

ATTACHMENT 2

TOWN OF WOODSTOCK LETTERHEAD

Planning Board
Town of Ulster
One Town Hall Drive
Lake Katrine, NY 12449
via email: ulstersupervisor@townofulster.ny.gov; sreavy@townofulster.ny.gov

January 21, 2026

Dear Members of the Ulster Planning Board:

The Town of Woodstock Town Board (“Town Board”) writes to urge the Town of Ulster Planning Board (“Board”) to meet and coordinate with the Town of Woodstock Planning Board regarding the proposed Zena Development project, which straddles the boundary between our two municipalities. While the residential dwellings are proposed to be physically located in the Town of Ulster, the project’s sole access is via Eastwoods Drive, a private dirt/gravel road located primarily within the Town of Woodstock, which would connect to Zena-Highwoods Road in Woodstock.

The Woodstock Town Board is deeply concerned about the potential environmental impacts this project poses to the Town of Woodstock. Accordingly, we respectfully request that the Board coordinate its SEQRA review of the project with the Woodstock Planning Board as required by law and requested by Woodstock Planning Board in their November 10, 2025 and January 16, 2026 letters to you.

First, the expansion of Eastwoods Drive to accommodate this development directly threatens significant environmental habitat damage and forest fragmentation in Woodstock including the 2,290-acre Zena Woods Critical Environmental Area and the Israel Wittman Sanctuary, a heavily forested area owned and operated by the Woodstock Land Conservancy. Our Planning Board has engaged Hudsonia, who has provided detailed reports documenting the potential adverse impacts to wildlife, habitat, and natural resources.

Second, we have significant concerns regarding emergency services. It appears that emergency vehicle access to this Ulster-based development would fall primarily, if not entirely, on Woodstock’s Fire Company Number 4 rather than Ulster’s. Eastwoods Drive is a rural unpaved road that raises serious questions about adequate emergency vehicle access, response times, and the burden this will place on Woodstock’s emergency services infrastructure.

Our Planning Board has engaged Stephan Maffia, PE, a professional traffic engineer, who has analyzed the applicant’s plans to widen Eastwoods Drive to meet NYS Building & Fire Code requirements for fire apparatus access roads. His analysis raises important safety concerns that must be addressed. The safety and capacity of our emergency services to respond to calls at this development site through Woodstock roadways is a matter of grave concern to our community.

As lead agency, the Board must take a hard look at the potential environmental impacts of a proposed project, including those impact identified by other involved agencies such as the Woodstock Planning Board. *See* 6 NYCRR § 617.3(d); SEQRA Handbook, IV at 61 (“In conducting the SEQR process, the lead agency must coordinate review by . . . asking all other involved agencies about their concerns for the proposed action, and consider these concerns in making its determination of significance”). The Commissioner reminded the Board of these responsibilities when it designated it lead agency status for Zena Development, requiring you to “be aware of any potential impacts already identified by Woodstock during this lead agency dispute, or which may be identified during the forthcoming environmental review. I am therefore expecting Ulster to solicit and carefully consider the views of all other involved agencies including the Woodstock Planning Board as required by SEQR.” *See* DEC Commissioner letter dated October 29, 2025.

Thank you for your consideration.

Sincerely,

Anula Courtis
Town Supervisor
Town of Woodstock

cc: Ulster Planning Board Chair Rory Lee
Woodstock Planning Board Chair Peter Cross