

Addendum - Brief Description of Proposed Action

Homesick Blues LLC– SPR# ___ - ___ / SUP# ___ - ___

(Draft - 02.15.2026)

General Overview

The subject property is located on four separate contiguous tax lots located along Route 212 within or adjacent to the Hamlet Commercial (“HC”) Zoning District in the Town of Woodstock Hamlet as follows:

1. Section: 27.54 / Block: 2 / Lot: 11 – 106 Tinker
2. Section: 27.54 / Block: 2 / Lot: 10.100 – Lasher Funeral Home 100 Tinker
3. Section: 27.54 / Block: 2 / Lot: 9 – Library Vacant Lot 100 Tinker
4. Section: 27.54 / Block: 2 / Lot: 8 – 5 Library Lane Building Lot

The Library Vacant Lot located at 100 Tinker Street is subject to a recorded Conservation Easement which limits any development upon the site in accordance with the terms and covenants set forth within such easement instrument. The project is also located within the Flood-Fringe Overlay and Hamlet Preservation Overlay Districts.

The total combined acreage of the proposed action consists of 3.12 acres. The historical uses of the subject properties are set forth below. Ingress and egress from the property will be maintained from Route 212 and Library Lane as shown in the attached site plans.

The proposed project, when completed, will provide much-needed residential housing in downtown Woodstock within and abutting the Town's main commercial business district as well as commercial office, business incubator and retail space. It will be within easy walking distance of the shops, restaurants, music venues and other amenities located therein, as well as the main bus stop for travel to/from NYC and points west, south and north. On-site parking will be provided in accordance with §260-30 of the Zoning Law. As a result of its location within the HC zoning district, thereby substantially reducing the need for serial automobile use, the proposed action will have minimal impact on traffic and parking in the district and will feed potential customers to the adjacent local businesses located in the Town.

The proposed project also requires a zoning map amendment resulting from an anomaly in the town's existing zoning map which has created split zones upon two of the subject lots. As a result, a portion of those affected properties is located within the HC Zoning District and a portion located within the Hamlet Residential (“HR”) Zoning District and run directly through the properties, even bisecting some of the buildings contained thereon. This is likely the result of a drafting error which occurred when the zoning map was first created since the subject lots and buildings located thereon predate the existence of the map by multiple decades. Consequently, we now wish to rectify this anomaly, which limits certain otherwise permitted uses for the properties, and to bring conformity to this portion of the main commercial thoroughfare of the town.

Because of the proposed residential use, the action is subject to the Special Use Permit requirements under §260-63N of the Woodstock Zoning Law in addition to the Site Plan Review requirements under Article VII of the Woodstock Zoning Law. With respect to the Special Use Permit requirements, the project will comply with the General Standards for Special Use Permits set forth in §260-62. Assuming the proposed zoning map amendment is approved, the proposed mixed uses shall be as of right in the HC Zoning District in conformity with the bulk requirements and requiring no variances. Additional standards and bulk requirements are set forth in §260-63N for the proposed uses.

The subject property is served by the Town of Woodstock water and sewer district thereby eliminating the need for onsite private wells or septic systems.

The proposed redevelopment project will be an inspiration for what can be achieved with progressive and evolved construction principles with the intent to inspire future conscientious development in Woodstock and surrounding areas.

It remains the intent of this project to improve the site, embrace both the local community, contribute to the local economy, employ residents and participate in the ongoing reputation of Woodstock as a beautiful and thoughtful destination.

A comprehensive narrative description of the project follows below.

Introduction
to the
Site Plan Review
for the contiguous properties
The Former Library (5 Library Lane)
The Former Lasher Funeral Home (100 Tinker Street)
The White House (106 Tinker Street)

February 2026

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Introduction

The three properties listed here are to be developed in concert with each other. They will form the heart of ‘Project Regeneration’ and will provide recreational space, lower-rent housing, and commercial space that encourages the creation of new jobs in the center of the Town of Woodstock.

This project has been inspired and guided by the Town of Woodstock Comprehensive Plan.

The properties are owned by the Homesick Blues LLC company, so named in honor of Bob Dylan’s time in our town. The company is owned 100% by Dylan fan, entrepreneur and owner of the Bearsville Center, Lizzie Vann.

