TOWN OF WOODSTOCK, NY ZONING BOARD OF APPEALS

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Woodstock Zoning Board of Appeals

45 Comeau Drive

March 26th, 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, second by Martin Mills. Members present Jude Sillato, Greg Goodbrod, Martin Mills, Howard Harris and Joseph Belluck.

## 1. ADMINISTRATIVE MATTERS

MINUTES APPROVAL- Move to accept 02/26/2026 meeting minutes by Judith Sillato. Second, Martin Mills and Greg Goodbrod all voted aye.

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

## 2. PUBLIC HEARINGS SCHEDULED for March 26th, 2026

**ZBA Case # 26-03** Application of Suzylee Korn & Kara Davis, for property located at 282 Zena Road, Woodstock NY 12498, a 5.01 acre parcel located within an R3 Zoning District, for a variance from the Zoning Law of the Town of Woodstock, Article IV, Area & Bulk Regulations, Section 260 attachment 2 Residential R3 (2)(F), for a 25 foot infringement into a required 50 foot side yard setback in order to construct a pole barn artist studio.

Suzylee Korn and Kara Davis were present and stated they want to build a space for an artist studio and they looked at several spots on the property, one is far too wet so it's impossible. The other is too close to the neighbors on the other side. Another option is too close to the stream, so the remaining space is the flattest, taking down the fewest trees and not visible from anyone else's house. It is along William Kerr & Kirsti Gholson's driveway since there is a branch off of their driveway into their property which would essentially be the driveway for this. That is how it got situated. It's sort of a utility road that is already there and they use it when they come over. They bought the house from Mr. Kerr and Mrs. Gholson. They have a very good relationship with them, so all of this has been in the works with their OK. They also submitted a letter to the Board extending their support. They will not have to take down any new trees. Mr. Kerr has

some investment in the project because apparently people think their driveway is part of the road and frequently people drive back to their house in the woods. So, they like the idea of having a building visible further up the drive. Chairperson Sillato requested them to mark out the property where the building is going to go so when the board members do the site visit it will be easier to understand the location. Mrs. Korn and Mrs. Davis stated it had been done; they also showed the board where the building would be located on a site map. There is an existing garage, but the artist studio will not be attached to it. They also showed the members where the two driveways were located and their house. Chairperson Sillato stated the board is required to give them the minimal variance they need. She asked if this could be moved a little farther from the property line. They answered by saying the utility road is already a little bit narrow, about 8 feet wide and it comes right up to a corner so it can't shift in that direction. Chairperson Sillato asked if the utility road was on their property? They both answered yes and showed the board members Mr. Karr's driveway on the site map and how the utility road comes off of their driveway. That is how they would access it. Chairperson Sillato asked if they had an agreement with them? They answered yes, they have talked about it but have not executed it as of now. They were waiting on the variance approval. Chairperson Sillato stated that it would probably be something the board would want to see, to let them access somebody else's property to get to their property. Mrs. Korn and Davis stated 90% of the time they would be just walking over to the studio. It's more about the construction. Martin Mills asked if the utility road had a purpose. The answer was no. Mr. Kerr just uses it to come over and mow their lawn. Joseph Belluck asked why they couldn't move it closer to the house. They referred to the site map again and showed the board members where the spot that was too wet was, where the spot too close to the road was, where the spot too close to the neighbors and visible from their house was, where the spot too close to the stream was and where a very wooded area that is very slopped, where the drainage starts was. So, the spot they chose is the flattest, it has the easiest access, and they will cut down the least amount of trees. They also went with what all the people who have come out to give them estimates on the pole barn have told them since they know a lot more about this than they do. All of them chose the same placement because it was the least hazardous to the existing property, as far as trees and the stream. Howard Harris asked what kind of an artist she was? Letter press was the answer. Howard Harris asked if they were going to sell anything from the studio? The answer was no. It was more of a hobby, not a money-making adventure. It would have electricity but no facilities. They can definitely draft a more legal document more specific to the driveway for Mr. Kerr to sign. Chairperson Sillato mentioned this would be important just in case the property changed hands and all of a sudden they were cut off. Chairperson Sillato mentioned this is a slightly larger building, so she encouraged all of the members to go out and take a look at the property. Martin Mills asked if it was a prefab structure? The answer was yes. He also asked if they had any drawings or pictures. They stated they had submitted it all to the building department. They will email the pdf files to Michele so she can send them to all the board members. There were no more questions from the board.

