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November 19, 2026

By Email & Hand

Hon. Peter Cross, Chair
And Members of the Planning Board
Town of Woodstock
47 Comeau Drive
Woodstock, New York 12449

RE: Eastwoods Drive Roadway Improvement and Extension
Applicant: Zena Development, LLC
Property: Eastwoods Drive (38.2-1-43, 38.2-1-44 & 38.2-1-38.100)

Dear Chairperson Cross and Members of the Planning Board:

On behalf of Zena Development, LLC (Applicant), we respectfully submit the following materials in furtherance of the pending applications for Site Plan Review, Minor Subdivision and Wetland and Watercourse Permit (WWP) approval to improve portions of Eastwoods Drive and extend it approximately 1,200 feet to the Town of Ulster. Enclosed please find one (1) digital and four (4) hard copies of the following materials:

Exhibit A: Individual subdivision plat showing the proposed subdivision only, as requested by the Planning Board by letter dated November 9, 2026. Plat prepared by MJ Engineering and Land Surveying, P.C. (Sheet C-120A).

Exhibit B: Copy of the Nuisance Bever Removal Permit, dated May 13, 2026. The Town of Woodstock Highway Department requested the Applicant remove bevers from the Project site due to impoundments creating flooding on area roads. This has been a consistent issue over the Applicant's ownership.

The Applicant looks forward to continuing the review of the Project at the Planning Board's November 19, 2026 meeting. However, the Applicant would like to reiterate its request from October 27, 2026 that the Planning Board coordinate the remaining applications for which a public hearing has not been opened, those being the applications for Site Plan Review and WWP. In fact, Woodstock Code § 260-34J(4) requires integration of the WWP hearings with other public hearings, and § 260-84 encourages integration of the site plan, subdivision, and related review procedures. We therefore respectfully request the Board schedule the remaining public hearings for December.

Should the Board or Town Staff require anything further before tomorrow's meeting, please do not hesitate to contact us.