Our Objectives

1. ENVIRONMENT

- a. LONG VIEW Ensure that the long view from Tinker Street across the Project towards the far hills in the north is not negatively impacted.
- b. GREEN PARK Create a green park along 233' of Tinker Street incorporating the current 'forever green' area in front of the former library and connecting it to the former funeral home area, removing the curb cut, adding permaculture landscaping features and planting 50 more trees including a heritage apple orchard.

2. LOW RENT HOUSING UNITS

- a. Improve the 4 apartments currently on site, bringing them in line with our 'comfort and sustainability goals' for affordable rental housing.
- b. Add an additional 11 apartments spread across three properties (former library, former funeral home, and 106 Tinker Street).

3. ENTERPRISE AND EMPLOYMENT

- a. Renovate three buildings (2 barns plus the former library) with a view to creating modern commercial space that will attract companies to both bring and create 50 jobs in the heart of the Hamlet of Woodstock.
- b. Build a center for excellence in sustainable buildings.
 - i. Replace the former Funeral Parlor with a new building that will become *The Woodstock Sustainable Design Center*, a space where building and energy experts and technicians can work and collaborate.
 - ii. We envisage this collaboration becoming a place that will inspire and inform other sustainable renovation and construction projects throughout the Hudson Valley.

4. MINIMIZE NEIGHBORHOOD DISTURBANCE

- a. Ensure that in the mid-to-long time horizon, our adjacent neighbors suffer zero inconvenience from the changes outlined here.
- b. Manage the project so that in the short-time horizon we minimize any inconvenience, by
 - i. Planning to keep construction traffic to a minimum,
 - ii. Keeping large quantities of materials on site so that there are fewer daily deliveries.
 - iii. Liaising closely with all our neighbors to keep them informed of the work we have planned.

Why 'Project Regeneration'?

This development will feature:

- Sustainable building techniques including...
 - The recycling of existing materials,
 - The use of high levels of insulation and natural materials in the renovation and construction of the building 'envelope'.
 - A 'passive-house' approach as part of the principles of design, including the use of heat pumps to lower energy use.
- Our objective is to create a Net Zero Energy campus. We will be using renewable energy to power 100% of requirements.
- Facilities and educational displays will be featured to promote sustainable building techniques suitable for small rural towns in the Hudson Valley.
- An attractive outdoors space that the public can visit to enjoy:
 - Stands of heritage apple orchards, evoking the orchards that once lined Tinker Street from the center of town out to Bearsville.
 - A Permaculture-inspired landscape that will include bio-swales and rain-water gardens to help manage stormwater and other run-off.
 - Flower borders planted with native species, linking in with the *Pollinator Pathway* chain of nature-friendly landscapes in Woodstock.
 - Seats and tables to sit and enjoy quiet time amid a landscape that will be certified by the National Wildlife Federation as a Certified Wildlife Habitat.
 - Woodstock Trailsman Dave Holden will create information boards and viewing spots for a variety of flora and fauna species that share the space with us.
- Facilities for small businesses
 - It is an important objective of Project Regeneration that we provide the space and resources to create new jobs and boost the economic prosperity of the Town of Woodstock.
 - As part of this, we intend to purpose one building as a 'Business Incubator' within a co-working space. Aside from the proven benefits of co-working, the Business Incubator will be supported with mentoring services, and loan/equity finance from the Project Regeneration fund, encouraging small businesses to create strong business plans and grow their capabilities.

Current Situation

The former use of this site – in particular the former Library and former Funeral Home – has established these buildings as places where the citizens of Woodstock feel comfortable, thinking of them as public spaces, even though both were formerly owned and operated by commercial or semi-private entities.

In the years that have passed since the closure of the Lasher Funeral Home, and the five months since the library moved to its current location on Dixon Avenue, the new team has begun reconditioning these century-old buildings. The buildings have been both protected from the Catskill's weather and prepared for the renovation work to come.

Five of the six buildings on site will be renovated and re-purposed. The sixth – the former Funeral Parlor, which is in the worst shape, will be re-built on its current location.

