



TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: Variance or Interpretation (Check one)

✓ # 326
\$ 200.⁰⁰

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:
Suzylce Korn + Kara Davis
282 Zena Rd.
Woodstock, NY 12401
Telephone: [REDACTED]
Email: [REDACTED]

CASE #: 26-03
Date received: 2/18/26 Fee Rec'd: 2/18/26
Hearing Date: 3/26/26
Publish date: 3/18/26
UCPB referral date (if applicable) N/A
UCPB Meeting Date: N/A

Location of subject property if different from Owner's mailing address:

282 Zena Rd.

2. Section: 38.2 Block: 3 Lot: 22.100
Date property acquired: ~~October 2015~~ November 7 Acreage: 5.01 Current zoning district: R3

3. Is property located within 500 feet of any County or State road, property, or building? Yes - Zena is County Rd 52
If so, this application will be referred to the Ulster County Planning Board for its recommendation.

4. Is property located within 100 feet of a Water Course, Wetland, or Water Body? Yes - stream is on same plot

5. Pertinent sections of the Zoning Law that apply and description of the Variance or Interpretation requested: (FOR OFFICE USE ONLY)

Z60-16 w/ 260 attachment 2 F for a Variance
For a 25' infringement into a required
50' side yard setback to construct a
pole barn studio

6. Reason for Variance (for example, what you want to build or install and why) or Interpretation request:

Plan is to build a 960 sq. ft. workshop - SL Korn is an artist currently without room to work. We plan to site the workshop to:

- 1) take advantage of an existing flat spot with existing road access;
- 2) build in a location not in sightline of any neighbors;
- 3) preserve the maximum amount of natural forest;
- 4) keep distance from the stream;
- 5) use a pole barn structure to reduce time and impact of builders on site.

7. Names and mailing addresses of the owners and S.B.L numbers of ALL properties abutting the boundaries of the land involved in this application as such names appear on the last completed tax roll. (If more space is needed, use additional sheets.)

Section-Block-Lot	Name	Mailing Address
1. 38.2-3-23	Todd Wolgamuth + Elisa Tucci	304 Zena Rd. Kingston, NY 12401
2. 38.2-3-6.100	Alan Radvinsky + Courtney Dudley	289 Zena Rd. Kingston, NY 12401
3. 38.2-3-22.200	William Kerr + Kirsti Gholson	274 Zena Rd. Kingston, NY 12401
4.		
5.		
6.		
7.		

8. Designation of Representative. [If the Owner has designated another person to represent them, the name of that person must be entered below.]

As the Owner of the property that is the subject of this Application, I do hereby designate

_____ [Print name, address, and telephone number of Representative]

to represent me before the Woodstock Zoning Board of Appeals and any adjournments thereof with regard to all matters as may pertain to this Application.

9. Signature of Owner and date:

Kawa Davis SLKoen Date: 2/9/26

The Owner of the subject property or their Representative (with written authorization to represent the owner if that authorization is not given above) MUST be present at the Public Hearing.

Required Attachments :

1. Building Permit History
2. Site Plan or Plot Plan (6 copies) accurate measurements must be included
3. Tax Map 11 x 17
4. Does action involve any approval from the Planning Board or any other boards? Please submit pertinent information regarding such actions.

Town of Woodstock Building Department

Referral Form

INFORMATION FOR PROJECTS TO BE FORWARDED TO:

- CIVIC DESIGN
- ZONING BOARD OF APPEALS
- PLANNING BOARD

Date Received by Bld. Dept.: 2/9/26

Date Forwarded: 2/17/26

PROPERTY OWNERS & ADDRESS:

Suzylee Korn & Kara Davis

282 Zena Rd

Woodstock Ny 12428

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER: SAME

SUBJECT PROPERTY LOCATION: 282 Zena Rd

SECTION, BLOCK, & LOT: 38.2-3-22.100

TYPE OF PROPOSAL: Construct a pole barn artist studio

REASON FOR REFERRAL: Variance for a 25' infringement into a 50' required side yard setback

ZONING SECTION(S) INVOLVED: 260-16 with 260 attachment 2 F

SITE INSPECTION AND/OR REVIEW DATE: 2/17/26

BUILDING PERMIT RECORD 2/6/2026

Sect.Block.Lot 38.2-3-22.100

FLAG (Lot #1 of Kerstein Subdiv, PB Case 786)

Current Owner Kara Davis & Suzy-Lee Korn

Address

282 Zena Road

City State Zip Kingston NY 12401

Site Location 282 Zena Road

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Ashley, Michael	88-4844	6/6/88	1/31/91	9
Kerstein, M. & J.	91-5998	3/28/91	5/2/91	1
Kerstein, M. & J.	91-6006	4/4/91	5/28/91	1
Kerstein, M. & J.	91-6032	4/16/91	5/28/91	1
Rueda, Doreen & James	93-7032	6/16/93	2/17/94	1
Rueda, Doreen & James	94-7424	4/18/94	5/9/94	1
Rueda, Doreen & James	94-7463	5/6/94	5/9/95	1
Rueda, Doreen & James	97-9168	11/20/97	2/22/11	9
Schultz, Lynn & Topazio, William	98-9579	10/16/98	10/16/98	1
Topazio, William	11-15027	7/8/11	7/26/11	1
Topazio, William	12-126	6/7/12	6/20/12	1
Topazio, William	13-41	2/27/13	7/12/13	1
Terrazena LLC	25-544	10/21/25	10/27/25	1

