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Town of Woodstock –
Ellen Casciaro
Bill McKenna
45 Comeau Drive
Woodstock, NY 12498

Ellen and Bill,

I offer the following information within this letter as opinion only.

I'm following up on the Lodge matter at 20 Country Club Lane. From within the bounds of 45 Millstream Road over the weekend it appears work has been continuing at a substantial pace at the Lodge property after Ellen made her site visit August 21, 2018. I did hear equipment operating over the weekend, and am alarmed at what seems a complete continual disregard for building and zoning laws and enforcement officials.

I request the Woodstock Building Department further and fully investigate, document, monitor, and confirm all information and construction activity on the Lodge property to assure full compliance according to all Town of Woodstock Building Code requirements and Town of Woodstock Zoning Law requirements. Such investigation, documentation, monitoring, and confirmation is critical to protecting all residents and taxpayers. Further I request of Ellen as Zoning Enforcement Officer when and if appropriate engage the Woodstock Police, Woodstock Court system, Woodstock Environmental Commission, Ulster County Board of Health, NYS Department of Environmental Conservation, or any other agency to bring the Lodge project into immediate compliance.

From the bounds of 45 Millstream I can see the area immediately West of the pool appears to possibly have had additional clearing work done and the area now appears to be a large area of disturbed ground with several loads of fill material deposited. I do not see any measures taken to protect any wetlands or water courses which may be present. Note I believe this area was proposed for reserve parking by the Lodge owner in their submitted site plan documents and may extend into a possible setback requirement. Any clearing of land on the Lodge property will remove the natural buffer toward neighboring property. This natural buffer would be protected through proper site plan review process, protection of which would

limit the extent of intrusive light to neighboring properties from non dark sky compliant outdoor lighting fixtures present as well as provide a noise barrier for surrounding property. My concern is effort to create said reserve parking area is now underway. Additionally, elsewhere on the property it appears a six foot fence is being constructed. While this fence may offer some screening to some neighbors I question if a permit is needed, and if so if a permit has been or will be issued with the current Stop Work order in place?

Other points of interest regarding this project are as follows.

My opinion is the Lodge site plan map submitted and dated December 15, 2016 erroneously documented vast existing parking areas favorably to Lodge owner benefit. This is further evidenced I believe by the Lodge submitted existing conditions site plan map of January, 25, 2017 which appears to show lesser areas for parking. This can further be confirmed I believe by viewing satellite imagery from 2016.

According to Planners East report dated April 9, 1986 there were 29 seasonal lodging rooms available, serviced by eleven on site septic tanks and two on site wells with reported depths of 60 – 100 feet with no reported yield data. Its noted the conditions of septic systems are largely unknown. With planned increased use of this facility Ulster County Board of Health should weigh in on this with regard to septic system adequacy as well as possible close proximity to drinking water source.

From Zoning Board of Appeals minutes of May, 26, 1992 it is noted any additions to property would have to go before Planning Board. The parcel is restricted to no accessory apartments or additional residential structures. Its noted septic systems were built in the 1940s. Other restrictions may also apply.

MDRA report dated September 15, 2016 notes “ while off street parking areas require a 150 foot setback per zoning 260-63(M)(3). The proposed modified buildings and portions of off-street parking facilities do not comply with these motel specific setback standards”. The report further notes ”In fact, the project site does not appear to provide many locations which might otherwise comply with these setback requirements”.

From Planning board minutes dated September 15, 2016 its reported no increase in units but an increase of six bedrooms.

MDRA report of November 3, 2016 says once one of the Lodge property buildings is torn down it can not be replaced. However, a demolition permit was issued and subsequently a building permit was issued for the reconstruction of the building which has been completed.

From Planning Board minutes dated December 1, 2016 it is proposed 30-34 units. I believe this would be against Zoning Board of Appeals restrictions from 1992.

In a letter of December 6, 2016 from attorney Pordy it is stated applicant intends to keep existing parking configuration.

From Planning Board minutes December 15, 2016 its noted no new units, and no change to parking configuration are planned.

January 19, 2017 SEAF notes existing 34 bedrooms. This is contrary to other documentation discovered and noted.

MDRA on February 2, 2017 questions the number of rooms, square footages, and existing parking. MDRA also notes 10,000 square feet of parking or approximately 50 car spaces may require Type 1 Full EAF form. Proposed site plan submitted January 25, 2017 shows 52 parking spaces. This is without consideration of “reserved parking areas” or driveway dimensions. MDRA notes “Generally, a project of this magnitude warrants the preparation of the more informative Full EAF form and may require storm water control provisions.

This project was sent for Planning Board review because it is required. The Lodge owner in my opinion has consciously chosen to circumvent legally required process by methodically staging and implementing the majority of their proposed but not approved site plan without review. Make no mistake, the Town has a requirement to exhaust all avenues available to achieve compliance and protect its taxpayers according through diligent enforcement of all applicable building codes and zoning laws.

Respectfully,

Marcel Nagele

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