

ZONING BOARD OF APPEALS



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

E-mail: zba@woodstockny.org

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

TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

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

√ # 161
\$ 200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:

Patricia Billard
167 Broadview Rd
Woodstock NY 12498

Telephone: ()

Email: ()

CASE #: 26-08

Date received: 5/6/26 Fee Rec'd: 5/6/26

Hearing Date: _____

Publish date: _____

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: 27.13 Block: 3 Lot: 37
Date property acquired: 11/25/24 Acreage: 3.07 Current zoning district: R-5

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)**

260-26 B 3 (c) Variance for a 30' infringement
into a 50' modified rear yard set back
To construct a detached deck and swim spa

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

Patricia Billard 167 Broadview Rd.
[Print name, address, and telephone number of Representative] Woodstock NY 12498

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 Billard Date: 5/1/26

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 (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.

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

I am building a swim spa, sauna deck on side of property. Requesting variance of 30ft. a that is 20ft. from property line. Neighbor has approved. Additional 5ft is necessary due to grade of land and property constraints for leveling. This will have no adverse impact on physical or environmental neighborhood. Project is to be created in accordance with character of neighborhood. This is an existing property characteristics and NOT self created.

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. 27.13-3-41	William Rothberg	717 E. 18th St. Brooklyn NY 11230
2. 26.4-4-33.100	Foursquare Holdings	68 Birch Ln Greenwich CT 06830
3. 26.4-3-23.100	Sharon Rousseau	156 Broadview
4. 27.13-3-38	The Trust c/B Mark B Tereck	161 Broadview
5.		
6.		
7.		

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.: 5/1/26

Date Forwarded: 5/6/26

PROPERTY OWNERS & ADDRESS:

Patricia Billard
167 Broadview Rd
Woodstock NY 12498

CURRENT ZONING DISTRICT: R5

APPLICANT IF DIFFERENT FROM OWNER: Same

SUBJECT PROPERTY LOCATION: 167 Broadview Rd

SECTION, BLOCK, & LOT: 27.13-3-37

TYPE OF PROPOSAL: Construct a deck with hot tub and swim spa

REASON FOR REFERRAL: Variance for a 30' infringement into a 50' modified rear yard setback

ZONING SECTION(S) INVOLVED: 260-26 B. 3 (c)

SITE INSPECTION AND/OR REVIEW DATE: 5/1/26

BUILDING DEPARTMENT

45 Comeau Drive, Woodstock NY 12498
Ellen Casciaro, Building Inspector

**TOWN OF WOODSTOCK, NY**

Tel: 845-679-2113 x3 • Fax: 845-679-8743
Email: building@woodstockny.org

Colony of the Arts

May 5, 2026

27.13-3-37

Patricia M & John D Billard

7 Hampton Road

Port Washington, NY 11050

167 Broadview Road

Inquiry:

Received on 5/1/26

Responded on 5/5/26

Inspector: Francis Hoffman

Re: Variance required

Dear Permit Holder,

In review of the recently approved building permit, # 26-172, to construct an exterior deck and install a hot tub and swim spa, it appears a mistake was made in allowance of the construction in regard to the rear yard setback.

The parcel 27.13-3-37 is a lot of over 3 acres in a R5 zoning district. The modified rear yard setback for the R5 district per 260-26 B. (3) (c) is 50'.

The site plan submitted with the application showed a setback of 25'. Upon your diligence to measure prior to construction, I have received a variance application for a 5 foot infringement into a modified 25' rear yard setback. I am going to amend the submitted application to reflect that you are asking for a 30' infringement into a modified 50' rear yard setback for the proposed construction.

Permit number 26-172 is suspended while this variance is sought. Please cease all construction at this time.

Francis L. Hoffman Jr.

cert.# 1019-0292

Building Inspector/CEO

45 Comeau Dr.

Woodstock NY 12498

(845) 679 2113 ext 13

BUILDING PERMIT RECORD

5/1/26

S/B/L 27.13-3-37

Creation Date

Edit Date 4/29/26

FLAG On Site

Owner Patricia M & John D Billard

Phone

Address 7 Hampton Road

Fax

MOVED SEARCH

CityStateZip Port Washington NY 11050

Email

Site Location 167 Broadview Road

Curr BP Notes

CONSTRUCT DECK FOR HOT TUB, SWIM SPA AND SAUNA. INSTALL MASTER SPAS-TRAINER, MODEL 15-D AT GRADE AS PER MANUFACTURER'S SPECIFICATIONS ELECTRIC TO CODE.

