

**Zoning Board of Appeals Agenda
February 26th, 2026 7:00 pm
45 Comeau Drive
Town Offices
ZOOM for listening purposes only**

ADMINISTRATIVE MATTERS

Call meeting to order, roll call, determination of quorum, changes/additions to the meeting agenda. Minutes to be approved 08/26/2025.

PUBLIC HEARINGS SCHEDULED for February 26th, 2026

ZBA Case #26-01 Application of Lisa Nardi, as represented by Stephanie Ullmann, 17 Claires Road, Saugerties NY 12477, for property located at 21 Mill Hill Road, Woodstock NY 12498, a 0.59-acre parcel located within a (HC) Zoning District, for a variance from the Zoning Law of the Town of Woodstock, Article V, Supplementary Regulations, Section 260-31A (7), Sign Regulations, for permission to hang an open flag on a commercial sign.

ZBA CASE # 26-02 Application of Francesca Grassi, as represented by John Stinemire PE of 208 Broadway, Port Ewen NY 12466, for property located at 62 Charlie Spanhake Road, Bearsville NY 12409, a 0.91 acre parcel located in a R5 Zoning District, for variances from the Zoning Law of the Town of Woodstock, Article II Modification of required yards Section 260-26 B (2) (a) for a 6 foot infringement into a 25 foot front yard setback and Article IX, Nonconforming Uses and Noncomplying Buildings, Section 260-94 A (1) in order to construct a 1240 sqft artist studio on an 840 sqft existing structure's footprint.

DECISION & ORDERS AND INTERPRETATIONS OUTSTANDING

ZBA Case #25-01 Application of Ian Vinci

REVIEW CASES RECEIVED

ZBA Case # 26-03 Suzylee Korn & Kara Davis

ZBA Case # 26-04 Patricia Hurst

OTHER

March meeting schedule.

Any other matter that comes before the board.