



TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: Variance or Interpretation (Check one)

2169
\$ 200.⁰⁰

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:
Patricia W Hurst
25 Pine Grove St
Woodstock, NY 12498
Telephone: [REDACTED]
Email: [REDACTED]

CASE #: 26-04
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:

2. Section: 27.55 Block: 7 Lot: 14.100
Date property acquired: 5/6/2019 Acreage: 0.21 acre Current zoning district: HR

3. Is property located within 500 feet of any County or State road, property, or building? No
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

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

260-30 A(1)(b) Variance to The requirement of 2 parking spaces per Dwelling unit For conversion of a single family to a 2 Family residence

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

This house was built in 2000 as a two-family dwelling with two driveways. In 2018 it was converted into a single-family dwelling and one driveway was abolished. A fence was installed around the entire lot. Owner purchased the property in 2019.

Owner wants to re-establish this dwelling as a two-family residence and use the currently existing driveway and parking area to service both dwellings. Owner plans to move closer to family, and would like to offer two dwellings for annual rentals. This property is best used for rental as two separate dwelling as explained under Criteria Questions (#2).

The existing driveway and parking area is adequate for both dwellings. The owner intends to reduce the cars using the driveway and parking space by allocating only 1 car space for each dwelling. Thus the parking and driveway will be used by only 2 cars. The cars can drive straight into the parking area and park side-by-side requiring no coordination for entry or exit.

However, this area has been used by 4 cars at the same time with the appropriate coordination of entry/exit. The space provides for the required 9'X10' spacing for each of 4 cars and could be used in this way as well.

This property is blessed with a town or county-owner buffer used by this property and neighbor's as shared extensions to the driveways (shown on "Plot Plan with Survey" diagram). For this property it provides space to back up a car and enter the street with the car front leading when exiting the driveway onto the street.

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.	27.55-6-29	Robert Houst & Roberta Houst	257 Zena Rd, Kingston, NY 12401
	21-23 Pine Grove St		
2.	27.55-7-13	Crosby & Mercer LLC	159 Mercer St 4E New York, NY 10012
	29 Pine Grove St		
3.	27.55-6-19	Brook Road Properties LLC	12 Brook Rd Woodstock, NY 12498
	12 Brook Rd		
4.	27.55-7-15	Megan Daly	13 Streamside Terrace Woodstock, NY 12498
	13 Streamside Ter		
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

myself
[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:

Patricia H. Hurst Date: 2-10-2026

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. NO 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:

Patricia Hurst
25 Pine Grove St
Woodstock NY 12498

CURRENT ZONING DISTRICT: HR

APPLICANT IF DIFFERENT FROM OWNER: Same

SUBJECT PROPERTY LOCATION: 25 Pine Grove St

SECTION, BLOCK, & LOT: 27.55-7-14.100

TYPE OF PROPOSAL: Conversion of single family to a two family residence

REASON FOR REFERRAL: Variance to the requirement of 2 parking spaces per dwelling unit.

ZONING SECTION(S) INVOLVED: 260-30 A (1) (b)

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

First Amendment and Restatement

of the

PATRICIA W. HURST LIVING TRUST

Article One - Creation of Amendment and Restatement

Section 1. Parties to My Trust Amendment and Restatement

This First Amendment and Restatement, dated July 22, 2011, of my Living Trust is made between PATRICIA W. HURST, the Trustor, also known as PATRICIA WINNIFRED HURST, and the Initial Trustee appointed under Section 4 of Article Three.

Section 2. Trust Recitals

Trustor and Trustee entered into a Trust Agreement dated October 14, 1999 ("Trust Agreement"). Under Article Four, Section 3 of that Trust Agreement, Trustor reserved the right to amend or revoke the Trust Agreement in whole or in part. By this First Amendment and Restatement, I desire to amend and restate the entire existing Trust Agreement and Trustee agrees to accept the changes set forth in this First Amendment and Restatement.

Section 3. Trust Name

My Trust may be referred to as the:

PATRICIA W. HURST LIVING TRUST, dated October 14, 1999.

The formal name of my Trust and the designation to be used for the transfer of title to the name of my Trust is:

PATRICIA W. HURST, Trustee, or her successors in trust, under the PATRICIA W. HURST LIVING TRUST, dated October 14, 1999, and any amendments thereto.

