

ZONING BOARD OF APPEALS



PH: 845-679-2113 ext 4 ,Fax: 845-679-8743

E-mail: zba@woodstockny.gov

Website: <http://www.woodstockny.gov>

TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: ☒ Variance or ☐ Interpretation (Check one)

Check # 5310
\$200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:

DEYRA GOLDBERG
75 EISENHOWER PKWY
ROSELAND, NJ 07068
Telephone: _____
Email: _____

CASE #: 26-10

Date received: 7/12/26 Fee Rec'd: 7/12/26

Hearing Date: 7/29/26

Publish date: 7/19/26

UCPB referral date (if applicable) N/A

UCPB Meeting Date: N/A

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

11-13 OHAYO MTN RD, WOODSTOCK NY 12498

2. Section: 27-13 Block: 4-48 Lot: 100

Date property acquired: FEB. 2012 Acreage: 5.00 Acres Current zoning district: R

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? NO

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

260-60 E, F

Variance of density restriction of an accessory
apartment TO CONSTRUCT an addition TO
an accessory apartment

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

WOULD LIKE TO BUILD ADDITION ONTO GUESTHOUSE TO ACCOMMODATE
EXTENDED FAMILY + PROVIDE THEM W/ ADDITIONAL WORKING/LIVING SPACE

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. 27.13-4-48.200	TRUST LONERGAN	169 OHAYO MTN RD, Woodstock
2. 27.13-4-38	HEARTS Ohayo Mtn Rd LLC	"
3. 27.13-4-45	BARBARA KORTREY WALTER KORTREY	PO Box 824, Woodstock
4. 27.13-4-46	HOWARD COHEN FAREN COHEN	105 OHAYO Mtn Rd, Woodstock
5. 27.13-4-47	PATRICIA BRESCA-CANTINE ROBERT L. CANTINE JR	95 OHAYO Mtn RD.
6. 27.13-4-2.110	Woodstock Mill LLC (32 Liberty Dock, Sausalito CA 94965) - mailing	74-76 Ohayo Mt. Road.
7. 27.13-4-1	Sophie Jean Winston	325 E 57th Street Apt. 14B NY, NY 10022

not
contiguous

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

JULIET WALKER EVOLVED DESIGN 86 HILL HILL

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

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:

[Signature]

Date: 23 JULY 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 (2 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.: 7/24/26 Date Forwarded: 8/12/26

PROPERTY OWNERS & ADDRESS:

Devra Goldberg
75 Eisenhower Pkwy
Roseland NJ 07068

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER:

Juliet Walker Evolved Design
86 Mill Hill Rd
Woodstock NY 12498

SUBJECT PROPERTY LOCATION: 73 Ohayo Mt Rd

SECTION, BLOCK, & LOT: 27.13-4-48

TYPE OF PROPOSAL: Construct an addition to an accessory apartment

REASON FOR REFERRAL: Variance of density restriction of an accessory apartment

ZONING SECTION(S) INVOLVED: 260-60 E, F

SITE INSPECTION AND/OR REVIEW DATE: 7/15/26

BUILDING PERMIT RECORD

7/27/2026

Sect.Block.Lot 27.13-4-48.100

FLAG SUP# 151 for detached accessory apt. 1993
Compliance letter sent for un-permitted construction

Current Owner

Address

75 Eisenhower Pkwy Ste180

City State Zip Roseland NJ 07068

Site Location 71-73 Ohayo Mt. Road

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Nicholson, George	85-3651	5/23/85	9/8/86	1
Nicholson, George	86-4185	11/6/86	11/24/92	1
Nicholson, George	87-4282	3/11/87	8/14/89	1
Nicholson, George	87-4619	10/21/87	11/3/87	1
Nicholson, George	88-4979	9/28/88	8/14/89	1
Nicholson, Cherilyn & George	89-5307	8/22/89	11/24/92	1
Lempert, Norbert	93-6987	5/21/93	9/10/93	1
Lempert, Norbert	93-7106	7/27/93	10/15/93	1
Lempert, Norbert	93-7173	9/1/93	10/20/93	1
Lempert, Norbert	96-8403	3/12/96	5/19/98	1
Lempert, Norbert	96-8671	9/9/96	5/19/98	1
Lempert, Norbert	12-11	1/18/12	12/29/12	1
Goldberg, Devra: Trust	17-134	5/12/17	1/11/11	
Goldberg, Devra, Trust	25-676	11/24/25	1/11/11	