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Ebbs, John W.	67-0359	10/13/67	5/28/69	1
Bennett, Joan & Saul	98-9269	3/11/98	5/14/10	1
Bennett, Saul & Joan	98-9362	5/20/98	5/14/10	1
Bennett, Saul & Joan	06-13062	3/9/06	4/12/13	1
Bennett, Saul & Joan	10-14674	5/25/10	4/12/13	1
Foad, Nicholas	24-239	6/4/24	11/21/24	1
Billard, Patricia & John	26-172	4/29/26	1/11/11	

359: 20' x 20' 2-st'y addn to dwelling. 9269: Kitchen renoV: repl kitchen cabinet, new roof & skylite, repl sheetrk & insulation, inst new subflr & vinyl flr, casemt window, rough-in plumbing for future bathrm reno. 9362: Repl deck w/ new 7' x 29' deck. 13062: Enlarge existing entrance foyer by 50 sf w/ new window & door. 14674: Constr 9'x8' BR extension on fdtn, convert portion of office space to BR space. 24-239 Repl existing oil tank w/ Granby 275 gal. l tank. 26-172 Constr small deck for hot tub, swim spa & sauna.

Violation #	Viol Dates	Corrected?	Violation Notes
1		☐ Yes ☐ No	
2		☐ Yes ☐ No	
3		☐ Yes ☐ No	
4		☐ Yes ☐ No	
5		☐ Yes ☐ No	
6		☐ Yes ☐ No	
7		☐ Yes ☐ No	
8		☐ Yes ☐ No	
9		☐ Yes ☐ No	

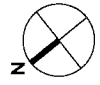
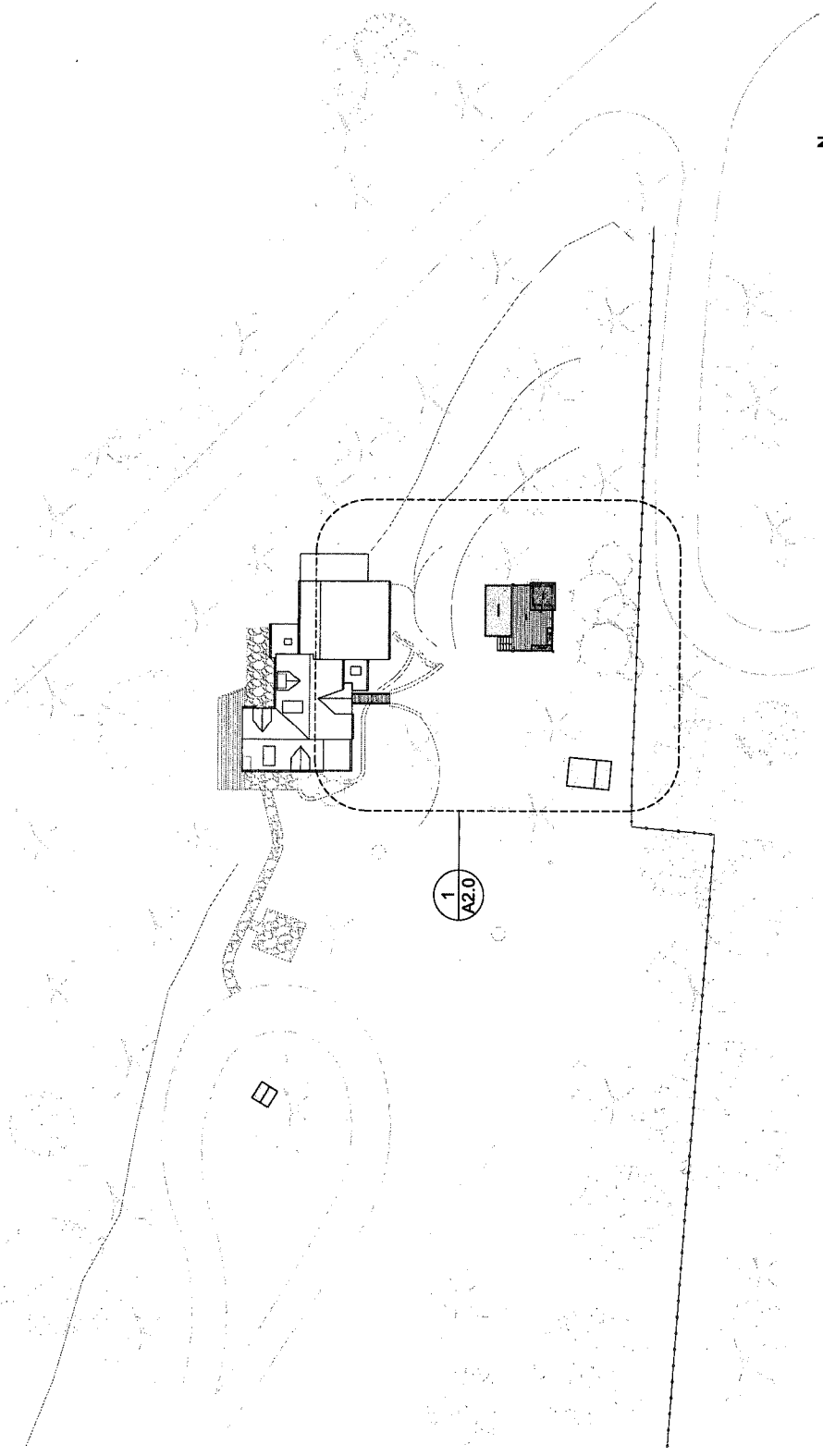
SBL