Michele read the name of the contiguous neighbors: Todd Wolgamuth & Elisa Tucci; Alan Radrinsky & Courtney Dudley; William Kerr & Kirsti Gholson.

There was an email received from Kirsti Golson in support of the project. No contiguous neighbors were present.

Chairperson Sillato made a motion to close the public hearing of Case #26-03, second by Joseph Belluck. Chairperson Sillato made a motion to recess ZBA Case # 26-03, seconded by Joseph Belluck. All voted aye.

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**ZBA Case #26-04** Application of Patricia W. Hurst, for property located at 25 Pine Grove Street, Woodstock NY 12498, a 0.21-acre parcel located within a (HR) Zoning District, for a variance from Section 260-30 A(1)(B) to allow 2 required parking spaces per dwelling unit for the conversion of a single family to a two family residence.

Patricia Hurst and her daughter Josie Baucom were present. Ms. Baucom stated the house had been bought in 2019. Previously the house was a duplex, it was a two family, The owner before Mrs. Hurst turned it into a single family and removed one driveway. There were two single entry driveways on either side. Mrs. Hurst now wants to move closer to her daughters and not live alone, she wishes to rent out the house and turn it back into a duplex. She was advised she needed a variance first for the parking area in order to continue the process with the building department. Now, she has one parking area that can fit 4 cars. It is understood that if you have two dwellings you need space for two cars per dwelling. It's two cars wide and two cars deep, with the 9 by 20 space per car that's stipulated. You can move the cars in and out now but there has to be some rearranging. If she rents the duplex her intention is to allow one car per dwelling in reality. There is legal street parking. There is a county owned buffer so you can turn the car around before you come into the street, you don't have to back into the street. It is keeping with all the houses around. Some of them do have driveways and they just pull out of their driveways along the road. Mrs. Baucom showed the board pictures of the house before and when it was a duplex and how it has been improved. When it was a duplex there wasn't a fence along the whole road. Trees were planted, the driveway was removed. And Mrs. Hurst did look into the possibility of reinstalling the second driveway, but then the fence had to be opened, it wasn't as attractive and you would have to kind of back into the road because there is no buffer. There is an expense involved in all of that as well and the property would be disrupted. Parking would be right up to the fence, up to the property line, so you don't have the 5 foot setback that's required on either side, and you can't turn a car around on either side. The current driveway is nice because of the county buffer, where you can turn around and put the car head first into the street you don't have to back into the street on the one side. On the other side you do have to back out into the street which would not be as safe. Chairperson Sillato mentioned she was familiar with the property. She asked about the short-term rental. Mrs. Hurst stated she had a one-bedroom short term rental right now, because when it was a duplex when you enter you have two stairs going upstairs, you have a bathroom and a bedroom on each side with a wall in between. That wall was never taken down so there is an STR and she does an Air B&B in the summer, and she moved there. Chairperson Sillato stated then it was already a two family. Mrs. Hurst answered yes the wall downstairs between the two units in the living area was removed, so its like a 7 foot stretch, so the wall just has to be put back. And then for the kitchen on both floors they were identical and one was removed but all the fixtures, plumbing are behind the wall. It is really easy to reestablish. Chairperson Sillato asked if when she talks about an STR is it just a bedroom and a bathroom? Mrs. Hurst answered, yes, they don't use the rest of the house. Howard Harris asked if there used to be two