Violation # Date Corrected Violation Notes

BUILDING PERMIT RECORD

7/27/2026

Sect.Block.Lot

FLAG SUP# 151 for detached accessory apt. 1993
Compliance letter sent for un-permitted construction

Current Owner

Address

City State Zip

Site Location

3651: 1.5 st'y dwell'g. 4185: 2-st'y guest house (no kitchen). 4282: Stor'g loft. 4979: Excav for fish pond located per UCHD letter 9/22/88. 5307: Compl const. of guest house (amend to 1 st'y) started under #4185 NO KITCHEN).6987: Renov. guest cottage for use as det. access. apt, SUP #151. 7106: Retile 2 bathrms, add closet space, chng tub to Jacuzzi in main dwell. 7173: Shed roof over exist. dk, stair to connect exist. upper level deck to exist. lower dk. 8403: Move exist'g walls to open rm, move 1 window, remove 1 ext. door & inst window, inst pre-finished hardwd floors. 8671: Install fireplace insert s/s liner to Code. 12-11: Abndn in place 550 gal undergrnd oil tank. 17-134 Inst garden & orchard fences. 25-676: Inst 18kW Generac generator to mfr's specs. Electric to code.

fhoffman@woodstockny.gov

From: fhoffman@woodstockny.gov
Sent: Wednesday, July 15, 2026 3:30 PM
To: 'Mari Mulshenock'
Subject: FW: 73 Ohayo Mt Rd.

From: fhoffman@woodstockny.gov <fhoffman@woodstockny.gov>
Sent: Wednesday, July 15, 2026 3:16 PM
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: 73 Ohayo Mt Rd.

Dear Applicant,

Your application to construct an addition of the cottage at 73 Ohayo Mt Rd SBL# 27.13-4-48 has been DENIED

260-60 Accessory Apartment in a detached dwelling.

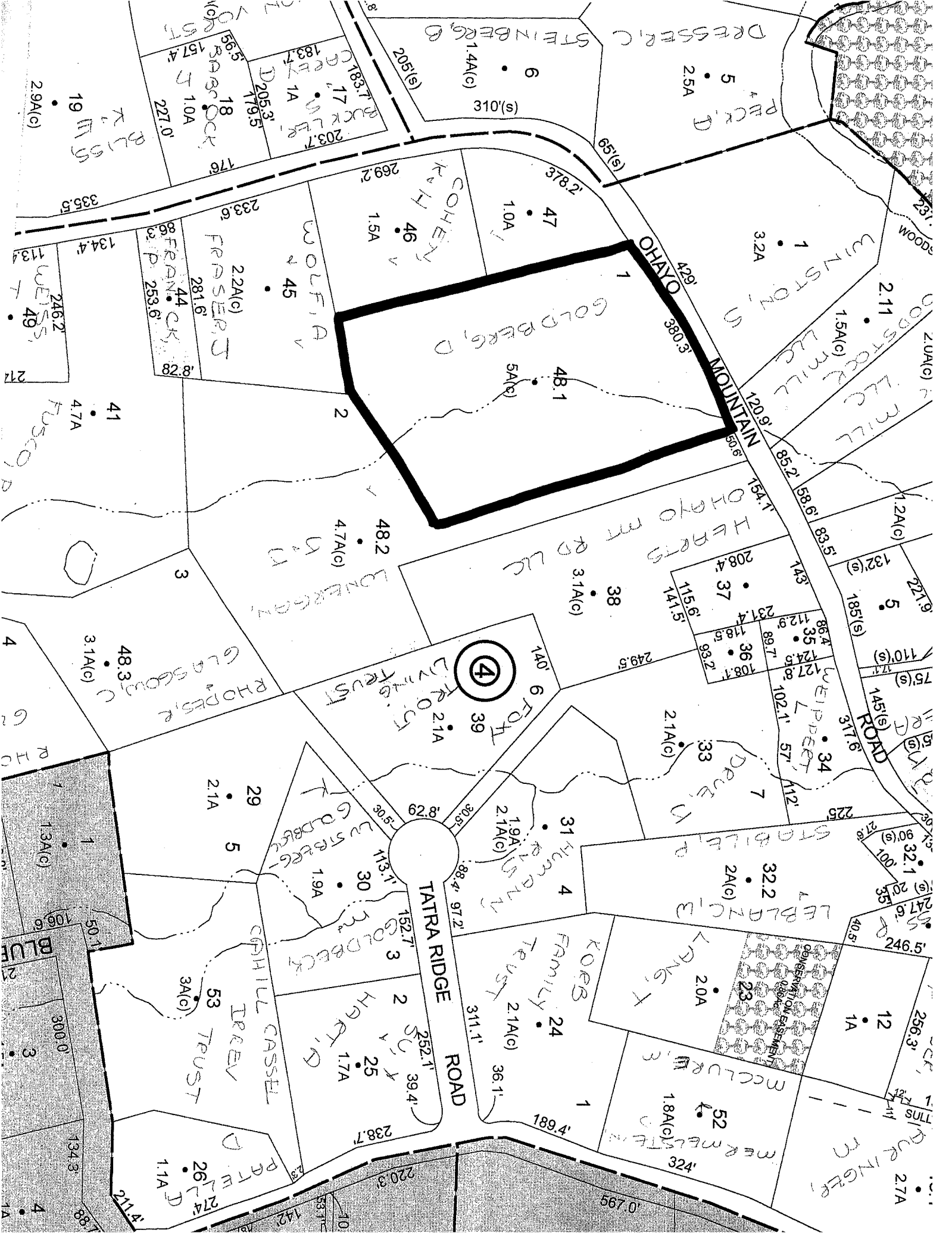
E. The floor area of the proposed accessory apartment shall be a minimum of 250 square feet for a studio apartment, 320 square feet for a one-bedroom apartment, and a maximum of 800 square feet for any apartment. There shall be not more than a ten-percent increase in the gross floor area of each floor of the existing structure to accommodate an accessory apartment.

