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October 23, 2018

VIA CERTIFIED MAIL AND
EMAIL (Supervisor@woodstockny.org)
Town of Woodstock Town Supervisor
45 Comeau Drive
Woodstock, New York 12498

**RE: Illegal/Unauthorized Activities at The Lodge at Woodstock
20 Country Club Lane (S-B-L 27.14-2-15.1)
Our File No. 13449-64863**

Dear Supervisor McKenna:

As you may recall, we represent James D. Cohen who owns a home at 45 Millstream Road within the Town of Woodstock. Mr. Cohen's home adjoins the property utilized by The Lodge at Woodstock ("The Lodge"). This past summer the Town issued a Notice of Remedy and a Stop Work Order in connection with The Lodge's illegal and unauthorized construction activities that were taking place without the necessary Planning Board approvals. It is my understanding that, to date, The Lodge has still not appeared before the Town's Planning Board to amend the site plan for its commercial property. It is also my understanding that the Notice to Remedy and Stop Work Order are still in effect; and will remain in effect until The Lodge conforms with the Town's zoning laws.

Although there may be some type of standstill for now, as far as any further expansion, The Lodge continues to operate its nonconforming commercial use in violation of the Town's zoning laws. It has been approximately 3.5 months since the Town's initial

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Town of Woodstock Town Supervisor

October 23, 2018

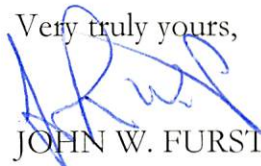
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enforcement action and The Lodge has still failed to even appear before the Planning Board (as instructed). Indeed, The Lodge even attempted to try and re-commence some of its illegal expansion prior to remedying the violations. Time is clearly on The Lodge's side because the longer they postpone the remedies, the more money they can make off their illegal and unauthorized activities.

We appreciate the Town's efforts in ceasing the illegal and unauthorized construction; however, its time for The Lodge to conform it's site to the Town's zoning law (just like every other property within the Town). This can only be accomplished by obtaining the necessary site plan approval from the Planning Board (and possibly variances from the ZBA). The Lodge initially submitted such an application just two (2) years ago; thus, they have much of the necessary information. There is no excuse for the delay. For the last 3.5 months The Lodge has ignored the Town's notices and continued to operate in clear disregard to the Town's zoning law. The Town's recent inaction, despite the Lodge's defiance, sets a terrible precedent for other would be violators within the Town. More importantly, the ongoing violations expose the Town's residents to continuing public health, welfare and safety threats because The Lodge is operating without the necessary approvals/permits.

Given the above, we urge the Town to force The Lodge into conformity. This is something The Lodge will clearly not do on its own. In addition, until the site complies with the Town's zoning laws, the Town must remain vigilant and make sure The Lodge refrains from further illegal and unauthorized activities.

Very truly yours,



JOHN W. FURST

cc: Town of Woodstock Town Board (*via regular mail only*)
Town of Woodstock Planning Board (*via regular mail only*)
Ellen Casciaro, Building Inspector (*via e-mail only*)

JWF/1581686

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