- The library is now empty, pending commencement of its renovation.
- The Lasher House that fronts Tinker Street is in use as two residential apartments and a small antique store.
- The Funeral Parlor houses the Project offices, plus a Pilates Studio, and an office suite for a finance company.
- The two Lasher Barns are largely empty, awaiting renovation.
- 106 Tinker Street is a two-apartment house, fully occupied.

Future Plans, building-by-building

LIBRARY

- Having watched the recent extended community debate over the future location of the Town's Library, we are keen to NOT demolish the old, beloved structure, but to re-purpose it and provide a space that the citizens of the town can still visit (whilst also enjoying the excellent facilities of the new Library on Dixon Avenue).
- **A New Roof** - No. 5 Library Lane has been through many extensions over the years.
 - As a result, there is a multiplicity of roofs, including pitched, flat, tray and raked shapes all abutting each other in unconventional ways.
 - When roofs are added in this way, the risk of water ingress and damage to underlying timbers is high. We see strong evidence of this.
 - Rather than replace the dozen or so roof shapes, we intend to install a new pitched roof to cover the structure, improving its performance.
 - The new pitched roof will facilitate the addition of solar panels and provide an easier-to-use and slightly larger space on the second floor.
 - The look of the building from Tinker Street will not change a great deal, but the useability of the building and the flow of movement within it will be enhanced.
- **Insulation and HVAC.** The proposed 7,600 sq ft former library will undergo extensive renovation. We intend to substantially exceed NYS target insulation values on all Project Regeneration buildings, including this one.
 - **100% new windows and doors**, each with a U value of .26
 - **New floors** - Forbo flooring is a climate-positive material that is strong, eco-friendly and healthy.
 - **New ceilings** - Here we will be using ECO friendly sheetrock.
 - **Electrical Systems.** We will be installing Geothermal/Ground-source Heat Pumps that utilize the constant temperature of the ground to create year-round heating, cooling and hot water via heat transfer. They provide consistent comfort and substantially reduce energy costs.
- **Plumbing** The plumbing for the existing bathrooms has been irreparably damaged by roots of the mature sugar maple tree to the southwest of the building. From measurement, it seems likely that the tree is as old as 'America' at around 250 years, planted in 1777 when the first building was put onto this site.

Faced with the choice of removing it to stop the damage to the building, we are opting instead to leave it where it is, dismantle that corner of the building, and move the plumbing for the bathrooms to the large room behind the main room (further away from Tinker Street).

- **Future Use** – We cannot plan the future use of this building until the zoning issue is resolved. Our preference would be for a commercial space in the main rooms, but with the ability to convert the former book barn/garage space into five affordable apartments over two floors.

LASHER HOUSE

- This beautiful, high-ceilinged house was the family home of the Lasher and Petersen families for more than a century.
- After the purchase in 2023, we were conscious of the need to generate income to pay for building insurance and town/school property taxes. So, after addressing the electrical and plumbing systems of the building, we divided the house into three units – 2 rentable apartments for local people and 1 small retail space from which another local – Steven Rose – can trade in antiques and collectables.
- In 2027 we intend to convert the antique space to a residence and address the insulation of the building with 100% new windows and doors, wall, floor and ceiling insulation, and new heating and cooling systems.

FRONT BARN

- The Lasher Front Barn was a garage for the funeral business, with storage space above. Its future use is in discussion although we would like to consider a retail use. We would like to extend the building to the east to include a new structure made of glass – effectively a ‘glass house’ that will bring light into this very dark building. One use of this area, if the zoning anomaly is resolved, would be a village café with adjoining children’s natural play area.

BACK BARN

- The Lasher Back Barn was used pre-Funeral Home as a storage space for the apple-processing equipment, cart and horses used by the teamster farming business that previously operated along Tinker Street.
- It is a substantial and beautifully built hemlock and chestnut mortise and tenon barn, now over 140 years old, built on dirt and stone but with surprisingly absent water damage over such a long period.
- We would like to convert the space to a Co-working Office and Business Incubator.

