

ZONING BOARD OF APPEALS



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

E-mail: [zba@woodstockny.org](mailto: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)

√ # 982  
\$200.00

1. Name and mailing address of Owner:

Louise Cooper  
6 Chesters Pl.

Telephone: [REDACTED]

Email: [REDACTED]

**FOR OFFICE USE ONLY:**

CASE #: 26-07

Date received: 4/28 Fee Rec'd: 4/28

Hearing Date: \_\_\_\_\_

Publish date: \_\_\_\_\_

UCPB referral date (if applicable) \_\_\_\_\_

UCPB Meeting Date: \_\_\_\_\_

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

same

2. Section: 27.18 Block: 2 Lot: 9  
Date property acquired: \_\_\_\_\_ Acreage: 0.54 Current zoning district: RS

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)

260-26 A, B 2 (a) (b) variance for a 36' infringement  
into a modified 50' front yard setback and a  
25' infringement into a modified 25' side yard  
setback to construct a carport

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

I want to build an open car port opposite my home on my property where I have parked since purchasing the house.

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. 27.15-2.19	Woodstock Waters Dept	43 Cromeau Dr. Wdsk 12498
	I own this property	
2. 27.18-2.17	Claire Macneis	PO Box 12 Holden on Hudson NY 12453
3. 27.15.2.19	Maineri	2172 Nantucket Terr North Port, FL 34286
4. 27.18.2.20	Michael Andersen, kenda forest	9 Chesters Pl. Wdsk 12498
5. 27.15.2.18	Woodstock Motor Club	Jones Quarry Rd Wdsk 12498
6. 27.18.2.8	Maineri	2172 Nantucket Terr North Port, FL 34286
7. 27.18.2.7	Joey Orell	Jones Quarry Rd Wdsk NY 12498
8. 27.18-2.11	Tree Fine	80 Jones Quarry Rd

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:

\_\_\_\_\_  
*Lois Cooper*

Date: 10/26/2021

*previous application date.*

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.: 4/16/26

Date Forwarded: 4/27/26

### PROPERTY OWNERS & ADDRESS:

Louise Cooper

6 Chesters Pl.

Woodstock NY 12498

CURRENT ZONING DISTRICT: R5

APPLICANT IF DIFFERENT FROM OWNER: SAME

SUBJECT PROPERTY LOCATION: 6 Chesters Pl

SECTION, BLOCK, & LOT: 27.18-2-9

TYPE OF PROPOSAL: Construct a carport

REASON FOR REFERRAL: variance for a 36' infringement into a modified 50' setback to center of road and a 25' infringement into a modified 25' side yard setback

ZONING SECTION(S) INVOLVED: 260-26 A, B 2 (a) (b)

SITE INSPECTION AND/OR REVIEW DATE: 4/27/26

Date 10/18 2021 **Application For Building Permit** Application Date \_\_\_\_\_  
 Approved \_\_\_\_\_ **Town of Woodstock** [www.woodstockny.org](http://www.woodstockny.org)  
 Disapproved \_\_\_\_\_ **45 Comeau Drive, Woodstock, NY 12498** Building Permit No. \_\_\_\_\_  
 Insurance: Liab \_\_\_ Comp \_\_\_ (845) 679-2113 x13 Fax (845) 679-8743 Permit Fee \$ \_\_\_\_\_  
 Waiver \_\_\_ **building@woodstockny.org** Paid \_\_\_ Check # \_\_\_\_\_

SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ (checks payable to Town of Woodstock)  
 Mailing Address 6 Chesters Pl Woodstock Zoning District \_\_\_\_\_  
 Owner House Corp Builder/Contractor \_\_\_\_\_  
 Project Location 6 opposite of home Address 6 Chesters Pl.  
 Telephone \_\_\_\_\_ Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
 E-Mail \_\_\_\_\_ E-Mail \_\_\_\_\_

TYPE OF BLDG: RESIDENTIAL COMMERCIAL ~ OTHER ~  
 NATURE OF WORK: car port  
 (Where Applicable)  
 TOTAL SQ.FT. \_\_\_\_\_  
 Existing # of Bedrooms \_\_\_\_\_  
 Total # of Bedrooms at completion \_\_\_\_\_  
 Est. Cost \$ \_\_\_\_\_

This application must be accompanied by two copies of a site plan and two complete sets of plans, specifications, and all information required by the Zoning Ordinance, Municipal Code of the Town of Woodstock, NY and the Codes of NYS, where applicable.