F. The accessory apartment shall be subordinate to the principal residence and shall contain not greater than 35% of the total habitable space of the principal residence prior to the establishment of such accessory apartment. "Habitable space" shall be that as defined in Chapter 2, Section R202 of the New York Residential Code or its successor.[1]

The existing structure is currently at the maximum allowable size in compliance with zoning.

Any expansion would require a variance.

Francis L. Hoffman Jr.
cert.# 1019-0292
Building Inspector/CEO
45 Comeau Dr.
Woodstock NY 12498
(845) 679 2113 ext 13





THIS AGREEMENT, made on July 31, 2012, by and among CARL J. GOLDBERG, residing at 18 Castle Court, Randolph, New Jersey (the "Grantor"), and MARSHALL B. TYCHER, residing at 20 Regency Place, Weehawken, New Jersey, and DEVRA GOLDBERG, residing at 252 7th Avenue, Apartment 14F, New York, New York (the initial "Trustees"), consisting of a preamble and three (3) parts as follows:

PART I	Five (5) pages
PART II	Sixteen (16) pages
PART III	Four (4) pages

WITNESSETH:

WHEREAS the Grantor has transferred to the Trustees all of the Grantor's right, title and interest in the property described in the annexed SCHEDULE A, and may hereafter transfer other property to the Trustees; and

WHEREAS the Grantor desires to establish a trust (which shall be known as the "DEVRA GOLDBERG 2012 IRREVOCABLE TRUST" and is referred to in this agreement as the "2012 TRUST") for the benefit of the Grantor's daughter, DEVRA GOLDBERG ("DEVRA"), and DEVRA's descendants, for the management and distribution of any property transferred thereto during the Grantor's lifetime and after his death;

NOW, THEREFORE, in consideration of the premises and of the covenants herein contained, the parties hereto agree as follows:

PART I

ARTICLE 1. DURING DEVRA'S LIFETIME. Until DEVRA's death, the Trustees shall hold the 2012 TRUST, which shall include any property that is transferred to the Trustees during the lifetime or after the death of the Grantor, in trust for the benefit of DEVRA, under the following provisions:

1.1. The Trustees may, at any time, distribute the income and principal among the class of beneficiaries consisting of DEVRA and DEVRA's descendants (each referred to in this Article 1 as a "Beneficiary"). Such distributions shall be made to any Beneficiary, in the amounts that the Trustees determine to be advisable for (i) that Beneficiary's health, maintenance, support, and education; and (ii) any other purpose that they determine to be in that Beneficiary's best interest; provided, however, that the Trustees consider the interests of DEVRA to take priority over the interests of any other recipient. Any income not distributed prior to the end of