TOWN OF WOODSTOCK, NY ZONING BOARD OF APPEALS

45 Comeau Drive, Woodstock NY 12498 Tel: (845) 679-2113, Ext. 14 • Fax: (845) 679-8743

Colony of the Arts E-mail: zba@woodstockny.org
Website: woodstockny.org

Woodstock Zoning Board of Appeals

45 Comeau Drive

July 23rd, 2026

7:00 PM Town Offices, 45 Comeau Drive

ZOOM only for listening purposes

MEETING MINUTES

Chairperson Sillato called the meeting to order at 7:00 pm, and welcomed new ZBA member Olivia Twine. Members present Judith Sillato, Howard Harris and Olivia Twine. Martin Mills, Joseph Belluck and Gregg Goodbrod were absent.

1. ADMINISTRATIVE MATTERS

MINUTES APPROVAL- It was decided not to vote on the minutes until all members were present.

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

2. PUBLIC HEARINGS SCHEDULED for July 23rd, 2026

Chairperson Sillato stated the continuation of ZBA Case #26-05 application of Aaron Yassin/ Glasco Ridge LLC for property Section 2.72 Block 2 Lot 6.120, located at Glasco Turnpike, Woodstock NY 12498, a 5.190-acre parcel located within a (R3) Zoning District, for a variance from the Zoning Law of the Town of Woodstock, Article IV, Schedule of Area and Bulk and Regulations 260 Attachment 2 Section (R3) a, to create an undersized lot in an R3 Zoning District in order to subdivide a 5.190 acre lot into a 3 acre lot and a 2.19 lot, was scheduled for tonight because they were waiting on a couple of reports from the Planning Board and another one from the DEC. Those reports have not been submitted, and the applicant was stuck in traffic and wasn't going to be able to attend the meeting. Chairperson Sillato also mentioned the ZBA received an informal report from the DEC in an email sent from Mr. Yassin and a report from the Planning Board that stated they were not going to respond. At this point since they have had two public hearings on this case, she wants to make a motion to close the public hearing, second by Howard Harris. All voted aye. Chairperson Sillato made a motion to recess ZBA Case #26-05, second by Howard Harris and Olivia Twine. All voted aye.

3. DECISION & ORDERS AND INTERPRETATIONS OUTSTANDING

Chairperson Sillato opened ZBA Case # 26-07, second by Olivia Twine, all voted aye. Chairperson Sillato read the following resolution:

RESOLUTION:

ZBA DETERMINATION: **GRANTED – with REDUCTION TO SIDE-YARD VARIANCE TO ALLOW ONLY A 23-FOOT INFRINGEMENT**

Based upon the Standards for Consideration of Area Variances and conditional upon compliance with stated representations, Area Variances from the Zoning Law of the Town of Woodstock, Article IV, Area & Bulk Regulations, Modification of Required Yards, Section 260-26 A for an 36-foot infringement into a minimum required 50-foot front-yard setback and Section 260-26 B (2) (b) and for a 25-foot infringement into a required 25-foot side-yard setback in order to construct a 12 foot by 21 foot detached carport is hereby **GRANTED WITH REDUCTION to allow only a 23-Foot INFRINGEMENT into required SIDE-YARD setback** 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.

Chairperson Sillato wanted to have a discussion and started by saying that she was uncomfortable grating a variance of 25 feet in a 25 foot setback. That would have meant the structure would have been right on the property line and that to her didn't seem fair to the neighbor. They have reduced it to a 23 foot infringement at least giving a very slight buffer from the property line. Howard Harris supported the decision made.

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

THE RESOLUTION IS ADOPTED by a vote of (3) in favor, (0) opposed, (3) absent, and (0) abstaining.

Chairperson Sillato made motion to close ZBA Case # 26-07, second by Olivia Twine, all voted aye

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Chairperson Sillato opened ZBA Case # 26-09, second by Olivia Twine. Chairperson Sillato read the following resolution:

RESOLUTION:

Based upon the Standards for Consideration of Area Variances set forth in Section 260-103B of the Zoning Law of the Town of Woodstock, an area variance from the Zoning Law of the Town of Woodstock, Article V, Supplementary Regulations, Fences, Walls and Gates, Section 260-32, D 3 (a) (f) to install an 8-foot high fence said variance is hereby **DENIED** 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.

There was no discussion regarding this case.

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

THE RESOLUTION WAS (ADOPTED) by a vote of (3) in favor, (0) opposed, (3) absent, and (0) abstaining.

Chairperson Sillato made motion to close ZBA Case # 26-09, second by Olivia Twine, all voted aye.

4. **OTHER**

Michele mentioned she had received a call from Mr. Klein, contiguous neighbor to Mr. Ian Vinci ZBA Case # 25-01 asking what was happening with the case. Michele explained it was still on pause since no new information had been received. Mr. Klein mentioned the case at this time is expired because the first public hearing took place in June 2025 and now a year plus had passed. Chairperson Sillato answered by saying the public hearing had been left open. Mr. Klein wanted to know what the process was and how long was it going to continue being on the docket as an open case. Chairperson Sillato stated they had discussed this at the last meeting and she will send an email to council to see if at this point the case can be closed because the ZBA hasn't heard anything since 2025.

Chairperson Sillato mentioned she had spoken to Butch about ZBA Case # 26-01 of Lisa Nardi and he stated things had gotten a little delayed because William Spencer had left. But he was going to look into the questions she had raised.

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

Submitted by,

Michele Sehwerert