

TOWN OF WOODSTOCK ENVIRONMENTAL COMMISSION

45 Comeau Drive, Woodstock, NY 12498

Susan M. Paynter, Chair
Arlene Weissman, Vice-Chair
Stacey Anderson
Laurie Kirby
Evan Neumann
Joe Otters
Kenneth Panza

The Open Meetings Law requires: Minutes of meetings of all public bodies shall be available to the public in accordance with the provisions of the freedom of information law within two weeks from the date of such meeting except that minutes taken pursuant to subdivision two of this section shall be available to the public within one week from the date of the executive session.

Minutes for the Meeting of September 17, 2025

Call to Order

A quorum being present, WEC Chair Susan Paynter called the meeting to order at 6:00 pm.

WEC Members Present

Susan M. Paynter, Chair	Term: expires 12/31/2025
Arlene Weissman, Vice-Chair	Term: expires 12/31/2025
Stacey Anderson	Term: expires 12/31/2025
Laurie Kirby	Term: expires 12/31/2025
Evan Neumann	Term: expires 12/31/2026
Joe Otters	Term: expires 12/31/2026

Guests Present

Marcel Nagele,
Woodstockers United for Change
Vincent Mow,
Woodstockers United for Change
Stephanie Kaplan,
Woodstockers United for Change
Alan Weber,
Woodstockers United for Change
Chris Finlay,
Woodstockers United for Change

Laura Ricci, Councilwoman
Lily Korolkoff, Councilwoman Elect
Julia Blelock, DWSP2 Working Group
Lizzie Van, Bearsville Center
Nick Henderson, Hudson Valley One
Linda & Terry Lover
Eliza Kunkel
Sarah Yanosh

Approval of the Agenda

Agenda, as modified, approved by unanimous consent.

Consideration of Minutes

Minutes for the WEC meeting of September 3, 2025, previously updated and distributed, were approved by unanimous consent.

Correspondence

Note from Michael Veitch, Chair, Woodstock Tree Committee, alerting WEC about the anticipated removal of 70 trees to accommodate a proposed sidewalk on the south side of Tinker Street.

Note from Meg Soiffer, 8 Fontyne Kill Road, concerning issues at Little Deep

Announcements

WEC members whose term ends this year and wish to continue on WEC next year need to notify the Town Board of their intention before the end of the year. The town board usually would confirm the appointments at its organizational meeting at the beginning of 2026.

Invited Guest Speaker

Marcel Nagele, a member of Woodstockers United for Change, was invited by the chair to address WEC regarding Shady Dump and local water supply issues. Shady Dump is a label given to the action of dumping an estimated 200 truckloads of construction and demolition material (C&D) at 10 Church Road in Shady and the effect this material had on Frank and Pam Eighmey (pronounced amy), owners of the adjacent downhill property.

Other members of Woodstockers United for Change present for Marcel's presentation included Stephine Kaplan, Vince Mower, Linda Lover, Allen Weber, and Chris Finley.

Marcel explained his two objectives for tonight's presentation: 1) to update WEC on the current situation in Shady and 2), to ask for help.

Marcel is a local contractor that owns Woodstock Dirtworks, an excavation service, which gives Marcel authority to talk about the laws, rules, regulations, and practices that pertain to use of construction and demolition material.

Marcel reported he invested two and half years trying to help the Eighmeys, and concluded that every safeguard that was available to protect the Eighmeys and the aquifer were pushed aside. The town board failed to use the tools available to force a proper remediation, State Senator Michelle Hinchey's office did not respond, and local environmental organizations were interested, but would not take a position. The Eighmeys have been let down tremendously by this community.

The Eighmeys initiated legal action, and as a July 24, their lawsuit was settled and they are under a tight gag order – they are not allowed to speak about the settlement.

There was no proper remediation of the site. Plan E offered by the town, in Marcel's opinion, was a complete farce. Marcel showed WEC a large package of documents stating it is just a fraction of the estimated 10,000 pages he read. These documents have been provided to the town board. Included in the document package are reports from environmental professionals. In December

2022, test holes were dug at 10 Church Rd., where six different SVOCs¹ were detected in addition to chromium, lead, mercury, 4,4-DDT,² PFOS,³ and PFBA.⁴ PFOS has now been detected in Woodstock’s municipal water supply system.

There’s no direct evidence that PFOS in Woodstock’s water system was introduced from the C&D debris located at 10 Church Rd., but there is clear evidence from environmental testing that PFOS is present in the C&D material at 10 Church Rd.