Record Modified

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**167 BROADVIEW ROAD
WOODSTOCK, NY 12498**

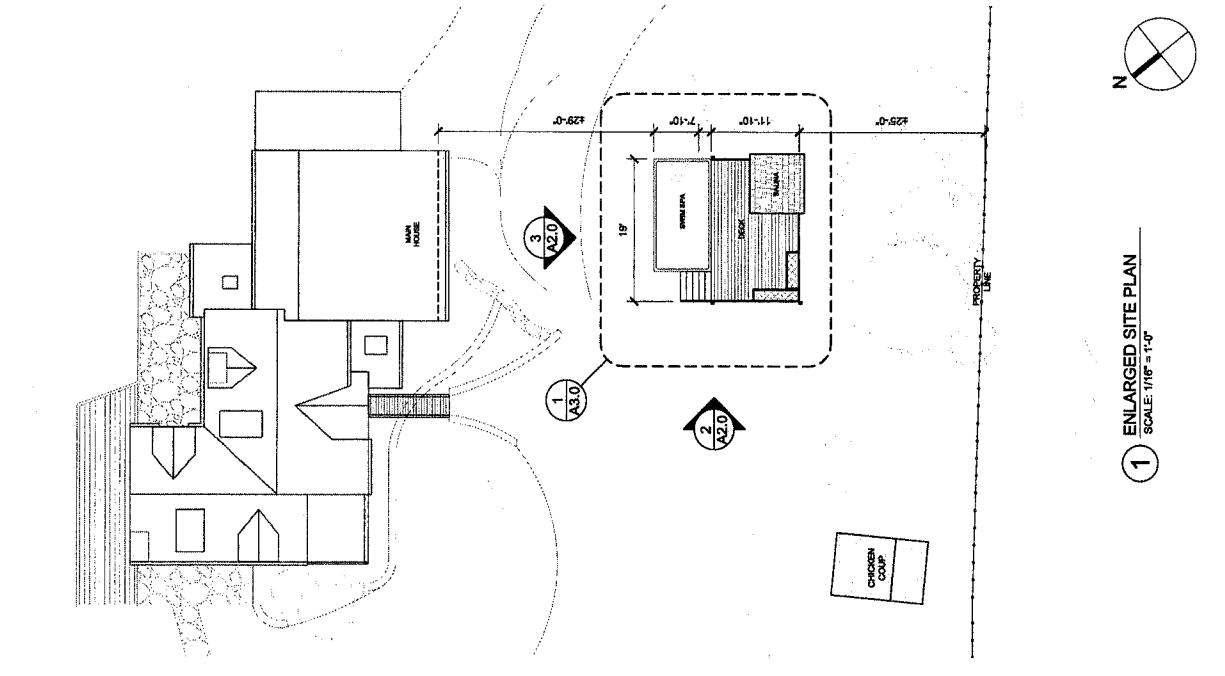
**SWIM SPA & DECK
DESIGN DEVELOPMENT
DRAWINGS**



