by the permit is completed, if in its opinion such extension is warranted. ***Requests for extensions shall be submitted prior to the expiration date of the permit***; 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, and shall comply with the requirements of Town Zoning Law Article V, Section 260-34, *Wetlands & Watercourse Protection Standards* and Section 260-35*, Standards for Development within the Flood-Fringe Overlay District*; Be it Further

**RESOLVED,** That this Resolution shall be deemed to authorize only one particular use as defined herein and as delineated on the *signed* and *filed* Plans; Be it Finally

**RESOLVED**, That failure to comply with any of the conditions set forth herein shall be deemed a violation of the 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.