Section 4. My Trust is Revocable

My Trust is a revocable trust. My Trust is a grantor trust under the provisions of Sections 673 – 677 of the Code. My Social Security Number may be used as the tax identification number for my Trust.

Execution

I have executed this First Amendment and Restatement of my Trust Agreement on the date set forth on the first page of this First Amendment and Restatement of my Trust Agreement.

I certify that I understand this First Amendment and Restatement of my Trust Agreement and that it correctly states the terms and conditions under which my Trust Estate is to be held, managed and disposed of by my Trustee.

I approve this First Amendment and Restatement of my revocable living trust in all particulars and request my Trustee to execute it.

Trustor and Trustee:


PATRICIA W. HURST

STATE OF VIRGINIA)
COUNTY OF ALBEMARLE) SS

The foregoing instrument was acknowledged before me this July 22, 2011 by PATRICIA W. HURST, Trustor and Trustee.

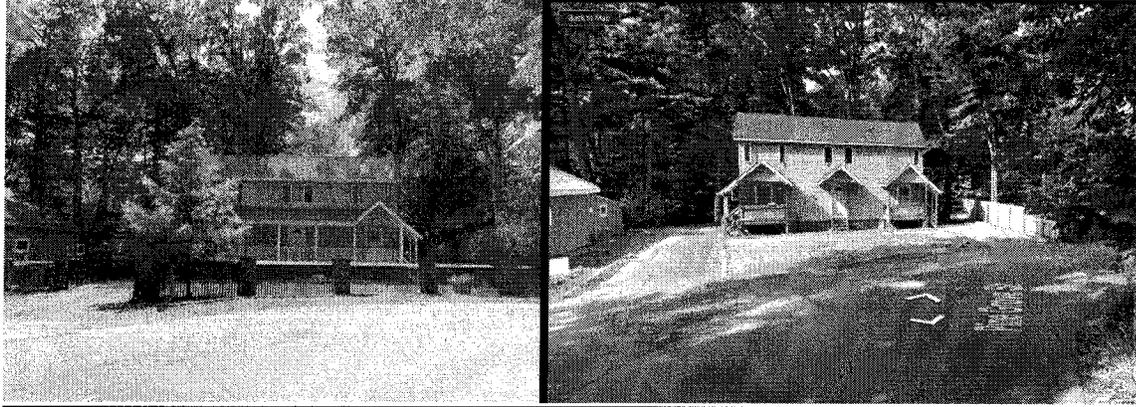

Notary Public My Commission Expires: 1/31/2012



Prepared by:
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ZONING BOARD OF APPEALS
CRITERIA FOR CONSIDERATION OF APPEALS FOR AREA VARIANCES
Answers to Criteria Questions

For reference: current single-family dwelling (on left) and original 2-family dwelling (as shown in 2017 before conversion to single family)



1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the variances.

This variance will create no change; the character of the neighborhood and nearby properties will remain unchanged.

Keeping only the one driveway is consistent with the closeness of space in the neighborhood and it changes no driving patterns of neighbors.

2. Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.

Owner has considered other options to achieve the benefit of rental space:

- (a) Owner considered re-establishing the 2nd driveway and has identified 4 concerns: (1) A large part of the front fence would have to be removed creating an unattractive gap in the fence or installing a metal gate at significant expense. (2) The driveway would have to be usable up to the property line in order to have sufficient space for parking 2 cars side-by-side. (3) Exiting the driveway and turning-around in the street has no buffer area for turning and thus, creates a less safe situation.

Overall, to re-establish the second driveway on the other side of the property will be destructive of the well-designed front yard and fence, which is attractive and adds value to the property. It will be expensive to re-establish a 2nd driveway and owner estimates no increase in value of property or increased rent by having a 2nd driveway.

A variance, which would give use of existing driveway for both dwellings, is the only feasible approach to having a 2-family dwelling that owner can envisage.

- (b) Owner also considered making the current single-family dwelling more attractive for rental by adding a 3rd bedroom and bath to the first floor. The current single-family dwelling has limited appeal with only 2 bedrooms. Owner unsuccessfully applied for addition of a 3rd bedroom in 2022. So, a third bedroom is not an option.