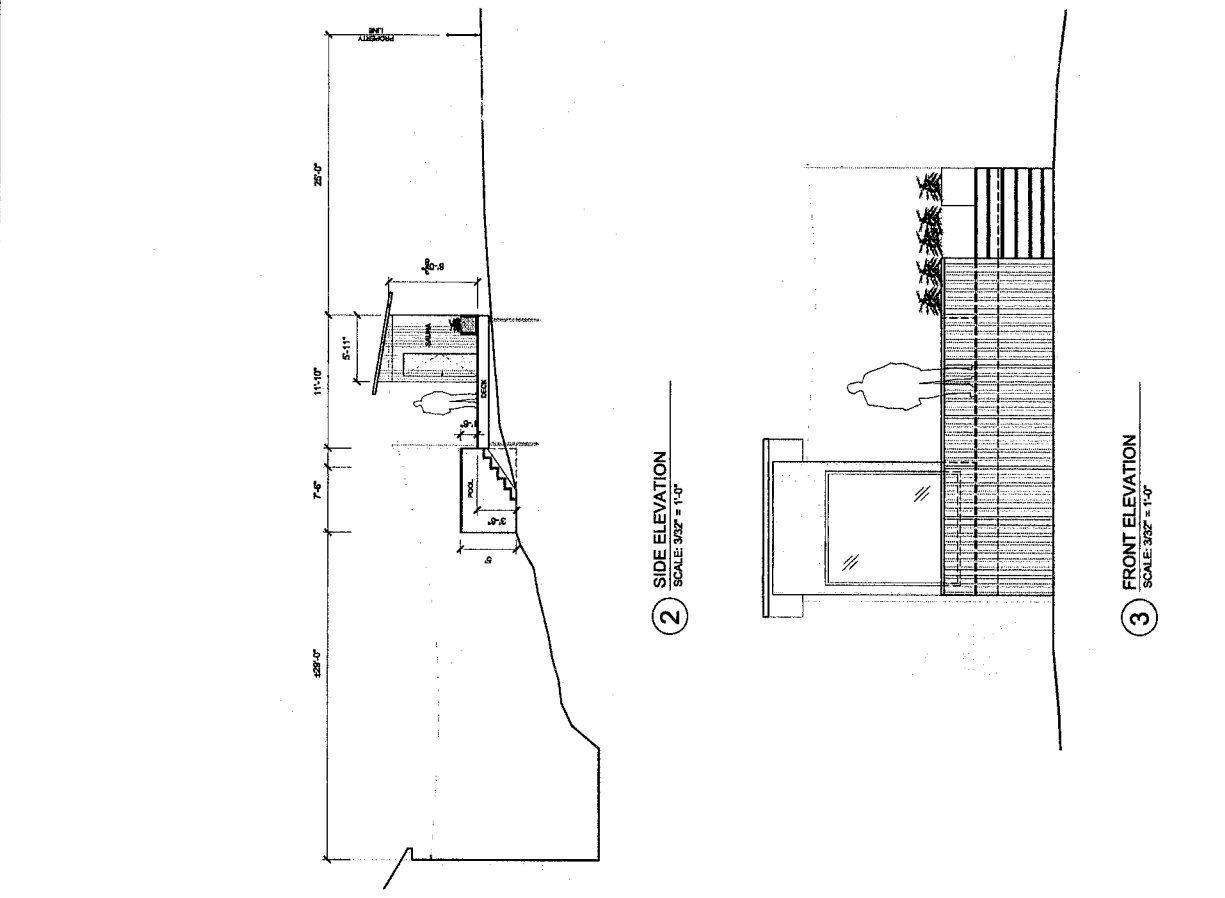
1 OVERALL SITE PLAN
SCALE: 1/32"=1'-0"

DRAWN BY  LAWRENCE LAZAROU lawrence.lazarou@gmail.com	GENERAL CONTRACTOR & DESIGN BELLFIRE DESIGNS RICH & MINA	PROJECT 167 BROADVIEW RD WOODSTOCK, NY 12498 SWIM SPA & DECK DESIGN DEVELOPMENT	ISSUE DATE 04/08/2026	REVISION SUBMITTAL	DRAWING INFO	COVER PAGE SITE PLAN	DRAWING NO. 1 of 4	A1.0

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1 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"

