ZENA DEVELOPMENT

October 27, 2026

Chairman Peter Cross and Members of the Planning Board
Town of Woodstock
Woodstock, New York

Re: Zena Development LLC, October 22 Public Hearing and Next Steps

Dear Chairman Cross and Members of the Planning Board,

We want to thank the Board for moving our minor subdivision application into the public hearing process last week and for the considerable time and effort you have devoted to reviewing our project.

We believe significant progress has been made over the past two years. Our project has been substantially improved through the Board's review, the work of its consultants, and the extensive environmental review completed by the Town of Ulster. We appreciate that work and remain committed to bringing the remaining applications to a conclusion.

Coordinating the Remaining Applications

The Town of Ulster, as lead agency, has completed the coordinated SEQRA review and issued a detailed, 36-page Negative Declaration. Woodstock participated in that review, and we recognize that this Board retains responsibility for its own local approvals. However, the environmental review is complete, and an extensive technical record has been developed.

At the September 17 Planning Board meeting, the Board's attorney, John Lyons, specifically recommended that our interconnected applications be reviewed together rather than through separate hearings. We agreed with that recommendation then and believe it is even more important now.

Woodstock's Code supports this approach. Section 260-34J(4) requires integration of applicable wetlands hearings with other public hearings, and Section 260-84 permits coordination of site plan, subdivision, and related review procedures. We appreciate that the Board opened the minor subdivision hearing within the applicable timeframe. However, we remain concerned that the wetlands and site plan hearings have not also been scheduled, despite counsel's recommendation and the Town's provisions for coordinated review.

We respectfully request that the Board promptly schedule and open those remaining hearings and coordinate them with the ongoing subdivision hearing to the extent permitted by the applicable procedures.

Before the Next Meeting

The October 22 hearing demonstrated why coordination matters. Much of the public testimony concerned issues extending beyond the minor subdivision application and relevant to the other pending approvals. Holding separate hearings on substantially overlapping subjects' risks repeating testimony, consultant work, and deliberations without bringing the project any closer to a decision.

We respect the public's right to be heard and the Board's obligation to consider those comments. However, after more than two years of review and completion of SEQRA, we believe the process should now be focused on completing the remaining hearings and reaching determinations, rather than reopening technical and environmental matters already extensively examined.

To make the November 5 meeting productive, we respectfully request that the Board establish a coordinated hearing schedule and a reasonable timetable for completing the remaining review and reaching decisions on the pending applications.

We would welcome direct communication between John Lyons and our attorney, Alec Gladd, to resolve procedural questions and help establish that schedule before the next meeting.

Moving Forward

We appreciate the Board's work and the improvements that have resulted from it. We have spent more than two years responding to comments, commissioning studies, revising plans, and reducing the project's environmental impacts. We have participated in the coordinated SEQRA process through completion and believe the existing record provides a substantial basis for the Board's remaining determinations.

At this stage, we believe the project has reached the point where the focus should be on decisions rather than another open-ended round of studies and reviews. We are not asking the Board to compromise its standards or reach any predetermined outcome. We are asking that the review proceed toward decisions in a timely, coordinated, and predictable manner.

We respectfully request that this letter be entered into the record and that the Board address the scheduling and coordination of the remaining hearings at its November 5 meeting.

We appreciate your consideration and look forward to meaningful progress.

Sincerely,

Eddie Greenberg
Evan Kleinberg
Zena Development LLC