TOWN OF WOODSTOCK, NY ZONING BOARD OF APPEALS

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Woodstock Zoning Board of Appeals

45 Comeau Drive

October 8th, 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. Members present Judith Sillato~~,~~ Joseph Belluck and Olivia Twine. Gregg Goodbrod and Howard Harris were absent.

1. ADMINISTRATIVE MATTERS

MINUTES APPROVAL- Chairperson Sillato made a motion to approve meeting minutes 08/27/2026, second Joseph Belluck, all voted aye.

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

2. PUBLIC HEARINGS SCHEDULED for October 8th, 2026

ZBA Case # 26-11 Application of Rebecca Barnett, for property located at 178 Ohayo Mountain Road, Woodstock, NY 12498, a 0.41 acre parcel located within a R3 Zoning District, for a variance from the Zoning Law of the Town of Woodstock, Article IV, Area & Bulk Regulations, Modification of required yards, Section 260-26 B (2) (a) for a 19 foot infringement into a required 25 foot front yard setback in order to build a 24 by 14 foot carport.

Ms. Barnett was present and stated she has worked hard to improve the space both functionally and esthetically. She is proposing to add a modest minimally intrusive wooden structure and in addition to providing a new shelter area for parking. It will look intentional on the property, enhance the curb appeal and also fit in with the surrounding homes. The parcel is relatively small and considerably sloped so the existing parking area is really the only feasible location for the proposed carport. She also thinks she is making better use of the space because it is an open lot right now. Chairperson Sillato asked if she was there all the time and Ms. Barnett responded yes. Chairperson Sillato also asked if the structure was going to be parallel to Ohayo Mtn. Road showing Ms. Barnett what she was looking at on the site map. Joseph Belluck asked if the setback

from the road was supposed to be 25 feet and if the applicant was looking for 6 feet. Chairperson Sillato stated it looked like a lot more. Discussion took place looking at the site map about where the 6 foot infringement was located. Joseph Belluck read the application and it stated the setback was 25 feet and she was asking for 19 foot infringement. Ms. Barnett stated she believed it was 6 feet from the property line. Judith Sillato stated it was confusing. Ms. Barnett stated this was what was drawn up for her. Joseph Belluck asked what a gravel road stated on the map was. Ms. Barnett answered it was her neighbor's driveway. Joseph Belluck mentioned on the map it stated it was 33 feet from the center of the road. He also mentioned he doesn't believe she needs a setback for this. Chairperson Sillato stated she didn't really understand why the application says a 19-foot setback requirement. It depends on how wide the road is and they were looking at 10 feet if it was 33 feet from the center of the road so that would make it 23 feet. Chairperson Sillato stated she thinks she needs a side yard variance, not a front yard variance. Chairperson Sillato asked Ms. Barnett to show them where the front of her house was. She stated the front of her house is really on the side. It's the front but it's not really the front, it's tricky. There is a new Building Inspector so there is a little bit of confusion. Chairperson Sillato stated that generally the front of your house is the road, even if it's not your front porch. Chairperson Sillato stated she thinks they are going to have to ask some questions because it doesn't look like it is right up against the property line on one side. Chairperson Sillato said the ZBA is going to need to get some more information because from what they are seeing on the site map Ms. Barnett would need a 2-foot variance on one side and then something definitely on the side yard, because she is right up against her property line. The neighbor's property surrounds hers. Chairperson Sillato mentioned to Ms. Barnett she will have to talk to the building inspector as the application states something different than what the actual ask is. Ms. Barnett showed them a trench that was on the side of the road. Joseph Belluck looked at the map again and said it looked like it was supposed to be 6 inches not 6 feet. Chairperson Sillato asked for a picture of what the carport was going to look like. Ms. Barnett stated she was having it built and would send a picture of a model to Michele tomorrow. It will not be a solid structure, it will be open, no walls, just posts and a roof. Chairperson Sillato asked if she had a current survey. Ms. Barrett answered yes that she had provided it to her architect and that is how he was able to do the drawing. Joseph Belluck brought up a picture that was in the case file that was taken from the road looking towards her property, showing the location of where she is putting the carport. Chairperson Sillato asked about a tree that was in the picture, would it remain there? Ms. Barnett stated yes it was staying; she was not removing anything. Chairperson Sillato explained the process after recessing the public hearing tonight. Joseph Belluck stated he would do a drive by. He also mentioned it was a good thing Ms. Barnett had asked for the smallest variance possible, so that was helpful if the final outcome was less than what she was actually asking for on the application.

Michele read the names of the contiguous neighbors: Robin Berger and Chase Cohl & Max Robinson.

No communications were received.

Chairperson Sillato made a motion to close the public hearing, second by Joseph Beluck all voted aye. Chairperson Sillato made a motion to recess ZBA Case # 26-11, second by Joseph Belluck, all voted aye.