Owner concluded that re-establishing a two-family dwelling and using the current driveway for both dwellings is the most feasible approach.

- 3. Whether the requested variance is substantial.

The variance requires no modifications to the property and based on this, is not substantial.

- 4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district

The variance requires no change to the property and thus has no adverse effect or impact.

- 5. Whether the alleged difficulty was self-created (this will not necessarily preclude the granting of an area variance of an area variance).

This difficulty was not self-created. The owner has lived happily in this dwelling and now, due to aging, desires to live closer to family. The goal is to have a dwelling(s) suitable for renting to provide income and the added rentals would benefit the village.

BUILDING PERMIT RECORD

2/10/2026

Sect.Block.Lot

FLAG 99-282 demo fire-damaged dwelling
FLOOD 20-01 Rebuild into 2 family home 2018 convert back to single family home
SHORT TERM RENTAL #20H-081

Current Owner

Address

City State Zip

Site Location

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Chaffin, Harry L.	68-0501	10/30/68	6/28/88	1
Chaffin, Harry L.	71-0900	8/5/71	9/2/93	1
Bell, H. Clark & Josephine	93-7181	9/2/93	2/14/93	1
Bell, H. Clark	20-10159	2/10/00	7/9/01	1
Sevier, Donald & Danielle	17-320	9/15/17	9/19/17	1
Sevier, Donald & Danielle	17-328	9/8/17	10/25/17	1
Sevier, Donald & Danielle	17-372	10/11/17	12/22/17	1
Sevier, Donald & Danielle	18-3	1/4/18	9/4/18	1
Hurst, Patricia, Trust	25-140	4/18/25	5/9/25	1

Violation # Date Corrected Violation Notes

BUILDING PERMIT RECORD

2/10/2026

Sect.Block.Lot 27.55-7-14.100

FLAG 99-282 demo fire-damaged dwelling
FLOOD 20-01 Rebuild into 2 family home 2018 convert back to single family home
SHORT TERM RENTAL #20H-081

Current Owner Patricia Hurst (Trust)

Address

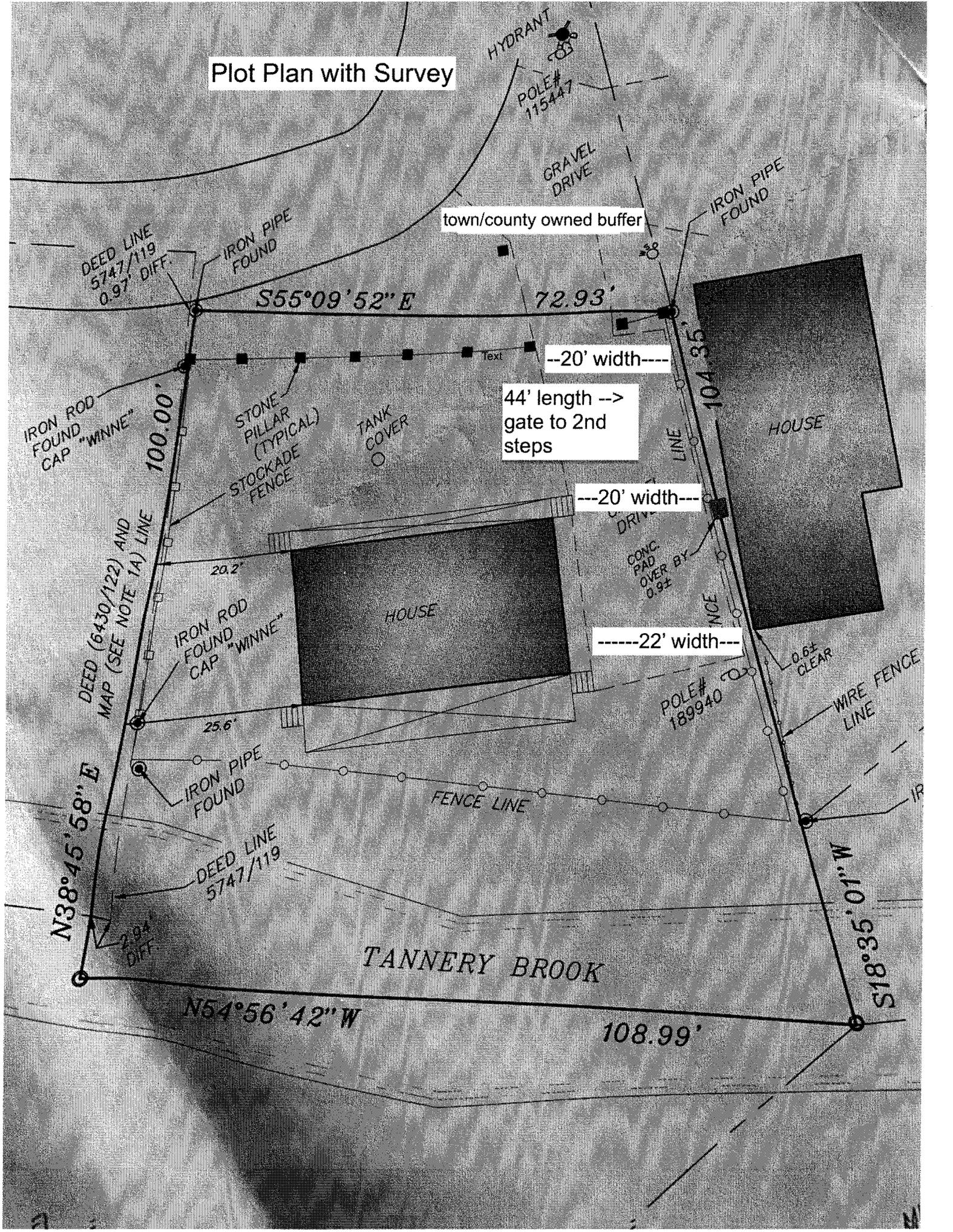
25 Pine Grove St.