Regardless of the presence of PFOS, the C&D material at 10 Church Rd. is illegal. The Town of Woodstock has stricter environmental laws than New York State. The DEC rules allow up to 5,000 cubic yards of uncontaminated, recognizable, non-compostable C&D material. The DEC, in one of its communications, mentioned exceedances beyond the limit for SVOCs, confirming that the C&D material at 10 Church Rd. is contaminated. Environmental professionals have confirmed the material is contaminated and unrecognizable.

How did we end up in this spot? Even if the DEC didn’t want to act, the Town of Woodstock has stricter laws, and all that was necessary was for Woodstock to enforce its own laws. That has not happened – there’s been no remediation.

The lawsuit has been settled, so it’s possible to ask what should be done now? The former Environmental Commission summarized these issue, but nothing has really changed. The only action taken was the removal of four loads of concrete and asphalt. There is no record showing proof of remediation and removal of contaminates. The contaminates are the problem, not chunks of concrete.

On November 26, 2024, under the direction of John Conrad, an environmental engineer hired by the Eighmeys, Marcel dug test holes at 10 Church Rd. Marcel’s opinion is that the statement that Plan E remediated the C&D waste is just a boldface lie. Plan E did not remediate the C&D waste,

Plan E

In 2023, five possible plans for remediating 10 Church Rd. were considered, and the supervisor, in his words, selected the most practical one. The supervisor claimed the plan came from the town engineer, although it was presented on Conigliaro (owner of 10 Church Rd.) letterhead. Plan E, as it has been called, was a sort-and-shift operation that removed only large chunks of visible material but moved the majority the dumped material to other parts of the 10 Church Rd. property.⁵

¹ SVOC stands for Semi-Volatile Organic Compound, a class of chemicals less volatile than VOCs that can exist in both gaseous and particle-bound forms, often accumulating in indoor dust and on surfaces. Common examples include flame retardants, plasticizers, pesticides, and combustion byproducts like PCBs and PAHs. SVOCs persist in the environment, can be inhaled, ingested, or absorbed through the skin, and pose health risks, including endocrine disruption and other potential developmental and reproductive impacts.

² DDT, 4,4-Dichlorodiphenyltrichloroethane, a potent insecticide, chemical name for DDT, which is a persistent organic pollutant that has been restricted. DDT is banned in the United States, with the U.S. Environmental Protection Agency (EPA) canceling nearly all remaining federal registrations for DDT products in 1972 due to concerns about its environmental and human health impacts.

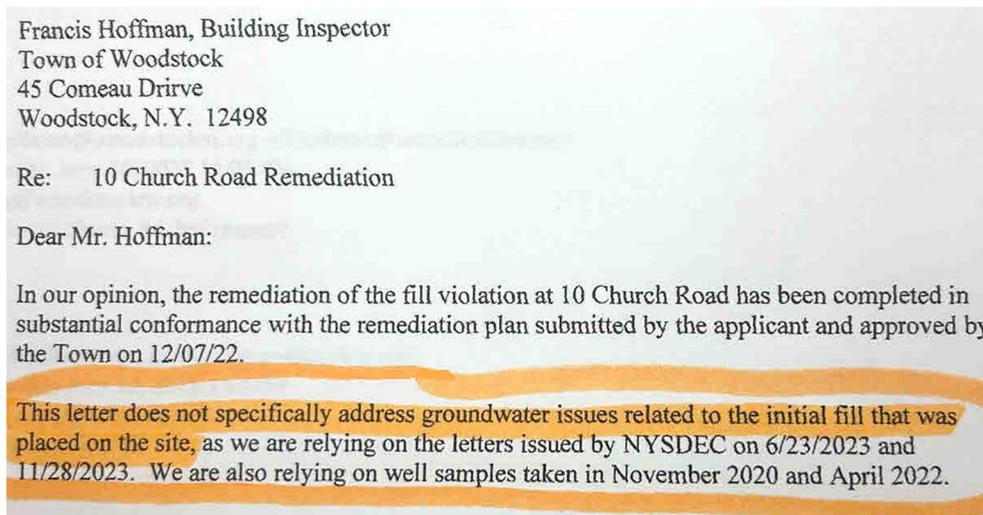
³ PFOS (perfluoro octane sulfonate), a man-made chemical found in water that is part of a larger group of chemicals called PFAS or "forever chemicals" due to their extreme persistence in the environment.

