

Ulster County Planning Board

RECEIVED
JUN 10 2026

BY: *MS*



Dennis Doyle, Director

RECOMMENDATION

Judith Sillato
Town of Woodstock Zoning Board
47 Comeau Drive
Woodstock, N.Y. 12498

REFERRAL NO: 2026-068
DATE REVIEWED: 06/03/26

Re: Aaron Yassin Glasco Ridge, LLC – Area Varaince

Summary

The applicant proposes a 0.8-acre variance from the Town's R-3 minimum lot area requirements for the purpose of subdividing the existing lot to construct two single-family homes. The proposal is located off Glasco Turnpike, a County Route.

Materials Submitted for Review:

- Referral Form
- Site Plan
- Short EAF
- Site Map
- Supporting Documentation
- ZBA Application

Recommendations

Access – Required Modification

While typically a two-lot subdivision and a minimum lot size variance to a large lot are considered to be no county impact, the Ulster County Planning Board (UCPB) notes that this section of Glasco Turnpike has limited sight distances, features steep slopes on the northside of the road, and a road geometry that has a history of accidents due to high-speed driving. Access to the County Route requires the approval of Ulster County Highway and Bridges and will require approval from that department should the variance be granted. For more details on their requirements see attached or use the following link:

<https://www.ulstercountyny.gov/files/assets/countysite/v/1/public-works/documents/ulstercountypermitpolicystandards2021.pdf>

Reviewing Officer

Robert A. Leibowitz, AICP
Principal Planner

Cc: Brendan Masterson, UCDPW