

Woodstock Zoning Board of Appeals

45 Comeau Drive

August 26th, 2025

9:30 AM Town Offices, 45 Comeau Drive

ZOOM only for listening purposes

MEETING MINUTES

Chairperson Sillato called the meeting to order at 9:30 am, second by Greg Goodbrod. Members present Jude Sillato, Greg Goodbrod, Martin Mills, Jerry Huncosky and Joseph Belluck.

1. ADMINISTRATIVE MATTERS

MINUTES APPROVAL- Move to accept 08/14/2025 meeting minutes by Judith Sillato. Second by Joseph Belluck all voted aye.

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

2. PUBLIC HEARINGS SCHEDULED for August 26th, 2025

None at this time.

3. DECISION & ORDERS AND INTERPRETATIONS OUTSTANDING

Chairperson Sillato made a motion to open ZBA Case # 25-08 application Damian Delisio, second by Jerry Huncosky and Greg Goodbrod all voted aye. There were no more comments from the board Chairperson Sillato read the following resolution:

RESOLUTION:

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,

1. Article IV, Area and Bulk Regulations Section 260-16 attachment 2 b Area and Bulk Regulations Table to exceed 10% structure coverage; and

2. 260-26 B (1) (b) Modification of Required Yards to infringe 10 feet into a 15-foot modified required side-yard setback; and
3. Article V Supplementary Regulations Section 260-30 B (2) Parking and Loading Standards to create parking encroaching in a front yard in order to build a 454 square-foot accessory apartment

are 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.

The vote was announced as follows: Judith Sillato (aye), Joseph Belluck (aye), Martin Mills (aye), Greg Goodbrod (aye), Jerry Huncosky: (aye).

THE RESOLUTION WAS (ADOPTED) by a vote of (5) in favor, (0) opposed, (0) absent, (0) abstaining, and (0) no vote

Chairperson Sillato made a motion to close ZBA Case # 25-08 of Damian Delisio, second by Jerry Huncosky and Greg Goodbrod, all voted aye.

4. OTHER

Chairperson Sillato made a motion to return unused escrow plus interest to Howard Rifkin/ Realty Two Hundred Fifty Seven LLC ZBA Case # 25-07, second by Jerry Huncosky, all voted aye.

Chairperson Sillato made a motion to adjourn, second by Jerry Huncosky, all voted aye.

Submitted by,

Michele Schwerert