



**TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498**

**APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS**

Application is for:  Variance or  Interpretation (Check one)

✓ # 1980

\$200.00

**FOR OFFICE USE ONLY:**

1. Name and mailing address of Owner:

CASE #: 26-01

landlord ← Lisa Nardi / Stephanie (Shelter)  
27 Coyote Court  
Kingston, NY 12401  
Telephone: [REDACTED]  
Email: [REDACTED]

Date received: 1/14/2026 Fee Rec'd: 1/14/2026  
Hearing Date: 2/12/2026  
Publish date: 2/2/2026  
UCPB referral date (if applicable) N/A  
UCPB Meeting Date: N/A

17 Claires Rd.  
Saugerties, NY 12477

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

21 Mill Hill Road, Woodstock NY 12498

2. Section: 27.55 Block: 1 Lot: 25

Date property acquired: 12/8/2022 Acreage: 0.59 Current zoning district: Hwy Commercial

3. Is property located within 500 feet of any County or State road, property, or building? Yes  
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)

260-31A (7), 260-123

Variance from a prohibited act For  
Permission to hang an OPEN Flag on a  
Commercial Sign

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

We would like to be able to hang an OPEN flag on our Restaurant sign that is located at street level. That would allow for better visibility & awareness of our Restaurant that is located in the back of the property. It would help us tremendously!

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. 27.55/1/28	Woodstock Pub <small>Constantly Awesome Jennifer Heenan</small>	17 Mill Hill Road 240 John Jay Rd.
2. 27.55/1/24	Mirabai Body Store <small>Jeffrey Cuijle Audrey Cosson</small>	23-25 Mill Hill Road 25 Mill Hill
3. 27.55/4/4	Bread Alone <small>Bircher Road LLC</small>	22-24 Mill Hill Road 2121 Ulster Ave <small>Laice Kestive</small>
4. 27.55/1/39	Brendan Hancock	27 Mill Hill Road
5. 27.55/1/41	Municipal Parking	Rock City Road
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

\_\_\_\_\_  
[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:

Lisa Nardi Date: 11/7/26

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 ( 6 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.: 1/8/26

Date Forwarded: 1/14/26

### PROPERTY OWNERS & ADDRESS:

Lisa Nardi

27 Coyote Ct.

Kingston NY 12401

CURRENT ZONING DISTRICT: HC

APPLICANT IF DIFFERENT FROM OWNER:

SAME

SUBJECT PROPERTY LOCATION: 21 Mill Hill Rd

SECTION, BLOCK, & LOT: 27.55-1-25

TYPE OF PROPOSAL: Permission to hang an OPEN flag on a commercial sign

REASON FOR REFERRAL: Variance from a prohibited act

ZONING SECTION(S) INVOLVED: 260-31 A (7), 260-123 definitions

SITE INSPECTION AND/OR REVIEW DATE: 12/13/25

# BUILDING PERMIT RECORD

1/13/2026

Sect.Block.Lot

**FLAG** Maria's Bazaar sold to Marwan Rzek d/b/a Bazar Specialties of Woodstock, Inc. effective 7/1/2016  
Grease Trap Stephanie Ullmann  8/18/2023 SMR BK LLC d/ba/ Shelter Bar Restaurant  
UD DOH Approval dated 5/7/2024

Current Owner

**Address**

City State Zip

Site Location

## Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Peper's Garage Inc	74-1485	7/10/74	1/29/75	1
Kingston Service & Supply Corp.	84-3356	7/9/84	2/28/90	1
Kingston Service & Supply Corp.	85-3558	2/25/85	2/22/22	9
Amended:	---	8/8/85	2/28/90	1
Nardi, Vincent	90-5506	3/21/90	4/8/91	1
Nardi, Vincent	94-7359	1/7/94	1/10/94	1
Nardi, Vincent	94-7482	5/16/94	5/16/94	1
Nardi, Vincent	94-7740	10/5/94	1/13/95	1
Nardi, Vincent	21-10719	6/4/01	6/2/03	1
Nardi, Vincent	12-296	12/19/12	6/5/13	1
Nardi, Vincent	16-341	9/30/16	3/7/17	1
Nardi, Vincent	16-417	11/30/16	2/12/18	1
Nardi, Lisa	23-407	8/31/23	4/25/24	1
Nardi, Lisa	23-603	12/12/23	1/18/24	1
Nardi, Lisa	23-626	12/19/23	4/25/24	1
Nardi, Lisa	24-006	1/4/24	5/7/24	1
Nardi, Lisa	24-302	7/2/24	4/21/25	1
Nardi, Lisa	25-266	6/30/25	8/7/25	1

