TOWN OF WOODSTOCK, NY ZONING BOARD OF APPEALS

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Woodstock Zoning Board of Appeals

45 Comeau Drive

October 26th, 2026

10:00 AM Town Offices, 45 Comeau Drive

SPECIAL MEETING MINUTES

Chairperson Sillato called the meeting to order at 10:00 am, second by Olivia Twine, all voted aye. Members present Jude Sillato, Olivia Twine and Howard Harris. Greg Goodbrod and Joseph Belluck were absent.

1. ADMINISTRATIVE MATTERS

MINUTES APPROVAL- Draft 10/22/2025 meeting minutes were not approved as the board members never received the email to review them.

CHANGES/ADDITIONS TO MEETING AGENDA – no changed were made.

2. PUBLIC HEARINGS SCHEDULED for October 26th, 2026

None at this time.

3. DECISION & ORDERS AND INTERPRETATIONS OUTSTANDING

Chairperson Sillato made a motion to open ZBA Case # 26-13 application Lyndon Hardy, second by Olivia Twine, all voted aye. There were no more comments from the board. Chairperson Sillato read the following resolution:

RESOLUTION:

Based upon the Standards for Consideration of Area Variances and conditional upon compliance with stated representations, an Area Variance from the Zoning Law of the Town of Woodstock, Article IV, Area & Bulk Regulations, Modification of required yards, Section 260-26 B (1) (b) for an angled 12’ 8” to 6 ‘8” infringement into a required modified 15-foot side-yard setback in order to build an attached 19 foot by 11’ 4” carport is **GRANTED** subject to all requirements of the Zoning Law of the Town of Woodstock, the New York State Real Property Law and all other applicable laws, codes and regulations.

The vote is announced as follows: Judith Sillato: (aye), Joseph Belluck: (absent), Gregg Goodbrod: (absent), Olivia Twine: (aye), Howard Harris: (aye).

THE RESOLUTION WAS (ADOPTED) by a vote of (3) in favor, (0) opposed, (2) absent, (0) abstaining, and (0) no vote

1. **OTHER**

Chairperson Sillato made a motion to adjourn, second by Olivia Twine, all voted aye.

Submitted by,

Michele Sehwerert