City State Zip Woodstock NY 12498

Site Location 25 Pine Grove Street

18'x29'11" deck; install 44'8" fence, 4' high. 7181: Install new overhead electric service for utilities in 2-family dwelling. 10159: Construct 2-family dwelling with decks. Extended: 1-26-2001 FOR 6 MOS. 17-320 Reno existing exterior skirting and install flood vents. 17-328 Property fence installation. 17-372 Remove middle gable overhang Constr connecting overhang and deck between remaining end gables. Convert to screened porch. 18-03 Demo non-load bearing wall to convert duplex to 2 bedrm single family residence. Convert one kitchen into add'l space for living rm. (No chng ini # of bedrms.) 25-140 Repair damage to existing porch & deck

Plot Plan with Survey



town/county owned buffer

---20' width---

44' length -->
gate to 2nd
steps

---20' width---

-----22' width-----

DEED LINE
5747/119
0.97' DIFF.

IRON PIPE
FOUND

HYDRANT
POLE#
115447

GRAVEL
DRIVE

IRON PIPE
FOUND

S55°09'52" E

72.93'

IRON ROD
FOUND
CAP "WINNE"

100.00'

STONE
PILLAR
(TYPICAL)
STOCKADE
FENCE

TANK
COVER

104.35'

HOUSE

DEED (6430/122) AND
MAP (SEE NOTE 1A) LINE

IRON ROD
FOUND
CAP "WINNE"

20.2'

HOUSE

CONC.
PAD
OVER BY
0.9±

25.6'