The work covered by this application may not be started before the issuance of a Permit, Site Plan or Variance depending on the circumstances of the project. Site inspection is required for some projects prior to issuance of Building Permit. Scheduling ALL inspections including final inspection to secure Certificate of Occupancy or Compliance is the responsibility of the Owner/Agent.

Upon completion of this application and review, the Building Inspector will issue a Permit to the applicant together with approved, duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of the work. **No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy or a Certificate of Compliance shall have been issued by the Building Department.** Application is hereby made to the Building Department for the issuance of a Permit pursuant to the Uniform Code for the construction of buildings, additions, alteration or the removal or demolition of the property as hereby described. The applicant agrees to comply with all applicable laws, ordinances and regulations and is authorized to perform such work on the stated parcel by the owner and/or their agent. I, (print) \_\_\_\_\_ the agent/applicant do hereby certify that the above statements are

true to my knowledge and belief and that all work or installation shall be entirely within the boundaries of the subject lot. The undersigned is the responsible party for compliance with all regulations.

Date 10/18/21 Signature of Applicant [Signature] Contact Info [Redacted]

\*\*\* Signature of Owner (or enclosed authorization) [Signature]

When Required \_\_\_\_\_  
 (Signature of Highway Superintendent) (Date)

When Required \_\_\_\_\_  
 (Signature of Water/Waste Water Super) (Date)

\_\_\_\_\_  
 (Signature of Building Inspector /CEO) (Date)

Revised 5/2015

ADDITIONAL DETAILS & NARRATIVE INFORMATION:

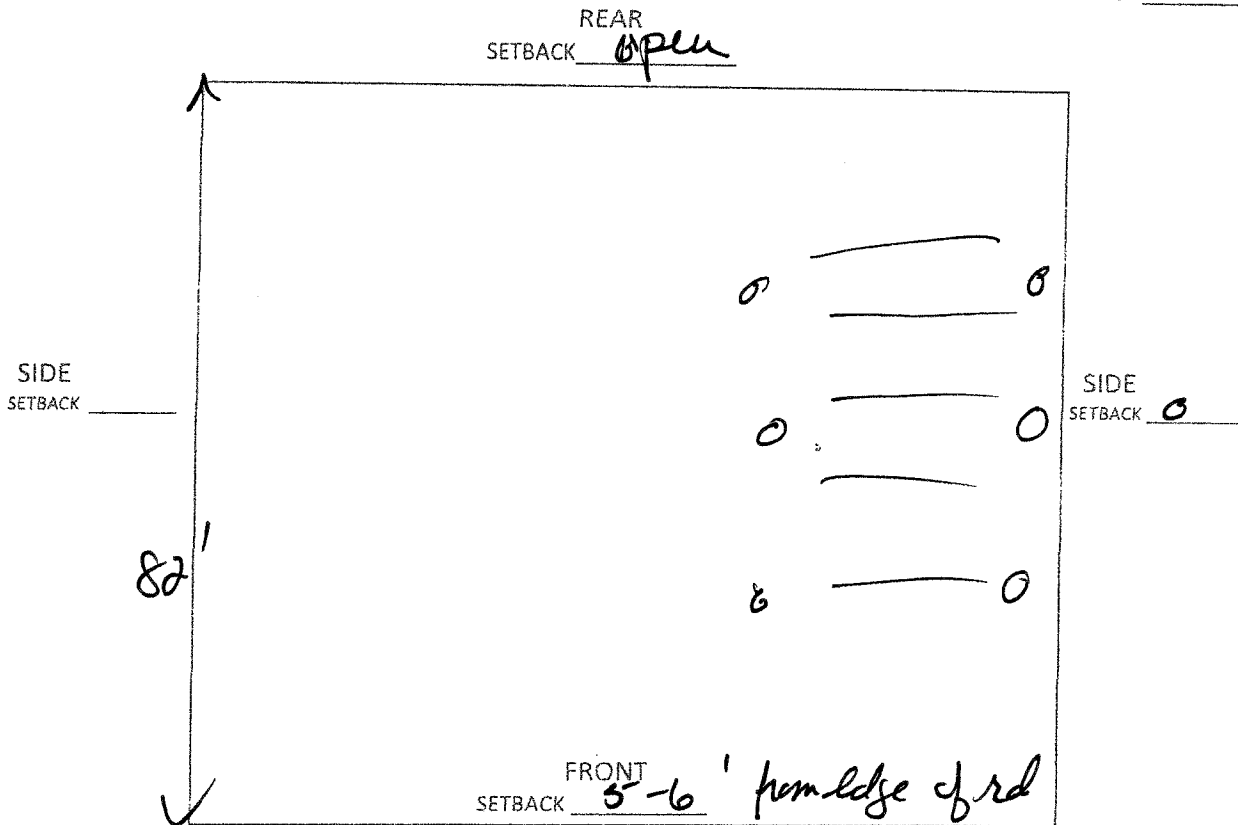
open sided car port with roof slanting towards rear of my property. Set 5' from rd with an overhang which will NOT go over road 10' pole in front slanting to 8' in back There is no driveway