Violation #	Date	Corrected	Violation Notes
<input type="text" value="95-61"/>	<input type="text" value="3/17/95"/>	<input type="text" value="Yes"/>	<input type="text" value="Strings of lights used to advertise or attract attention...(Blue Mt. Villager)"/>
<input type="text" value="95-152"/>	<input type="text" value="7/12/95"/>	<input type="text" value="Yes"/>	<input type="text" value="Added 8 tables &amp; 24 chairs to exterior w/o SPR."/>

<input type="text" value="95-153"/>	<input type="text" value="7/12/95"/>	<input type="text" value="Yes"/>	<input type="text" value="Enlarged use of land w/o providing for increased off-st. parking."/>
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Current Owner

**Address**

City State Zip

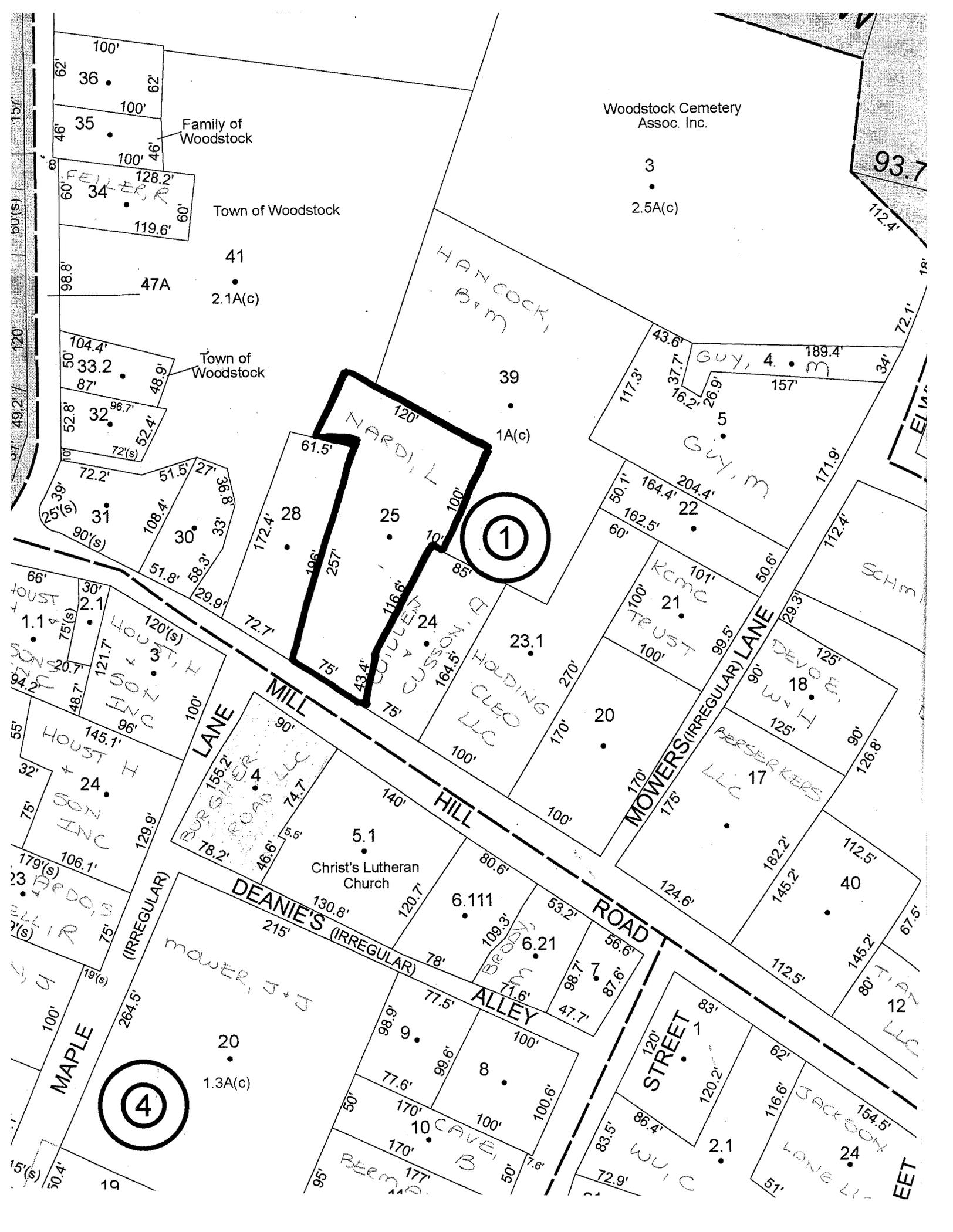
Site Location

<input type="text" value="95-163"/>	<input type="text" value="7/31/95"/>	<input type="text" value="Yes"/>	<input type="text" value="2nd NOTICE/TABLES &amp; CHAIRS"/>
<input type="text" value="95-164"/>	<input type="text" value="7/31/95"/>	<input type="text" value="Yes"/>	<input type="text" value="2nd NOTICE/ENLGD USE-LAND."/>

<input type="text" value="07-30"/>	<input type="text" value="8/2/07"/>	<input type="text" value="Yes"/>	<input type="text" value="Failure to install back flow prevention device."/>
