

Homesick Blues LLC
100 Tinker Street, Woodstock, NYT

July 27, 2026

Dear Planning Board,

Please find attached our detailed response to the comments by Nan Stolzenburg of Community Planning and Environmental Associates.

I would like to draw your attention to the following two points:

1. Summary point 10 - The Wetland Buffer.

Nan commented that the Site Plan shows a wetland with a 100' buffer with buildings and parking lot located within the buffer. We will be referring to the opinion of Scenic Hudson and others as it relates to this parcel, and expect a wide discussion and debate.

2. Parking Requirements

We are working hard on the parking requirements – trying to square the circle between meeting code and providing the correct amount of parking for the users of the property and at the same time implementing a minimal amount of disturbance of both the land and the view across to the mountains beyond. I have provided a detailed breakdown of the parking we intend to provide at the end of the attached document.

As always, I am more than happy to explain any and all aspects of the attachments and plans at your convenience. I respectfully suggest 'side meetings' might be a good way of working through the complexities of this submission, covering:

- a. Landscaping
- b. Parking
- c. FEAF
- d. Floodplain issues
- e. Renewable energy
- f. Zoning

With good wishes,
Lizzie Vann
Project Regeneration



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Woodstock Planning Board