



**MEETING MINUTES  
NOVEMBER 20, 2025  
REGULAR MEETING (IN PERSON ONLY)**

Held at the Comeau Town Offices  
45 Comeau Drive, Woodstock

\*NO CAMERA ON Zoom. Splitcam did not work. Audio recording available.

6:00 PM Time: 6:02 PM  
CALL TO ORDER, determination of quorum

Members Present: Peter Cross  
Judith Kerman  
John LaValle Arrived at 6:25 PM  
James Conrad  
Graydon Yearick Recused for portion of meeting, see within minutes

Members Absent: Eugenie Tartell  
Jennifer Drue

Updates to AGENDA: Chairman Peter Cross asks Ms. Melissa Gray and she states none that she can think of right now.

MINUTES: Nov 6 Make motion to approve minutes: Peter Cross 2<sup>nd</sup>: Judith Kerman & James Conrad  
Aye: All

**NEW BUSINESS:**

**SCHEDULED BUSINESS:**

+ Public Hearing Remains Open for 1105 Route 28

Chairman Cross announces this remains open and asks if anyone is here to speak to these applications.  
No one within audience is here for the hearing.

**SKETCH PLAN REVIEWS:**

6:05 PM **BERSERKERS LLC SPR# 25-0389 & SUP# 25-0700: 3<sup>RD</sup> Sketch Plan Review** of Site Plan Review and Special Use Permit applications for redevelopment of site to create a seventeen room hotel within the HC Zoning District located at 39 Mill Hill Road in Woodstock SBL 27.55-1-17  
Rep: Ron Pordy, Esq. of Pordy & Cavallaro LLP, Craig Leonard, Tom Pace, Medenbach, Eggers and Carr, Barry Price Architecture

Present: Ron Pordy, Craig Leonard, Tom Pace, Solomon Latham, and Barry Price

Chairman Cross read the above case summary.

Mr. Ron Pordy puts the plans on the table and states here is a full set by Medenbach & Eggers in conformity with the site plan review and special use permit for a hotel. No variances are required. Commission for Civic Design and SHPO are both done. The only thing outstanding is DOT (Department of Transportation). The Board and applicants go through the plans page by page. They discuss drainage, storm water and the DOT needing to approve the catch basins for the drainage. Chairman Cross asks if any Board members have any questions. They do not. Chairman Cross asks about signage. Mr. Barry Price and Mr. Craig Leonard states it is within compliance and in the plans. They discuss all lights being dark sky compliant. Vicechair Judith Kerman asks about the entrance. Mr. Price states both from the street and the back. Chairman Cross asks when they plan to start construction. Mr. Leonard states it's a process. Once we get the construction drawings to the building department, then we go out to bid. Member James Conrad asks if they think there will be any problems on Mill Hill Road with the barriers of the sidewalk. They talk about having an actual lot for the vehicles to be in. Mr. Leonard states construction is an animal all its own. Member Graydon Yearick guesses a year or so. Mr. Leonard states in a perfect scenario. Mr. Price states the heavy stuff should not take a year, probably six months. Chairman Cross asks the Board if they have any questions. Chairman Cross states we can schedule a public hearing. He mentions the storm water with DOT. Ms. Gray states we can add that within the resolution. Ms. Gray tells the applicants she will be in touch to schedule the public hearing. It will probably be mid December, early January.

Member Graydon Yearick recuses himself from the Planning Board table and sits with the public. He is working with Ms. Lizzie Vann on her latest project.

The Meeting waits on Member John LaValle to arrive to have a quorum present at the table. Ms. Gray tells everyone this is their intermission. Please be patient, we are waiting for our quorum to show up.

Member LaValle arrived at 6:22 pm. He joins Chairman Cross, Vicechair Kerman, and James Conrad at the table to make a quorum. (Graydon Yearick recused)

6:15 PM            **PRESENTATION FOR LASHER HOUSE COMPLEX: Tinker Street and Library Lane – Presentation** by Applicant and Applicant Attorney Regarding Town Board Referral for Report on Minor Zoning Map Amendment Application to Town Board

~~\*In addition to Town Board Referral: The use of additional lot(s) for affordable housing and changing their zoning district located at **Mountainview Parking Lot**~~

Ms. Gray states the only item being reviewed is Lasher House Complex. She removed the Mountainview Parking lot off of the agenda; due to calls from Katherine Tegan and others. This item is premature and not ready for the Planning Board to weigh in on this. This presentation is only for Lizzie Van and the Lashers Property. We will report back to the Supervisor and Town Board stating exactly this and whatever recommendations you have.

Present: Ron Porody, Lizzie Vann, Ian Troxell, Graydon Yearick & associates

Chairman Cross reads the above summary and states we did something similar with Rotron. A zoning district line split through their parcel there, also. This was referred by the Town Board. They have the final vote in approving or rejecting. He asks Mr. Ron Porody to speak.

Mr. Porody states they are here to make a presentation. We will give this presentation and you will give your opinions back to the Town Board. They hold the public hearing.

This affects two lots of the three. The zoning line runs directly through property and the library properties and always has. I look at this as a drafting error. There is about 150 feet movement of zoning boundary.

Vicechair Kerman displays the lots on the screen for everyone to see.

