

From: Marcel Nagele <marcelnagele@hotmail.com>
Sent: Monday, March 25, 2019 11:50 AM
To: Ellen Casciaro
Cc: jdiamondcohen916@gmail.com
Subject: Re: Site Plan

Hi Ellen again....after my two calls and now upon further thought.

It is always fun talking with you....but with this code stuff it takes me awhile to get to speed. I believe what you sent me applies to a site that does not have a Stop Work Order in effect. I believe 260-74 is for a complying project or renovation and is for interior work only. And it's at your discretion only if items in paragraph B are met.

However, once a Stop Work Order is in force I believe 260-101 does apply. The purpose of the law to my mind is....once a property owner screws up and is cited with a Stop Work Order they're basically in lock down. Its a valuable way for a municipality to get compliance. They could be issued a permit to correct a violation, but in case of the Lodge Planning Board is first step. Do you agree with this?

I'll forward the info previously sent and greatly appreciated and have copied Jimmy on this email.

Thanks,
Marcel

From: Ellen Casciaro <ellencasciaro@woodstockny.org>
Sent: Monday, March 25, 2019 10:17 AM
To: Marcel Nagele
Subject: Fwd: Site Plan

This is the site plan rules.

Ellen Casciaro
Building Inspector/ Zoning Enforcement
Town of Woodstock
ellencasciaro@woodstockny.org

845 679 2113 x 13

Begin forwarded message:

From: scans@woodstockny.org
Date: March 25, 2019 at 9:49:02 AM EDT
To: ellencasciaro@woodstockny.org

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§ 260-72. Revocation of permit.

A use authorized by special use permit may be revoked by the Planning Board if it is found and determined after notice and a public hearing, held in a manner as provided for by law, that there has been a failure to comply with any of the terms, conditions, or requirements imposed by said special use permit.

§ 260-73. Relief from decisions.

Any person or persons jointly or severally aggrieved by any decision of the Planning Board under this article may apply to the Supreme Court of the State of New York for relief through a proceeding under Article 78 of the Civil Practice Law and Rules (CPLR) of the State of New York. Such proceeding shall be governed by the specific provisions of Article 78, except that the action must be initiated as provided therein within 30 days after the filing of the Planning Board's decision in the office of the Town Clerk.

ARTICLE VII

Site Plan Review and Approval**§ 260-74. When required.**

- A. Prior to the issuance of a building permit or a certificate of occupancy or use in any district, except for a one-family or two-family dwelling and related accessory or general agricultural uses permitted by right, the Zoning Enforcement Officer shall require the preparation of a site plan. The site plan may be a sketch plan but shall contain all the items listed in § 260-76A below necessary to reasonably depict what is being proposed. The Zoning Enforcement Officer shall refer the site plan to the Planning Board for its review and approval in accordance with § 274-a of the Town Law and the standards and procedures more particularly set forth in this article of this chapter. Excluded are interior changes which may require a building permit but, in the opinion of the Zoning Enforcement Officer, neither change the use nor make the use more intensive.
- B. Site plans shall not be required for the change of use or occupancy of an existing building, or portion of a building, to another use permitted in the same zoning district upon a determination by the Zoning Enforcement Officer that: [Added 10-11-2011 by L.L. No. 6-2011; amended 7-3-2013 by L.L. No. 1-2013]
- (1) The number of parking spaces required under § 260-30 shall not be increased.
 - (2) The number of vehicle trips generated during the p.m. peak hour, based on the most recent edition of Trip Generation Manual, published by the Institute of Transportation Engineers, shall not be increased.
 - (3) The number of gallons of water used daily, based on New York State Department of Environmental Conservation (NYSDEC) for Wastewater Treatment Works, 1988, Table 3 - Expected Hydraulic Loading Rates, shall not be increased.
 - (4) There shall be no alteration of existing parking layout, driveways, landscaping or other site features.