Very truly yours,

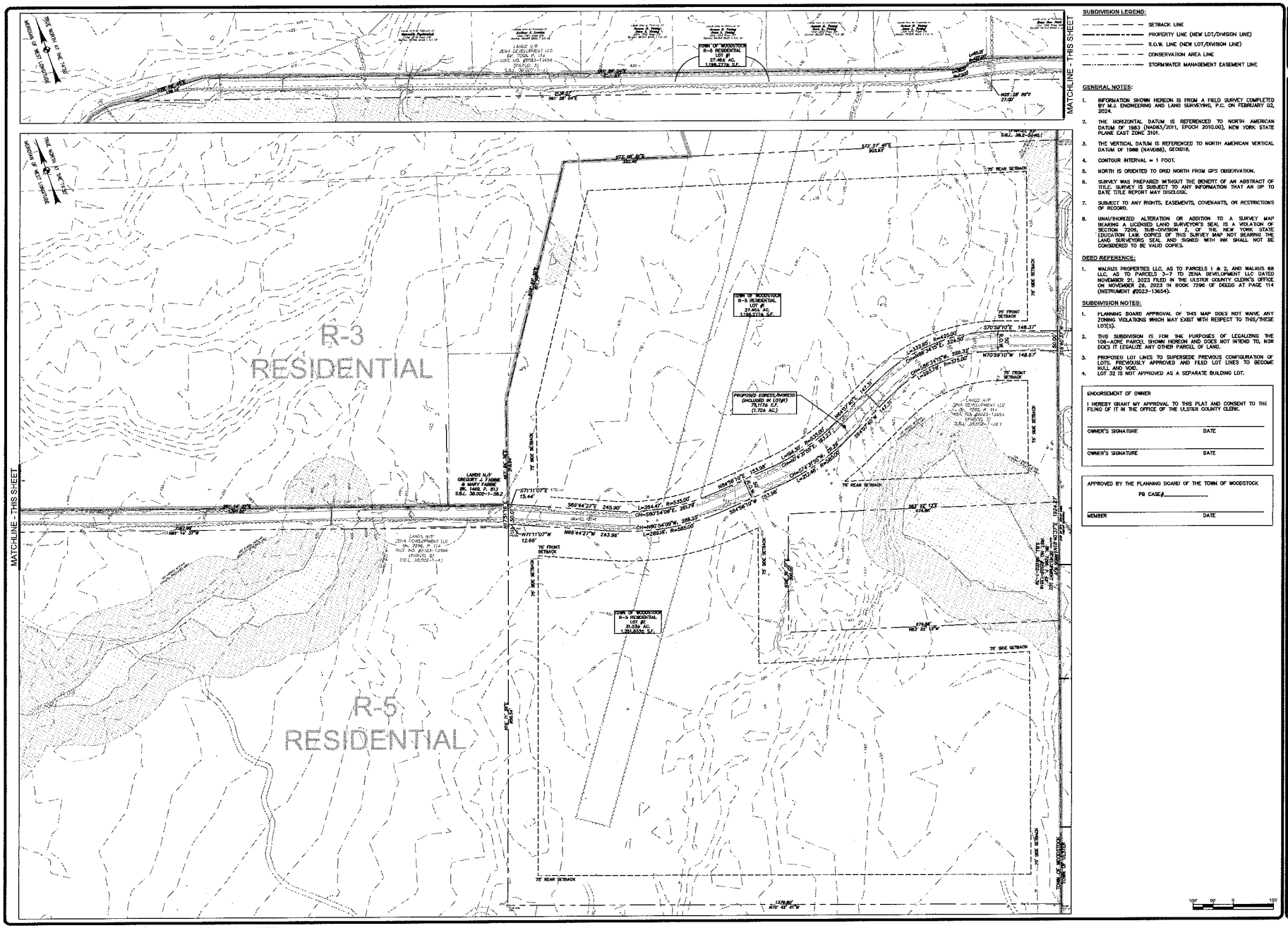
Alec Gladd

Alec R. Gladd

Enc.

Cc: Zena Development, LLC
MJ Engineering and Land Surveying, P.C.
Labella Associates

EXHIBIT A



SUBDIVISION LEGEND:

- SETBACK LINE
- PROPERTY LINE (NEW LOT/DIVISION LINE)
- R.O.W. LINE (NEW LOT/DIVISION LINE)
- CONSERVATION AREA LINE
- STORMWATER MANAGEMENT EASEMENT LINE

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY COMPLETED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. ON FEBRUARY 02, 2024.
2. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011, EPOCH 2010.00), NEW YORK STATE PLANE EAST ZONE 3101.
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18.
4. CONTOUR INTERVAL = 1 FOOT.
5. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
6. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEY IS SUBJECT TO ANY INFORMATION THAT AN UP TO DATE TITLE REPORT MAY DISCLOSE.
7. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
8. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.

DEED REFERENCE:

1. WALRUS PROPERTIES LLC, AS TO PARCELS 1 & 2, AND WALRUS 68 LLC, AS TO PARCELS 3–7 TO ZENA DEVELOPMENT LLC DATED NOVEMBER 21, 2023 FILED IN THE ULSTER COUNTY CLERK'S OFFICE ON NOVEMBER 29, 2023 IN BOOK 7296 OF DEEDS AT PAGE 114 (INSTRUMENT #2023-13654).

SUBDIVISION NOTES:

1. PLANNING BOARD APPROVAL OF THIS MAP DOES NOT WAIVE ANY ZONING VIOLATIONS WHICH MAY EXIST WITH RESPECT TO THIS/THESE LOT(S).
2. THIS SUBDIVISION IS FOR THE PURPOSES OF LEGALIZING THE 108-ACRE PARCEL SHOWN HEREON AND DOES NOT INTEND TO, NOR DOES IT LEGALIZE ANY OTHER PARCEL OF LAND.
3. PROPOSED LOT LINES TO SUPERSEDE PREVIOUS CONFIGURATION OF LOTS. PREVIOUSLY APPROVED AND FILED LOT LINES TO BECOME NULL AND VOID.
4. LOT 32 IS NOT APPROVED AS A SEPARATE BUILDING LOT.

ENDORSEMENT OF OWNER

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND CONSENT TO THE FILING OF IT IN THE OFFICE OF THE ULSTER COUNTY CLERK.

OWNER'S SIGNATURE _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWN OF WOODSTOCK

PB CASE#_____

MEMBER _____ DATE _____

SCALE: AS SHOWN
SHEET SIZE: 24" x 36"
MJ PROJ. No.: 1586.01
DATE: MARCH 2024

C-120A

ZENA HOMES

SUBDIVISION PLAN (OVERALL)

41 EASTWOODS DRIVE
TOWN OF WOODSTOCK, ULSTER COUNTY NY

Engineering Architecture Landscape Architecture and Land Surveying, P.C.

REGISTRATION EXPIRES 12/31/2025

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF IT'S CREATOR(S) AND WITH THE SEAL AFFIXED BY A LICENSED FOR AN ARCHITECT, ENGINEER FOR A LANDSCAPE ARCHITECT, OR FOR A LAND SURVEYOR ARCHITECT FOR A LANDSCAPE ARCHITECT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS "A" MISDEMEANOR.