A plot plan and construction drawings are required and should be submitted with application and include the following:

1. Location of proposed structure, addition or project showing all exterior dimensions.
2. The distance of the proposed project from all lot lines and zoning setbacks.
3. Driveway location.

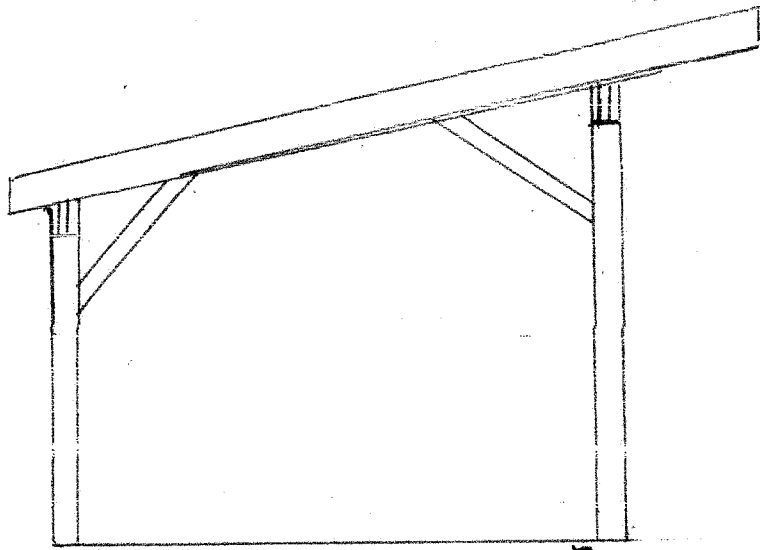
PLOT PLAN:

ZONING DISTRICT \_\_\_\_\_



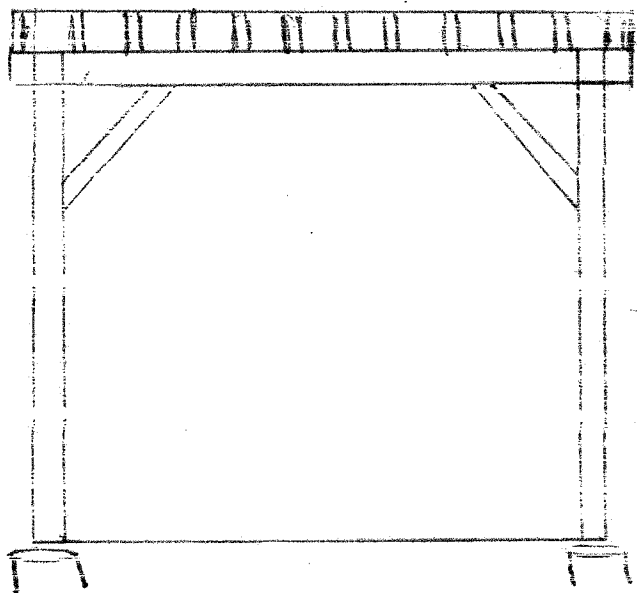
NAME OF STREET/ ROAD Chesters Pl.