driveways. Mrs. Hurst answered yes, one on each side. Mr. Harris asked what she had there now? Mrs. Hurst answered one driveway on the left and showed Mr. Harris where it was located on the site plan. Mr. Harris asked how many cars are personally related to the building now? Mrs. Hurst answered just one, hers. Mr. Harris asked her where she parked her car. Mrs. Hurst showed Mr. Harris on the map where she currently parks her car on the left. She also stated there is a fence all around the property now. Four cars total can park there to the left. Chairperson Sillato stated they would have to move them around to park two cars there, that's how it's calculated by the building department. Mrs. Hurst stated it wasn't easy. The driveway on the right is no longer existing, there is only grass, gravel and there is a fence in front. The grass is in the front yard and in the side yard its gravel. Mr. Harris asked if the fence wasn't there could someone potentially park their car there on the gravel? Mrs. Hurst answered yes, just like they did before. Chairperson Sillato stated that her concern was when you have two spots and you have two residences, people will probably park on the street and she doesn't want the board to encourage that. There are pre-existing conditions that maybe aren't ideal but she doesn't think they try to perpetuate those. She believes Mrs. Hurst is going to need more than two spots because realistically people have cars. Mrs. Hurst stated the way she looked at it was she doesn't want to rent it to people that have more than one car. If she allows them to have two cars or more it's not convenient for the other tenants. So, she thinks she can easily limit one car per resident. There is one bedroom so essentially, she is looking for a single person or a couple with one car. Mr. Harris stated he thinks there are designated areas you park in. Mrs. Hurst said yes that is what she would do, tell the two tenants you park here and you park here. Martin Mills asked if she was going to develop the parking spaces? One single family and build it into two family, is she going to pave and make a new parking area for the new unit? Mrs. Hurst stated the existing parking is an established parking area. Mr. Mills asked if it was gravel and could you tell once you pulled into the property and see the parking spaces? Mrs. Hurst answered yes. When they have guests you don't mind shuffling the cars and getting 4-6 cars in the driveway for a group. Mr. Harris asked how far was the house from the road? Mrs. Hurst stated the setback that was required was satisfied. She said it was a tight 25 feet from the property line. The parking on the left is along the side of the house, not in the front. The gravel on the right side of the house does not extend to the back it is used now as a courtyard. There were no more questions from the board.

Michele read the names of the contiguous neighbors: Robert & Roberta Houst; Crosby & Mercer LLC; Megan Daly; Shonda Bradford and Grace Murphy.

No neighbors were present and no written communications were received.

Chairperson Sillato made a motion to close the public hearing of ZBA Case #26-04, second by Joseph Belluck. Chairperson Sillato made a motion to recess ZBA Case # 26-04, seconded by Greg Goodbrod. All voted aye.

### 3. DECISION & ORDERS AND INTERPRETATIONS OUTSTANDING

None at this time.

4. **OTHER**

Chairperson Sillato opened ZBA Case # 26-04 for discussion, second by Greg Goodbrod, all voted aye. Howard Harris stated that you aren't allowed to park a car in a required front yard that is why he asked if it was on the side and behind the house. Chairperson Sillato closed the discussion for ZBA Case # 26-04, second by Joseph Belluck all voted aye.

Chairperson Sillato mentioned ZBA Case #25-01 of Ian Vinci was still recessed.

ZBA Case #26-01 of Lisa Nardi, the board is still waiting to hear from the applicant.

ZBA Case # 26-02 of Francesca Grassi the public hearing was recessed to the call of the chair at the last meeting, Chairperson Sillato made a motion to close the public hearing of ZBA Case # 26-02, second by Joseph Belluck and Martin Mills, all voted aye. Chairperson made a motion to open ZBA Case # 26-02 for discussion, second by Greg Goodbrod, all voted aye. Chairperson Sillato stated this was the two story studio, 240 sqft loft. Her concern was studios are allowed to be 1000 sqft, the argument was that 240 sqft of this building was going to be used for storage so therefor 1000 sqft was only counted as a studio. She believes in the past they haven't allowed a studio building to exceed the 1000 sqft but there seems to be a reason to discuss this now. Michele stated Mrs. Grassi, the representative and the building inspector had sent the board new information via email. Greg Goodbrod mentioned they were all calling it storage now. Chairperson Sillato mentioned when she asked the representative at the public hearing what that space was for he stated it was a workspace and now it is storage. Chairperson Sillato did go out to the property, it is at the end of what looks like a private road, there is only one house beyond it. It is replacing two other dilapidated buildings that they are removing and are actually closer to the front yard setback. So, this would be a reduction in the amount of setbacks that they need. But the question about the size of the building still remains. There is no kitchen, there is just a bathroom with a shower. Both Martin Mills and Joseph Belluck are ok with moving along to vote on this case at the next meeting. Chairperson Sillato's concern is setting a precedent to allow the studio to be larger than the allowed square footage. Martin Mills stated what they were allowing was storage. Chairperson Sillato made a motion to close the discussion on ZBA Case # 26-02 of Francesca Grassi, second by Joseph Belluck, all voted aye.

Discussion about site visits took place amongst the board members.

Michele mentioned there was a new case ZBA Case #25-05 and asked the members to please look at what the building inspector had written on the referral regarding Section 202-28 D.

Chairperson Sillato made a motion to adjourn, second by Joseph Belluck, all voted aye.

Submitted by,

Michele Sehwerert