IRON PIPE
FOUND

FENCE LINE

POLE#
189940

0.6±
CLEAR

WIRE FENCE
LINE

N38°45'58" E

DEED LINE
5747/119

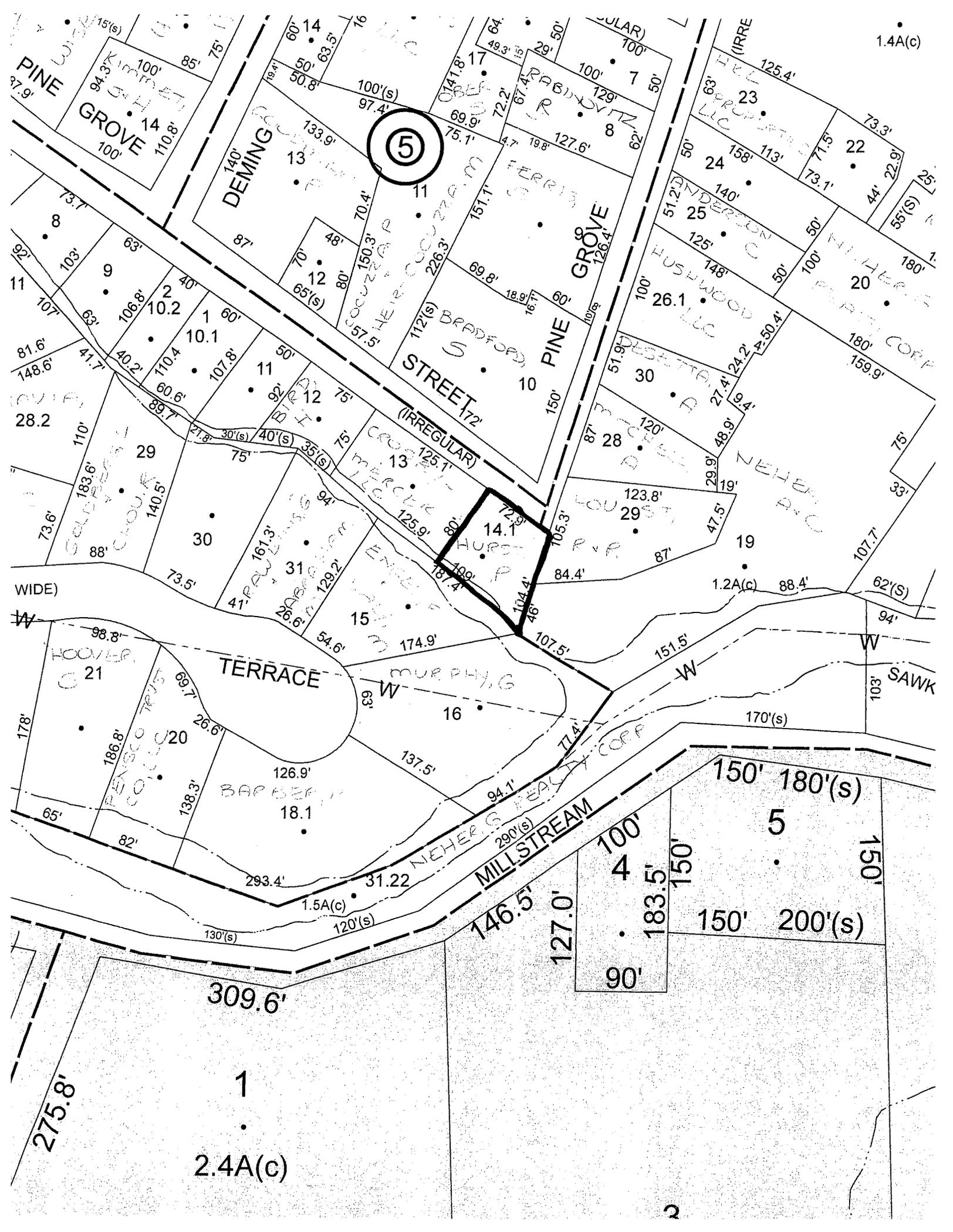
2.94'
DIFF.

TANNERY BROOK

N54°56'42" W

108.99'

S18°35'01" W



1.4A(c)

5

PINE GROVE
100'
110.8'
100'
14

DEMING
140'
133.9'
87'
13

PINE GROVE
126.4'
150'
10

STREET
(IRREGULAR)
112(s)
11

TERRACE
189'
137.5'
16

MILL STREAM
146.5'
127.0'
150'
150'
150'
200'(s)

309.6'

1

2.4A(c)

150' 180'(s)

5

150' 200'(s)

90'

183.5'

100'

150'

150'

WIDE)

W

W

W

W

SAWK

15(s)

11

11

29

21

20

82'

130'(s)

275.8'

2

100'

103'

107'

110'

178'

186.8'

138.3'

293.4'

309.6'

2

85'

106.8'

107.8'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

60' 14

103'

107'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

50' 14

106.8'

107.8'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

100'(s)

107'

107'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

100'

107'

107'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

100'

107'

107'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

100'

107'

107'

140.5'

183.6'

186.8'

138.3'

293.4'

309.6'

2

125.4'

158'

148'

120'

123.8'

170'(s)

150'

150'

150'

2

1.4A(c)

2