# 6 Chesters Place



- RAFTERS 2x10 x 16'
- 2 1/2 / 12 PITCH
- I+W- 1/2" Ply - Sheath
- 6x6 PT POSTS
- SIMPSON TIES ON POSTS TO TRIPLE BEAM BEAM 3-2x10
- HURRICANE CLIPS ON RAFTERS TO BEAM

SIMPSON POST BASE  
12" SAND TUBE U CONCRETE PINNED TO BEDROCK  
12'

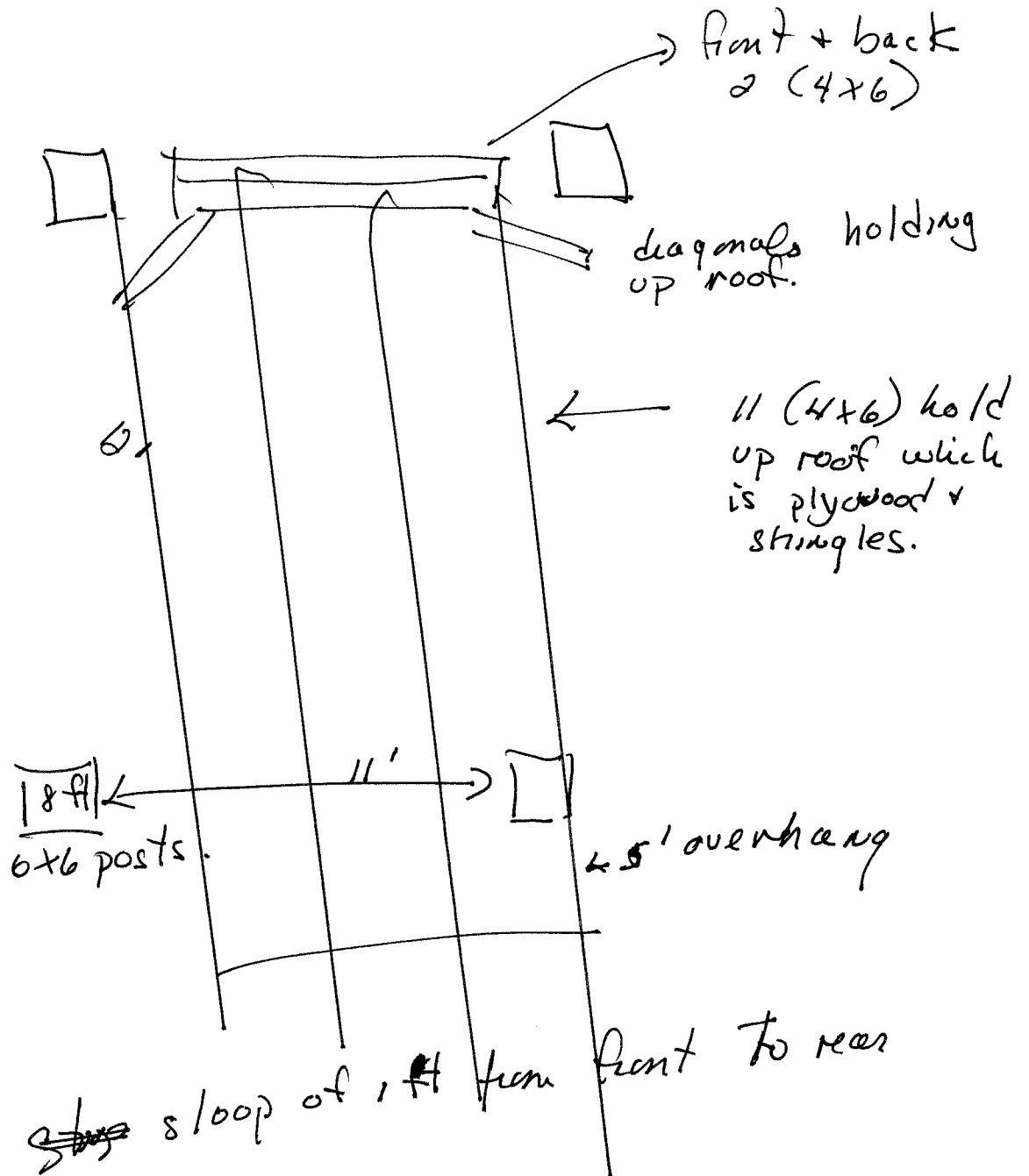


12'

The Blue Barn (#17) is an empty structure which can not be made into a house. It is on 1/3 acre.

I want to put car port on space I have always parked since I purchased my home.

