

TOWN OF ULSTER PLANNING BOARD
SEQR NOTICE OF PROJECT CHANGE

DATE: May 12, 2026
TO: Involved / Interested agencies (see attached list)
RE: Zena Homes Subdivision

The Town of Ulster Planning Board has assumed lead agency status for review of the above-referenced project, having coordinated SEQR with your agency in May 2025. The Planning Board has identified several possible moderate or large impacts associated with the applicant's project, as disclosed in a draft Part 2 Full Environmental Assessment Form (EAF) adopted in December of 2025 (see attached). In reaction to the potential moderate to large impacts identified by the Lead Agency over the course of its initial SEQR review and/or as part of comments received during normal project review, the project sponsor has made several changes to its proposed project.

The Town of Ulster Planning Board is herewith redistributing the Part 1 EAF, the Part 2 EAF, and the most recent revised plans provided by the applicant.

The Planning Board is requesting that your agency indicate if it has any new or modified concerns regarding the proposed project in light of these project changes and provide any comments in advance of its next upcoming meeting on June 9, 2026 at 7:00 PM at the Town of Ulster Town Hall at 1 Town Hall Drive, Lake Katrine NY 12449 at which time the Planning Board may consider making a Determination of Significance pursuant to 6 NYCRR 617.7.

Comments may be sent to:

Frank Almquist, Planning Board Chair
Town of Ulster Planning Board
584 East Chester Street
Kingston, NY 12401
845-340-3883
planningzoning@townofulster.ny.gov

PROPOSED ACTION: See attached Full EAF Part 1

LOCATION: See attached Full EAF Part 1

SEQRA STATUS: Type I Action.

Agency Circulation: This notice is being sent to the following Involved or Potentially Involved Agencies, along with a Full EAF Part I and II, and a copy of the most recent plan set.

Involved Agencies:

New York State Department of Environmental Conservation
Martin Brand, Region 3 Director
21 South Putt Corners Road
New Paltz, NY 12561-1696

Ulster County Health Department
Carol M. Smith, MD, MPH, Commissioner
239 Golden Hill Lane

Kingston, New York 12401

Town of Woodstock Planning Board

Peter Cross, Chair
45 Comeau Drive
Woodstock, NY 12498

Interested Agencies:

Ulster County Planning Board

Dennis Doyle, Director
County Office Building
244 Fair Street, 3rd Floor
PO Box 1800
Kingston, NY 12402

**NYS Historic Preservation Office Division for
Historic Preservation**

Peebles Island
PO Box 189
Waterford, New York 12188

United States Army Corps of Engineers

New York District
Western Permits Section
Brian Orzel
26 Federal Plaza
New York, New York 10278-0090

Town of Woodstock Building Department

Francis Hoffman, Building Inspector
45 Comeau Drive
Woodstock, NY 12498

Town of Woodstock Fire Department

Company #4
Donald Todd, Captain
443 Zena Road
Woodstock, NY 12498

Ruby Fire Department

Steve Dachenhausen, Chief
1214 Main Street
Ruby, NY 12475