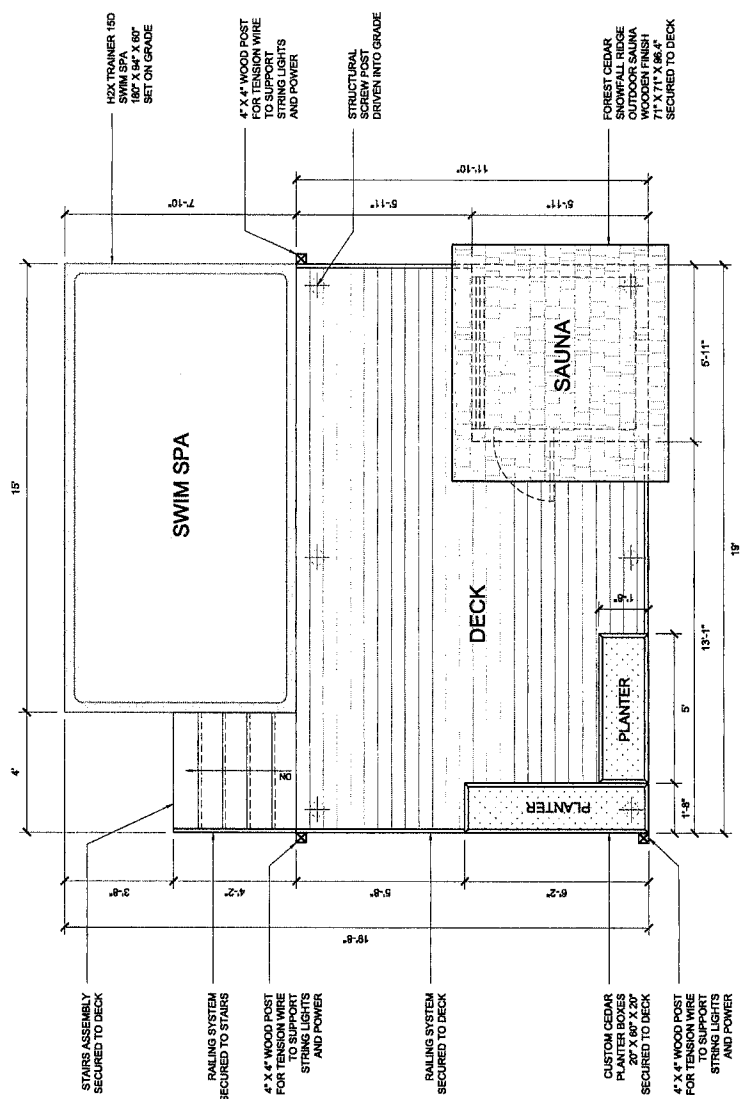


2 SIDE ELEVATION
SCALE: 3/32" = 1'-0"

3 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

DRAWN BY LAWRENCE LAZAROU lawrence@lazarou.com	GENERAL CONTRACTOR & DESIGN BELLFIRE DESIGNS RICH & MINA	PROJECT 167 BROADVIEW RD WOODSTOCK, NY 12498 SWIM SPA & DECK DESIGN DEVELOPMENT	ISSUE DATE 04/08/2025	REVISION SUBMITTAL	DRAWING INFO ENLARGED SITE PLAN & ELEVATIONS	DRAWING NO. 2 of 4	A2.0