FUNERAL PARLOR

- This poor-quality building, which has incorporated three alterations and extensions since it was built in the 1950's, is now difficult to renovate.
 - It is coming apart at the joins where the extensions were added,
 - It was built above a seasonal stream, which has degraded the foundations and creates a cold damp first-floor through the winter.
- We would like to rebuild this space as a showcase for sustainable building techniques in the Catskills. Our provisional name for such an offering is ***The Woodstock Sustainable Design Center***. Our intention is to house building professionals who specialize in creating affordable comfortable and sustainable residential and commercial buildings in rural areas - a gathering of useful expertise, advice and data. This is the building that will house all the design and financial information for our buildings, making templates and other information available to others to use to improve the buildings in their own communities.

106 Tinker Street

- This simple 2-apartment building was constructed in the 1960's and today houses 2 local families.
- In 2027 it will receive the same treatment as the Lasher House - insulation to the highest possible standards with new windows and doors, plus wall, floor and ceiling insulation, and new heating and cooling systems.
- At the same time, we would like to provide more lower-cost rental housing by adding in 2 further buildings (able to house 4 new families) in the space to the north of the house.
- Our commitment is to create comfortable apartments, carefully converted or built, so that the energy costs to live there will be minimal.

Environment, Access, and Egress

This is a special place – historically and culturally important, situated in a beautiful landscape with a long view to both north and south of the hills and mountains that surround the hamlet.

Our goal is to ensure that the long view is not harmed in any way but enhanced by planting 50+ native trees (including a heritage apple orchard), and removing a curb cut, enhancing the landscaping that runs along the road.

The number of curb cuts would reduce from two to one - the curb cut at 106 would remain, that at 100 would disappear.

We are considering the best way to make the landscape open to the public for daily use in the long term.

The objective of this proposed change is to reduce vehicle traffic across the grassland area in front of 100 Tinker Street, creating a vehicle-free area that extends the park, open to the public, from the front of the library, all the way across to the Victorian house at 100. The result will be 233 ft of vehicle-free green space fronting the property, running west from Library Lane.

Landscaping and Public Access

Our objective is to enhance biodiversity, protect water courses, and improve soil health in all aspects of our landscaping. By converting the green space around the buildings purposefully, but quietly, into a more resilient landscape, we would like to benefit both our community and its often-unseen wildlife.

We have already begun to enhance soil health with permaculture practices, and the prohibition of petrochemicals and herbicides. We will also focus upon water and tree conservation to enhance and help manage the natural habitat.

We will be carefully reintroducing native wildflowers, trees, and other flora. We would like the campus to erupt with vibrant species and form a singular contribution to the local matrix of Pollinator Pathways. And by retaining the 20 healthy mature trees on site, and adding at least 50 critical pollinator powerhouse trees, the area will grow its appeal to dendrophiles everywhere...

The keystone tree species that we intend to add are Oak, Willow, Poplar, Hazelnut, Dogwood, Serviceberry, Redbud, and River Birch.

In addition, with help from the Woodstock Historical Society and Tree Board, we would like to plant two micro-orchards with heritage apples that pertain to the former orchards on Tinker Street.

Our long-time friend Dave Holden ('Ranger Dave') is working to create signboards and features to showcase local species, particularly those in the wetlands that enhance our northern border. We will support moves by others to open up footpaths to the north and east to enable circular walks to be established linking other footpaths in town.

Management and Maintenance

For two years the management team at Project Regeneration has focused upon.

1. **Listening to local people** about what they would like to see in these important spaces.
2. Understanding the roots and objectives of the **town's Comprehensive Plan**, with a view to fulfilling some of the key actions it contains.
3. **Understanding what we have.** Looking at the construction, spatial qualities and costs of renovating our buildings.
4. **Understanding what is needed.** Aside from the obvious need for housing, we have also looked at what is needed commercially in Woodstock and what can be provided in this space.
5. **Creating a draft plan** that allows the Commercial spaces to subsidize, to some extent, the Residential spaces, thereby allowing the rents at the residential spaces to be lower than market rent.

As a result of this planning, we concluded that this 3.5-acre space is best suited for a 'mixed use' - mixing lower-rent apartments with commercial spaces, 100% of which will be rented to long term tenants.

Homesick Blues LLC will retain management control of each building and provide the high level of service that can be seen with our other properties at the Bearsville Center, including internal building and equipment maintenance, the regular upkeep of external facades, and daily attention to landscaping.

Ends.

Project Regeneration Team

Feb 17 2026