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1485: Excav for 4K gal gas tank. 3356: Chng window to dr, rear of frnt bldg; 2 sects. of fence 6' high btw frnt & rear bldg. 3558: Alter garage drs to 2 smaller drs & windows, front L side; int. part'n L side of bldg; new rear dr. 5506: Reno int. of masonry bldg for C2 retail food mkt (NO SEATS); 1500 gal. grease trap etc [SPR #156, CCD 10/24/89]-NOTE: AMEND SPR #156A: indoor/outdoor seatg per plan+conditions CCD. 7359: Legalize rear staircase & entry dr.7482Legalize fence in frnt yd. 7740: Hot air furnace;16"x16" msnry chmny on exist. 2-car garage. 10719: Const structural awning of lumber & green metal, 2 1/2' x 53'.CCD approved on 5/31/2001.12-296:Inter reno due to storm damage (Holiday House); replace insul, sht rock, drop ceiling. 16-341 Inst. Hot Rock Ovens model Napolitano GW-72 wood oven w/dbl wall ss clas "a" venting thru roof. 16-417 Remove non-bearing partition wall. 23-407 Remove drop ceiling. Repl w/code complant material 23-603 Inst Pacific Energy woodstove. 23-626 Retro fit to existing water, sewer, grease trap lines for 3 bay sink, hand wash sink & dishwasher. 24-006 Inst electr for restaurant 24-302 Inst Intertek 3070293 ductless mini split 25-266 Inst Daikin mini split system in dining rm





Family of Woodstock

Woodstock Cemetery Assoc. Inc.

Town of Woodstock

Town of Woodstock

HANCOCK, B.M.

NARDI, L

GUY, 4 M

GUY, M

1

HOUST, H

HOUST, I

HOUST, J

MAPLE STREET

4

LANE MILL

BURGHIER ROAD LLC

Christ's Lutheran Church

DEANIE'S (IRREGULAR)

HILL ROAD

ALLEY

KCMC TRUST

MOWERS (IRREGULAR) LANE

BERSEKERS LLC

STREET

JACKSON LANG LLC

93.7

ELM

SCHM

12

EET