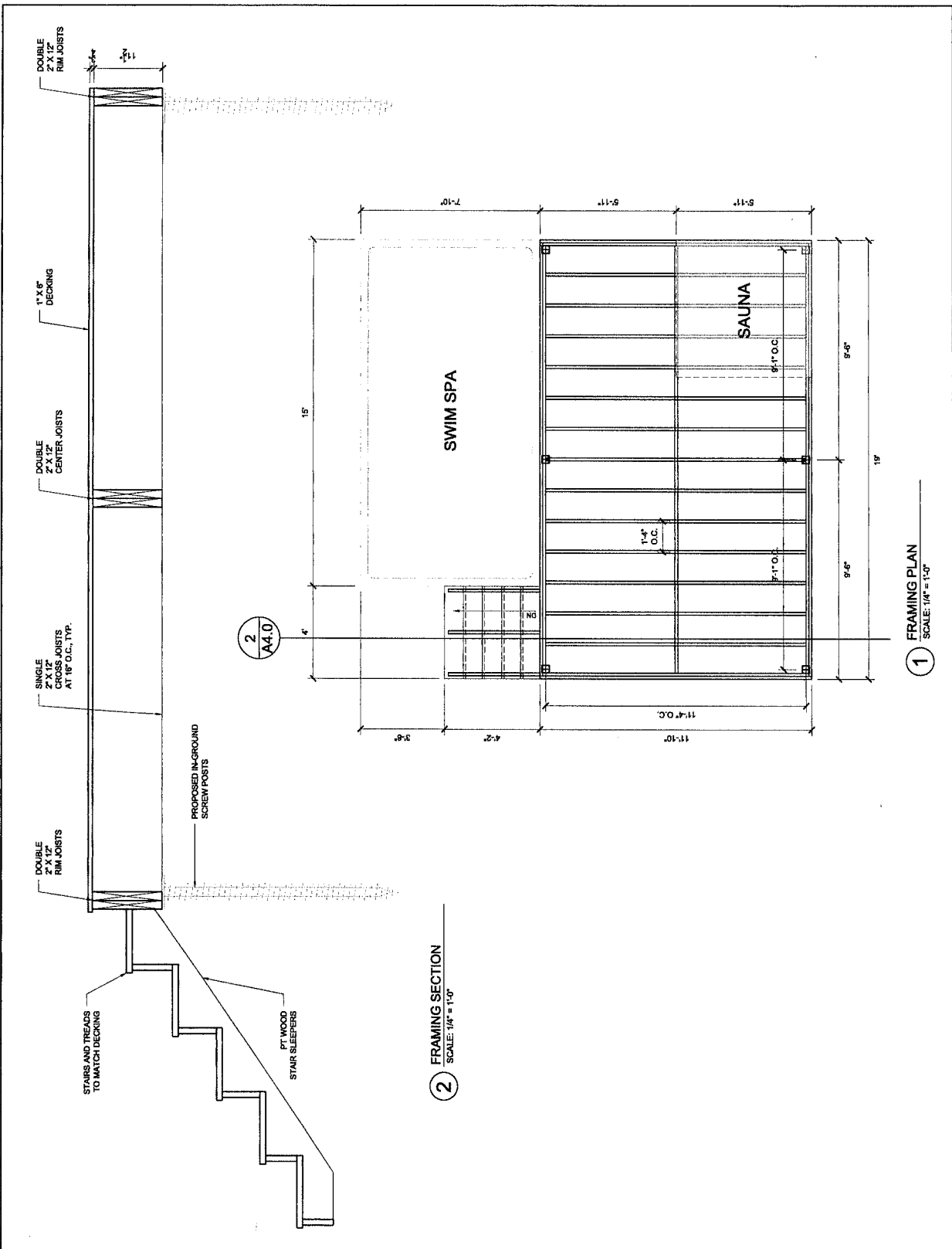
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1 PLAN VIEW
SCALE: 1/4" = 1'-0"

DRAWING BY  LAWRENCE LAZAROU lawrence@lazarou@gmail.com	GENERAL CONTRACTOR & DESIGN BELLFIRE DESIGNS RICH & MINA	PROJECT 167 BROADVIEW RD WOODSTOCK, NY 12498 SWIM SPA & DECK DESIGN DEVELOPMENT	ISSUE DATE	04/08/2026
			REVISION	SUBMITTAL
DRAWING INFO		PLAN VIEW		
DRAWING NO.		3 of 4		
		A3.0		