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ZBA Case # 26-12 Application of Sergio Salvatore, for property located at 9 Angus Lane, Bearsville NY 12409, a 0.33 acre parcel located within a R3 Zoning District, for variances from the Zoning Law of the Town of Woodstock, Article IV, Area and Bulk regulations, Modifications of required yards, Section 260-26 (B) (2) (b) for a 23 foot infringement into a required 25 foot side yard setback and Section 260-26 (B) (2) (c) for a 48 foot infringement into a required 50 foot rear yard setback in order to construct a 10 foot by 12 foot tool shed.

Mr. Salvatore was present and stated he bought the property in 2009 and they have done some extensive work in the backyard for drainage reasons, since they are on a slope. There were significant drainage issues that caused flooding in the basement. At the moment he has no outdoor storage at all. The shed would be used for landscaping tools. Anytime he needs to do work outside, which is weekly, he has to go in the basement. Chairperson Sillato stated sheds were very useful. The property is surrounded by woods, both on the left and right side of the property. Where he is looking to put the shed he believes there was something there before, even though there is a slope, that area seems to be leveled out. He would like to take up that space with a 10 foot by 12 foot shed. It would be a mini version of the house which is wood novelty siding with a shingle roof. Mr. Salvatore showed an aerial view of his property to the board members on his tablet. He showed the members where his house, the driveway and the neighbors' homes were located. Chairperson Sillato stated even though he was surrounded by neighbors, there were woods in between all of them. She stated nobody was going to see this and it wasn't a large structure. Chairperson Sillato asked about all of the numbers on the site plan. Mr. Salvatore explained those were all dimensions. More discussion about the lines shown on the site map took place. Chairperson Sillato asked specifically about the 2 feet stated on the drawing. There seems to be 2 feet in the rear yard but not on the side yard, the side yard seems to be more. Mr. Salvatore stated the 2 feet were from his terrace but not from his property line. On the application it says 50 feet. He has the dimensions of his property up to the burm, he does believe it continues but he doesn't know how far from the burm. To the burm it is 41 feet approximately. Chairperson Sillato stated she would have to consult the Zoning Enforcement Officer to clarify all of the dimensions. Chairperson Sillato mentioned the ZBA often grant sheds and she would say 2 feet would be the minimum someone would have to be from their property line. In this particular case, there are woods around him, she doesn't think there will be an issue. She also asked Mr. Salvatore if he had a current survey to know where his property line was or did he have a pretty clear idea of where it was. Mr. Salvatore answered by saying he really didn't know about the back line but there is a rock wall that he has used to delineate his property line on the side. Chairperson Sillato stated that usually on survey maps they say stone wall, that is how they used to do it and it is the easiest way to know where the property line is. Chairperson Sillato doesn't feel there will be a problem with this case, she just has to consult a few things. She asked the rest of the members present if they had any other thoughts. Joseph Belluck stated he feels the ZBA should know exactly what they are granting him, he wants to make sure the numbers are accurate. Mr. Salvatore spoke to his neighbors, and they were all fine with the shed.

Michele read the names of the contiguous neighbors: Augusta Ogden; Daniel Siegel; Craig Colfelt and James Barron.

No neighbors were present. Ms. Ogden sent an email in support of the shed.

Chairperson Sillato made a motion to close the public hearing, second by Joseph Beluck all voted aye. Chairperson Sillato made a motion to recess ZBA Case # 26-12, second by Joseph Belluck, all voted aye.

3. DECISION & ORDERS AND INTERPRETATIONS OUTSTANDING

None at this time.

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4. OTHER

Chairperson made a motion reopen ZBA Case # 26-05 Application of Aaron Yassin/ Glasco Ridge LLC, second Joseph Belluck, all voted aye.

Mr. Yassin notified the ZBA via email on August 27, 2026 that he was withdrawing his application for a minimum lot size area variance for a 2-lot subdivision on his property located at Glasco Turnpike in Woodstock. The Applicant's withdrawal terminates the Board's review of the application. The ZBA Clerk is directed to pay any outstanding consulting invoices for this application for work performed prior to the withdrawal, and upon payment of all outstanding invoices, shall return any unused escrow funds to the Applicant.

Chairperson made a motion to close ZBA Case # 26-05 and also to return any unused escrow funds to Mr. Yassin, second Joseph Belluck, all voted aye.

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Chairperson made a motion reopen to reopen ZBA Case # 26-10 Application of Devra Goldberg, second Joseph Belluck, all voted aye.

Ms. Juliet Walker, the applicant's representative notified the ZBA via email on September 4, 2026 that Ms. Goldberg was withdrawing her application for a variance for an accessory apartment on her property located at 71-73 Ohayo Mountain Road. The Applicant's withdrawal terminates the Board's review of the application.

Chairperson made a motion to close ZBA Case # 26-10, second Joseph Belluck, all voted aye.

Chairperson Sillato stated ZBA Case # 26-01 of Lisa Nardi was still on their docket as outstanding and they had a new case scheduled for the next meeting.

Submitted by,
Michele Sehwerert