Violation # Date Corrected Violation Notes

BUILDING PERMIT RECORD 2/6/2026

Sect.Block.Lot

FLAG

Current Owner

Address

City State Zip

Site Location

4844: Ingrnd swim pool w/ fence. 5998: Remove/replace section of fdtm: emergency repair. 6006: Convert screened porch to LR & const. trellis. 6032: Relocate & install woodstove in enc. porch. 7032: Screened porch and door. 7424: Install 4' high fence, wood gate at driveway. 7463: Renov. bathrm for mastr BR & const. 6'8"x5'6" walk-in closet addition. 9168: Inst. new ingrnd pool-WK NEVER DONE; LETTER ON FILE W/ BP. 9579: Upgrade elec. to 200 amps, new triplex from pole to house, weatherhd, new meter pan, main serv. panel, misc. circuit changeovers (legalization). 15027: Install Hearthstone Herigate woodtove into exist metal chimney inspected by Fireside Warmth. 12-126: Install 10' x 16' storage shed. 13-41: Remove & replace exist pool with 204 sf pool & spa in same location. bp 25-544 legalize prior wrk mini splits installation

To: Woodstock Building Department
Date: February 2026
Re: Workshop building at 282a Zena Rd. (S/B 38.2-3-22.100)

To whom it may concern:

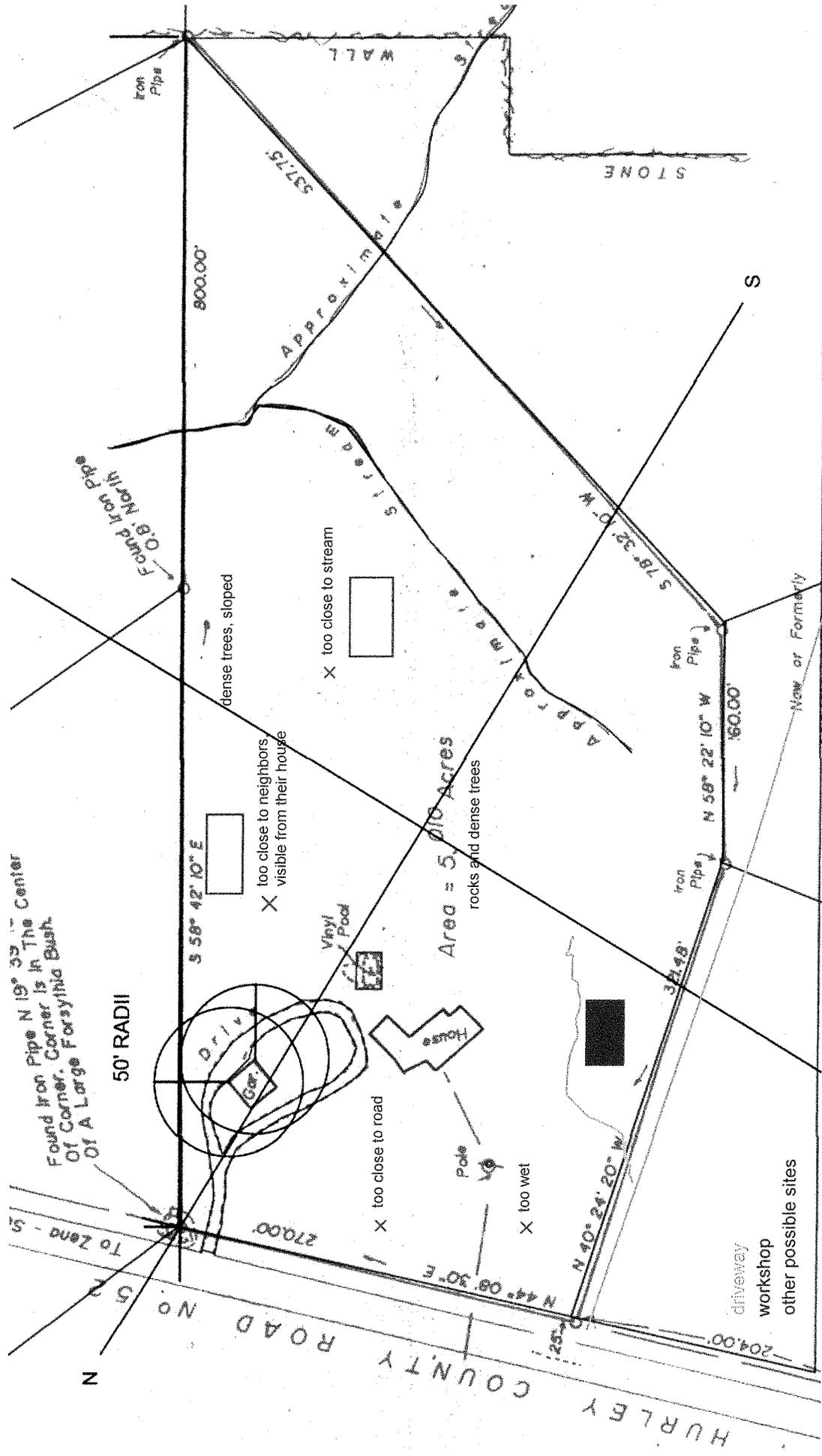
We are the residents and owners of 274 Zena Rd (S/B 38.2-3-22.300) and 282b Zena Rd. (S/B 38.2-3-22.200). We are aware of the workshop building plans at 282a Zena Rd. and approve the limited setback from our driveway/property.



Kirsti B. Gholson and William C. Kerr

T: [REDACTED]

E: [REDACTED]



50' RADII
 Found Iron Pipe N 19° 33' Center
 Of Corner. Corner is in The
 Of A Large Forsythia Bush.

Area = 5.710 Acres
 rocks and dense trees

Found Iron Pipe
 O.B. North
 dense trees, sloped
 X too close to stream
 X too close to neighbors
 visible from their house

X too close to road
 Pole
 X too wet

driveway
 workshop
 other possible sites

Now or Formerly

N

S

HURLEY COUNTY ROAD No. 5

WALL

STONE

Approximate