⁴ PFBA, or Perfluorobutanoic Acid, is a type of short-chain per- and polyfluoroalkyl substance (PFAS) chemical known for its environmental persistence. It can form from the breakdown of other longer-chain PFAS in products like stain-resistant fabrics and paper food packaging, or it can be used directly in some consumer products and industrial processes.

⁵ Allan Weber, “A narrative history of the Shady dump (for those like me who have been uninformed and confused),” Hudson Valley One, May 24, 2024

and 10 Church Rd. remains in violation of the zoning law. To remedy the situation, the Town of Woodstock needs to enforce its zoning code.

On April 4, 2025, Brinnier and Larios, P.C., the town's engineers, sent a letter to the code enforcement officer, which reads,



The letter essentially releases the violation of the unstable slope, but the letter does not address the groundwater issues related to the initial fill placed on the site.

Marcel is asking WEC, after a complete review of the available information, to write a letter asking the zoning enforcement office to do the right thing. The lawsuit has been settled, so it's possible to readdress the environmental problems that remain with the site.

Arlene Weissman Comments

The WEC previously wrote two letters to the town board, and got zero response. The state will not move on this. It was considered during the DWSP2 effort, but the state pushed back. Marcel responded that we don't need them – we need to enforce Woodstock law.

YouTube Video

A YouTube Video of the WEC meeting and Marcel's Presentation is available, beginning at about 4:48, at <https://www.youtube.com/watch?v=AVAYPDIXdBo&t=1929s>

Old Business

Big Deep and Little Deep environmental concerns

The Chair reviewed the problems at Big Deep and Little Deep that were discussed at the WEC's meeting of August 6, 2025. At that meeting, a brainstorming session was held to list possible approaches for managing the problems at these locations.

Also at the August 6th meeting, Town Councilwoman and Supervisor Elect, Anula Courtis suggested the chairs of the WEC, Complete Streets, CSAC, and other committees meet with representatives of the town board to develop an overall management plan, including Big Deep and Little Deep, for the town's environmentally sensitive areas, and to discuss the feasibility of a Parks and Rec department for the town.

It was agreed the Chair would write a letter, for the WEC's consideration, addressed to the town board informing them of the safety concerns, the health concerns, and the environmental concerns at Big Deep and Little Deep.

Scarecrow Festival, Saturday, Sept. 20 from 1-4 p.m.

Stacey Anderson & Arlene Weissman

WEC will host a table at the Scarecrow Festival with two objectives: 1) to understand the communities environmental priorities, and 2) to recruit volunteers.

Arlene will be exhibiting the NRI maps and explaining the importance of the Natural Resources Inventory. The Chair read a list of suggested WEC initiatives, with the intention of designing a questionnaire for use at the Scarecrow Festival to collect public opinion about environmental priorities.

Stacey Anderson reviewed her participation in the Cornell Climate Change Education and Engagement Project. The Town of Woodstock, in conjunction with Cornell Cooperative Extension (CCE) Ulster County and the Ashokan Watershed Stream Management Program, developed an inventory of resources to help prepare for disasters. The town's webpage covers a range of topics, from developing a family emergency plan to the multi-faceted relationship between climate change and natural disasters. Information is provided on what to do during and after a disaster, how to access emergency services, and how to start the recovery process.

Stacey briefed the WEC about the disaster preparedness project at the July 16 and August 6, 2025 meetings.

After a through discussion about priorities and WEC initiatives, a questionnaire was prepared for use at the Scarecrow Festival to understand the public's priorities and identify possible volunteers.

Consideration of letter opposing 250 MW, Battery proposal, Town of Ulster

The Chair announced the Sierra Club is doing an in-depth investigation of BSEE technology, and WEC will wait until the Sierra Club makes its recommendation.

New Business

Public be Heard

Adjournment

Meeting was adjourned promptly at 7:00 pm.

Respectfully submitted,



Kenneth S. Panza, Secretary pro tempore
Woodstock Environmental Commission

Canceled, the WEC Scheduled Meeting of October 1 in observance of Yom Kippur

Next scheduled WEC Meeting,
Wednesday, October 15, 6:00 PM,
Comeau Great Room

Caroline Ritchey, Kirk Ritchey, and Polly Howells of Transition Woodstock for discussion of joint WEC/Transition Woodstock activities including the Repair Cafe.