Mr. Porody continues this is in conformity with the Comprehensive Plan, it recommends affordable housing and we have low rental availability. It agrees with needing healthcare facilities, walkable communities and near all the amenities of town. Ms. Vann's proposal conforms and promotes all of these things.

They talk about the proposed plans. This project will make a positive improvement to the property and the town.

Ms. Lizzie Vann shows the model on the table and shows where the line currently goes through. This proposal doesn't change the existing building or zones for any neighbors. She's big on recycling. She's trying to do that here. She's recycling some buildings. She talks about the funeral home closing because not enough of us are dying. It was owned by the Pedersen family. There are four acres here. If you are asking why she bought these, it is a controversial heartland of Woodstock. She talks about philosophy and this town. She is reusing the footprints of the buildings. The Comprehensive Plan gave her a map.

Her document matches the Comp Plan. She knows this is Woodstock and there will be a difference of opinion. The trees that are alive will stay. A few dead ones will go and they will be planning to plant 47 new trees. It is a net gain of 42 or 44. She shows the space on the model of a sustainable park, new streams, repurposing the library as a work space Incubator Fund for small businesses. The Book Barn will be four – six units of housing. New construction will be done on the footprint of the barn. It will be affordable by using recycled money. She said she would tell them about that later. She is connecting the barns with a greenhouse and a café. The Victorian house will be renovated to be much warmer and greener than now. She is going green and net zero. The funeral home will probably be replaced. In the back of 106, there will be more affordable housing of three buildings next to each other consisting of six units. With benefits of the Department of Transportation, the curb cut will be gone and they will use 106 for traffic. This will reduce the number of curb cuts. She talks about zoning having to change to make this possible.

Chairman Cross states to address the issue. This Board has seen the history of this happening before. Rotron had a line that went right through a building. The zoning line needed to be adjusted. It shouldn't have been put there in the first place. This makes perfect sense.

Vicechair Kerman shows on the screen the locations of the line change.

Chairman Cross continues to talk about spot zoning, what it is and that this request is not spot zoning. We are correcting a zoning line that was prior to zoning. This is logic for the Board members. We have to be very careful with spot zoning, we've had requests over the years; but, going through buildings as a zoning line doesn't work. This makes sense.

Mr. Porody states he sent the Board a letter with all the documentation.

Vicechair Kerman states she is satisfied.

Vicechair Kerman makes a motion to recommend the Town Board grant this request and change the zoning district line.

Member James Conrad seconds the motion. All members present state Aye. (Peter Cross, Judith Kerman, John LaValle, and James Conrad.

Chairman Cross thanks Mr. Porody, Ms. Vann and the Board.

Member Graydon Yearick returns to his seat with the Board at 6:38 pm

~~CANCELLED JOEL & ALICIA WEBBER SPR# 25-0391 & WWP# 25-029C: 3<sup>rd</sup> Sketch Plan Review of Site Plan Review and Wetlands and Watercourse Permit applications to convert residence into a concert venue and café in the Hamlet Commercial Zoning District located at 67 Mill Hill Road in Woodstock SBL: 27.55-2-8 Reps: Kristina Dousharm Architecture~~

6:30 PM      **ROGER NORMAND & SARAH ZAIDI SUP# 25-0401B: Sketch Plan Review** of a Special Use Permit application to install a ground mounted solar array in the R5 and Scenic Overlay Zoning Districts located at 20 New Cut Road in Bearsville SBL: 15.4-5-10

Present: Roger Normand

Chairman Cross read the above case summary and states we typically waive solar panels and have in the past. He asks the applicant to tell the Board about his request.

Mr. Roger Normand states he lives towards the back of McDaniel in a broken field. No one can see his house or will be able to see this.

The Board and applicant talk about the location of his house.

Chairman Cross asks if the panels are not reflective.

Mr. Normand states he believes so. He is doing this through EVO company and they are reputable. He knows the panels are black.

Vicechair Kerman asks about placement of the array. It is in a bare area and doesn't require any trees to come down.

Member Conrad asks if the neighbors can see it.

Mr. Normand states no one can see it.

They discuss the mountain and where the property sits between up and down the mountain / hill.

Member Yearick asks if this will make him energy dependent.

Mr. Normand states he hopes so. He talks about his heat being baseboard and converting to heat pumps, as well.

They discuss the pool and hot tub on this property, as well. He hopes to alleviate his electric bill.

Member John LaValle asks him how much his bill is.

Mr. Normand states between five hundred and five hundred and fifty dollars.

Vicechair Kerman asks if he will have a generator.

They discuss sizing for a generator with the hot water and heat pumps.

Chairman Cross states if it is not seen, it is not a problem. We always try to promote solar in Woodstock.

Member Yearick asks how reflective they are.

They discuss the black color they are.

Chairman Cross states he recommends waiving further review.

Member Yearick seconds the motion.

Member LaValle abstains from voting.

All other members state Aye in agreement.

Mr. Normand thanks the Board.

Ms. Gray tells Mr. Normand she will let the Building Department know this has been waived for further review; but the Board will approve a resolution at their next meeting in mid December to get him the Special Use Permit required.

Mr. Normand thanks Ms. Gray.