SUBMITTAL / REVISIONS

No.	DATE	DESCRIPTION	BY
1	12/20/2025	REVISED PER TOWN COMMENTS	AB
2	1/30/2026	REVISED PER TOWN COMMENTS	AB

REV'D BY:	DATE
WL	12/18/2025
WL	1/21/2026

PROJ. MGR: WL
DESD BY: AB
DRAWN BY: AB
CHKED BY: WL

File Name: F:\mj1586\MJ1586.01 MLD - Woodstock National LLC\MJ1586.01_C-120.dwg (Layout: C-120A)
Date: Thu, Nov 19, 2026 - 3:39 PM (Name: aborza)

EXHIBIT B

[redacted]

[redacted]

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, Bureau of Wildlife
Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1696
(845) 256-3098
Wildlife.R3@dec.ny.gov

REG	**3**
DATE	**05/13/2026**
PERMIT #	**202601975**

NUISANCE BEAVER PERMIT – BEAVER REMOVAL

Pursuant to Environmental Conservation Law 11-0521
This permit is issued for the purposes of removing beavers on property owned by the permittee.
This permit **does not authorize** beaver dam removal or installation of a water level control device.

ISSUED TO:

Name:
Edwin Greenberg

Email: [redacted]
Phone: [redacted]

Mailing Address:
[redacted]
USA

County:

Ulster

NATURE OF CONFLICT:

Flooding/water level concerns

Issue Date: 05/13/2026
Expiration Date: 01/15/2027

AGREEMENT TO CONDITIONS

Failure to comply with the conditions of this permit may result in denial of future permits and may be considered a violation of New York State law. This permit may be revoked at any time. To be valid, this permit must be signed by the permittee.

I have read and fully understand the enclosed conditions of this permit:

Permittee Signature: _____ Date: _____

New York State Department of Environmental Conservation

STANDARD CONDITIONS

1 In executing this permit you and/or your agent(s) must obey all Federal, State and local laws, regulations, and ordinances governing such actions (e.g., off-set 330 trigger, firearms discharge, trap-setting, and trap-tagging requirements) and obtain any additional permits or authorizations as required.

2 This permit does not authorize you and/or your agent(s) to trespass. This permit is valid for the location owned by the person the permit is issued to or in their right-of-way only.

3 You and/or your agent(s) must possess on your person a copy of this permit while executing this permit.

4 Agents setting traps must have a NYS Trapping License, Trapper Education Certificate, or a Nuisance Wildlife Control Operator License. Agents discharging a firearm must have a NYS Hunting License, Hunter Education Certificate or certificate of safe firearms training. Landowners are exempt from these conditions on their own land.

5 This permit is issued for the purposes of trapping nuisance beavers on property owned by the permittee.

6 This permit does not authorize beaver dam removal or installation of a water level control device.

7 All incidental captures of river otter in a closed area or outside of an open season must immediately be reported to the Regional Wildlife Office for further direction.

8 This permit does not allow for the grading, filling, excavation, or permanent alteration of any NYS-regulated wetland or protected stream unless authorized.

9 This permit may be renewed or revoked at any time by the Department.

10 You and/or your agent(s) may keep/sell beaver pelts from the start of the legal trapping season until May 15. Outside of these dates beaver must be buried or properly disposed of.

11 Agents certified by DEC may use cable restraints.

12 This permit authorizes lethal removal of beavers with the use of a firearm or by trapping.

13 Permittees may set traps within 15 feet of beaver dam and/or beaver lodge.

REMARKS

1. DEC encourages the trapping of beavers during the fall/winter beaver trapping season.

2. DEC recommends the use of non-lead ammunition whenever removing beaver with a firearm.

GENERAL CONDITIONS

1. Facility Inspection by The Department. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department to determine whether the permittee is complying with

this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

2. The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.
3. A copy of this permit must be available for inspection by the Department at all times at the project site. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.
4. Relationship of This Permit to Other Department Orders and Determinations. Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.
5. Applications for Permit Renewals, Modifications or Transfers. The permittee must request any permit renewal, modification or transfer of this permit. Any renewal, modification or transfer granted by the Department must be in writing.
6. Permit Modifications, Suspensions and Revocations by the Department. The Department reserves the right to modify, suspend or revoke this permit.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

1. Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification. The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee=s undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.
2. Item B: Permittee's Contractors to Comply with Permit. The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.
3. Item C: Permittee Responsible for Obtaining Other Required Permits. The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.
4. Item D: No Right to Trespass or Interfere with Riparian Rights. This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of

others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.