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DRAWN BY

LAWRENCE LAZAROU
lawrence@bellfire.com

GENERAL CONTRACTOR & DESIGN

BELLFIRE DESIGNS
RICH & MINA

PROJECT

167 BROADVIEW RD
WOODSTOCK, NY 12498

SWIM SPA & DECK
DESIGN DEVELOPMENT

ISSUE DATE 04/08/2026

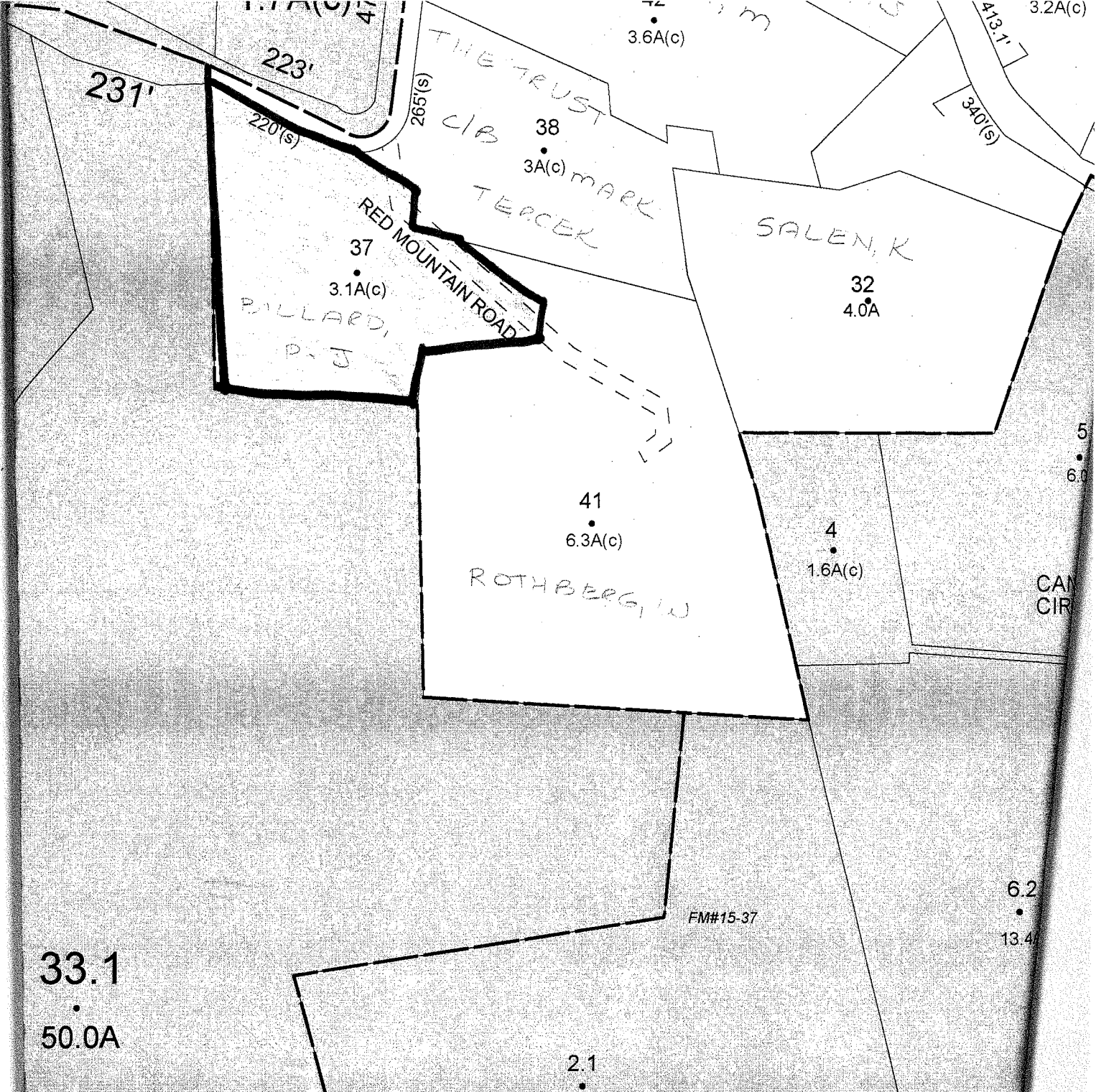
REVISION SUBMITTAL

DRAWING INFO

FRAMING PLAN & DIAGRAM

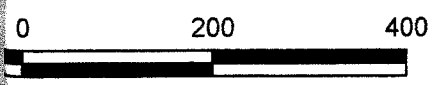
DRAWING NO. 4 of 4

A4.0



REVISION TABLE

REVISION TABLE		DATE	
DATE	CHANGES OR ADDITIONS		
11/9/2023	BLK 4 Lots 8 & 9 LLR Per FM#23-164	1/19/2010	bl 1
6/17/2022	BLK 1 Lot 7 BLK 2 Lot 21 LLR Per FM#22-80	7/29/2008	blk 3
9/18/2020	BLK 4 Lot 23 Conserv Eas Per Deed 6669/11	5/7/2008	bl 1
1/29/2018	BLK 1 Lot 11 Subdv. Per FM #18-3	4/7/2004	BLK
12/4/2012	bl 4 & 17-20 merged - new bl 18.1 per UC Reg		



Scale 1:200