



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 # 3617
\$200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:
Francesca Grassi
PoBox 521, Bearsville NY 12409
Telephone: [REDACTED]
Email: [REDACTED]

CASE #: 26-02
Date received: 2/9/26 Fee Rec'd: 2/9/26
Hearing Date: 2/26/26
Publish date: 2/18/26
UCPB referral date (if applicable): N/A
UCPB Meeting Date: N/A

Location of subject property if different from Owner's mailing address:
62 Charlie Spanhake Rd, Bearsville, NY 12409

2. Section: 26 Block: 4-1-2 Lot: 100
Date property acquired: 11/3/2022 Acreage: 0.91 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? yes

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

260-94(1)
260-26(2)(a) Variance for a 6'
infringement into a medited front yard
setback to Demolish an existing
garage and Construct an ARTIST studio
relocated from existing footprint

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.: 2/2/26

Date Forwarded: 2/9/26

PROPERTY OWNERS & ADDRESS:

Francesca Grassi
PO Box 521
Bearsville NY

CURRENT ZONING DISTRICT: R5

APPLICANT IF DIFFERENT FROM OWNER:

John Stinemire PE
208 Broadway
Port Ewen NY12466

SUBJECT PROPERTY LOCATION: 62 Charlie Spanhake Rd

SECTION, BLOCK, & LOT: 26.4-1-2.100

TYPE OF PROPOSAL: Demolish existing garage (840 sq ft) and construct an artist studio relocated from existing footprint

REASON FOR REFERRAL: Variance for a 6' infringement into a 25' modified front yard setback

ZONING SECTION(S) INVOLVED: 260-94 (1), 260-26 (2) (a)

SITE INSPECTION AND/OR REVIEW DATE: 2/9/26

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

We are looking to demolish a two car garage with adjoining shed, currently in very bad condition, and rebuild the same footprint (840 square feet circa) as a work only STUDIO space (total 1240 square feet circa)

The current structure is non-compliant to the 25' setbacks: offset is 9.07'
The new STUDIO structure would be more compliant: offset 19.01'

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. 26.4-1-1.100 /	City of New York, DEP /	71 Smith Ave, Kingston, NY 12401
2. 26.4-1-3.100 /	Sylvester, Robin /	PO Box 182, Bearsville, NY 12409
3.		
4.		
5.		
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

John Stinemire, PE, 208 Broadway, Port Ewen, NY 12466 [REDACTED]

[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:

Francesca Grassi

Date: January 15, 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. NO

Deut. 19:14 "Thou shalt not remove thy neighbor's landmark ..."

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2204(2) OF THE NEW YORK STATE EDUCATION LAW.

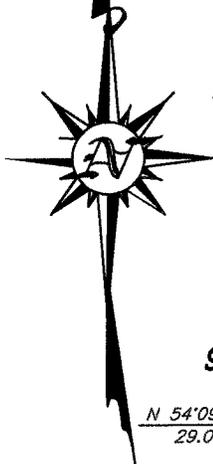
N.Y.S. Plane Coordinate System
Eastern Zone, N.A.D. 1983

DEED REFERENCE: Conveyed by Vane Realty Corporation to Roberta Cooper dated 3/19/2003 and filed 4/01/2003 in the Ulster County Clerk's Office in Liber 3563 of deeds page 77. The property lines and location of property is corrected in said deed and in the deed from Vane Realty Corporation to The City of New York dated 9/11/2003 and filed in the Ulster County Clerk's Office in Liber 3762 page 53 (See Exception 1).

The meridian, distances and coordinate values used herein refer to the above said New York State Plane Coordinate System, East Zone, NAD 83 datum expressed in feet. To obtain Horizontal Ground Level distances multiply the distances herein by a scale factor of 1.000127896355.

Since the shore line is constantly changing and can be controlled by a manmade dam the southerly property lines shown are as established by Rettew Engineering & Surveying, P.C. February 12, 2002 on their map "City of New York acquiring lands of Vane Realty Corporation."

Charle Spanhake Road is a 12 foot wide Right Of Way described in the herein referenced deed.

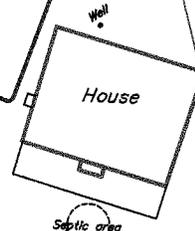
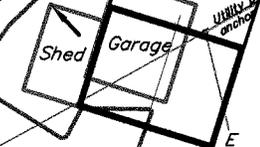


Lands Now or Formerly
City of New York
L.3762 P.53

Lands Now or Formerly
Robin Sylvester
L.6670 P.173

19.0193
N 46°44'43" E
50.75'
9.1796
N 54°09'31" E
29.06'

Charle Spanhake Road



0.906 Acres

Lands Now or Formerly
City of New York
L.3762 P.53

Lands Now or Formerly
City of New York
L.3762 P.53

Yankeetown Pond

MAP

OF PROPERTY SURVEY FOR

Francesca Grassi

AND

David McFarland

SITUATE IN

TOWN OF WOODSTOCK COUNTY OF ULSTER

STATE OF NEW YORK

I HEREBY CERTIFY to:
Francesca Grassi and David McFarland
Bank of Greene County, its successors and/or assigns
Estate of Roberta Cooper a/k/a Roberta C. Heinze
Commonwealth Land Title Insurance Company
that this survey is in accordance with the minimum standards
adopted by the New York State Association of Professional Land
Surveyors.

Map Completed 10/13/2022

DONALD L. BREWER, PLS, CFM
BREWER LAND SURVEYING, PLLC
N.Y.S. Reg. No. 49803

P.O. Box 71
Phoenicia, N.Y. 12464

(845) 688-7888

Tax Map 26.4-01-2.1 SCALE: 1 inch = 20 feet FILE 1991.00

BUILDING PERMIT RECORD 2/2/26

S/B/L 26.4-1-2.100 Creation Date _____ Edit Date 12/5/22

FLAG DEP Installed Septic System 94-7431

Owner Francesca Grassi & David McFarland Phone _____

Address Box 521 Fax SEARCH - 10/22

CityStateZip Bearsville NY 12409 Email _____

Site Location 62 Charlie Spanhake Road

Curr BP Notes

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Heinze, Roberta Cooper	94-7431	4/21/94	6/3/94	1
Heinze, Roberta c/o	98-9216	1/8/98	1/8/98	1
Cooper, Roberta	98-9573	10/9/98	11/16/98	1

7431: Install 1000 gallon concrete septic tank & leach bed. 9216: Legalize prior elec. work; relocate service from kitchen cupbd to cellar & upgrade from 100 to 200 amps. 9573: Install Dovre 700 woodstove & 6" s/s steel pipe.

Violation #	Viol Dates	Corrected?	Violation Notes
1		<input type="radio"/> Yes <input type="radio"/> No	
2		<input type="radio"/> Yes <input type="radio"/> No	
3		<input type="radio"/> Yes <input type="radio"/> No	
4		<input type="radio"/> Yes <input type="radio"/> No	
5		<input type="radio"/> Yes <input type="radio"/> No	
6		<input type="radio"/> Yes <input type="radio"/> No	
7		<input type="radio"/> Yes <input type="radio"/> No	
8		<input type="radio"/> Yes <input type="radio"/> No	
9		<input type="radio"/> Yes <input type="radio"/> No	

Record Modified