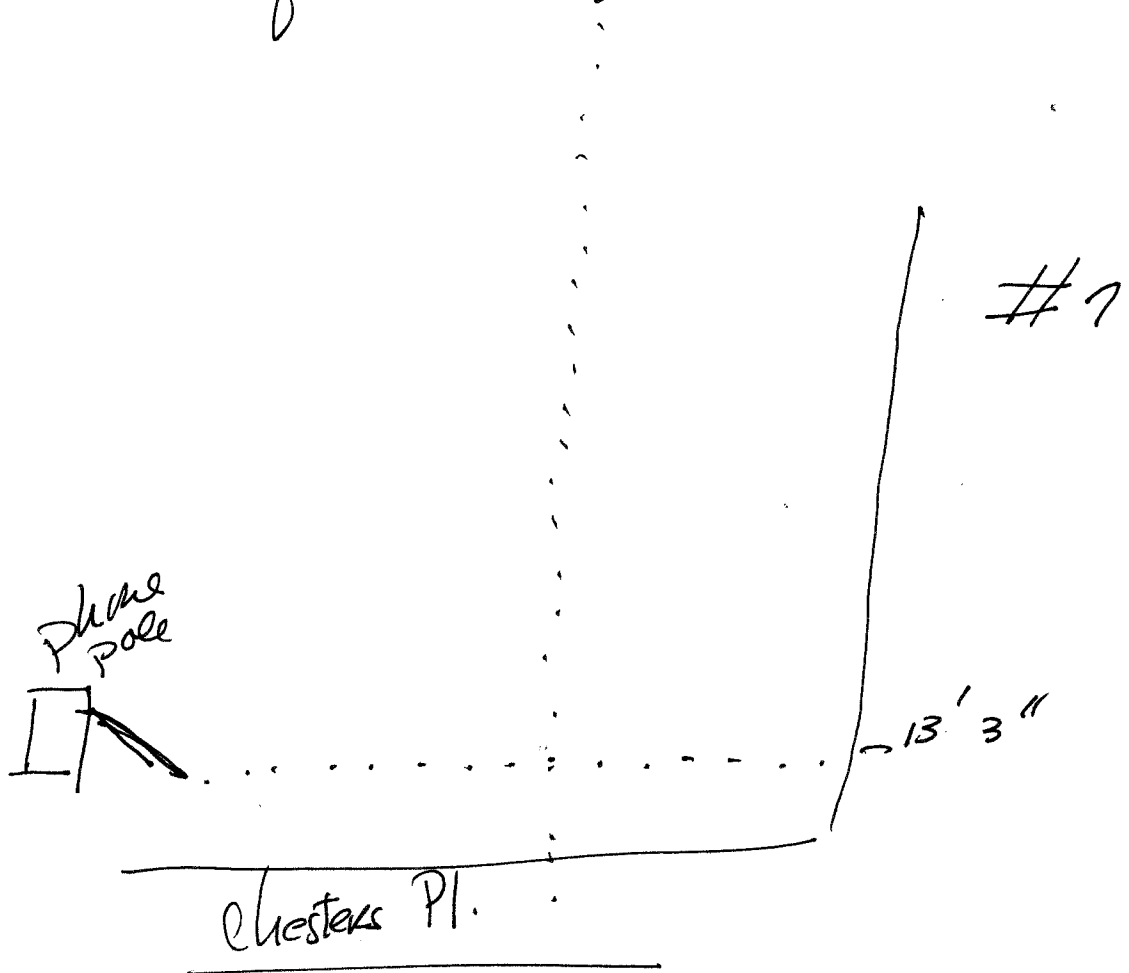
open carport where I have parked  
since purchasing home.



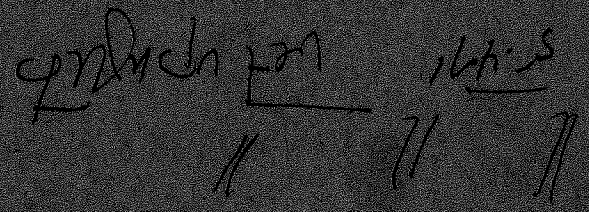
con post is 13' 3" from edge of my property to a diagonal metal rod attached to phone pole. I gave Manasses permission to use my pole to add electric to their barn

Rd of Chesters Pt. is 12 feet wide -

end of property - cliff - 82 feet from middle of road.



Days  
Chris  
BAP  
pres to JWC of



184.8 10.39H

110000 920  
15.11W x 11.01L x 9.74H  
88,226.54

Model 110000 900  
11.01W x 19.61L x 9.74H

CHK PORT 3 864



