

ZONING BOARD OF APPEALS



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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)

✓ # 6409
\$200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:
Sergio Salvatore
9 Angus Lane, P.O. Box 166
Bearsville, NY 12409
Telephone: [REDACTED]
Email: [REDACTED]

CASE #: 26-12
Date received: 9/18/26 Fee Rec'd: 9/18/26
Hearing Date: 10/8/26
Publish date: 9/30/26
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: 26.2 Block: 6 Lot: 17
Date property acquired: 10/2009 Acreage: 0.33 Current zoning district: R3

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)**

zoning code 260-26(B)(2) requires
25 ft side^{yard} setback - proposed 10x12
shed is only 2 ft setback requiring a
23 ft variance. Also proposed 2 ft
back setback 260-26(2)(c) requires
50 ft. 48 foot variance required.

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

I would like to build a 10'x12' tool shed in my backyard for storage purposes.

The current set-back requirements would put any structure in the middle of the lawn which would be unsightly.

My property is currently surrounded by woods, so the properties to the left and right of me are not inhabited.

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.	26.2-6-14	Augusta Ogden	2 Angus Lane , Bearsville NY 12409 PO Box 462
2.	26.2-6-16	Daniel A. Siegel	214 Cooper Lake Road, Bearsville NY
3.	26.2-6-18	Craig Colfelt	216 Cooper Lake Road, Bearsville NY
4.	26.2-6-27.200	James R. Barron	22 N. 6 th St Apt 3C Bklyn 11249
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

SERGIO SALVADORE, 9 Angus Lane Bensville [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:

[Signature] Date: 9/9/2026

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

9/3/2026

(Date Received in Bld. Dept.)

9/13/2026

(Date Forwarded)

PROPERTY OWNERS & ADDRESS:

Sergio Salvatore

P.O. box NY 12409

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER:

SUBJECT PROPERTY LOCATION: 9 Angus Lane Bearsville NY 12409

SECTION, BLOCK, & LOT: 26.2-6-17

TYPE OF PROPOSAL: Set-Back Variance

REASON FOR REFERRAL: Unsightly placement with set-back

ZONING SECTION(S) INVOLVED: 260-26 B. 2(b) side 25 ft proposed 2 ft.
260-26 B(2)(c) back 50 ft
set back required. 2 ft proposed.

side variance: 23 ft back variance 48 feet.

SITE INSPECTION AND/OR REVIEW DATE 9/4/2026

BUILDING PERMIT RECORD

9/3/26

S/B/L 26.2-6-17

Creation Date 1/7/08

Edit Date 7/16/20

FLAG

Owner Sergio Salvatore

Phone

Address 380 Mountain Rd 706

Fax MOVED SEARCH

CityStateZip Union City NJ 07087

Email

Site Location 9 Angus Lane

Curr BP Notes

INSTALL (2) 12,000 BTU AND (1) 18000 BTU MITSUBISHI HYPER HEAT DUCTLESS MINI SPLIT SYSTEMS AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ELECTRIC TO CODE.

Owner Information

Owner(s) BP No's BP Dates CO Dates CO'd

Mano Builders, Inc & 08-13808 1/7/08 5/19/09 1

Salvatore, Sergio 20-240 7/16/20 1/11/11

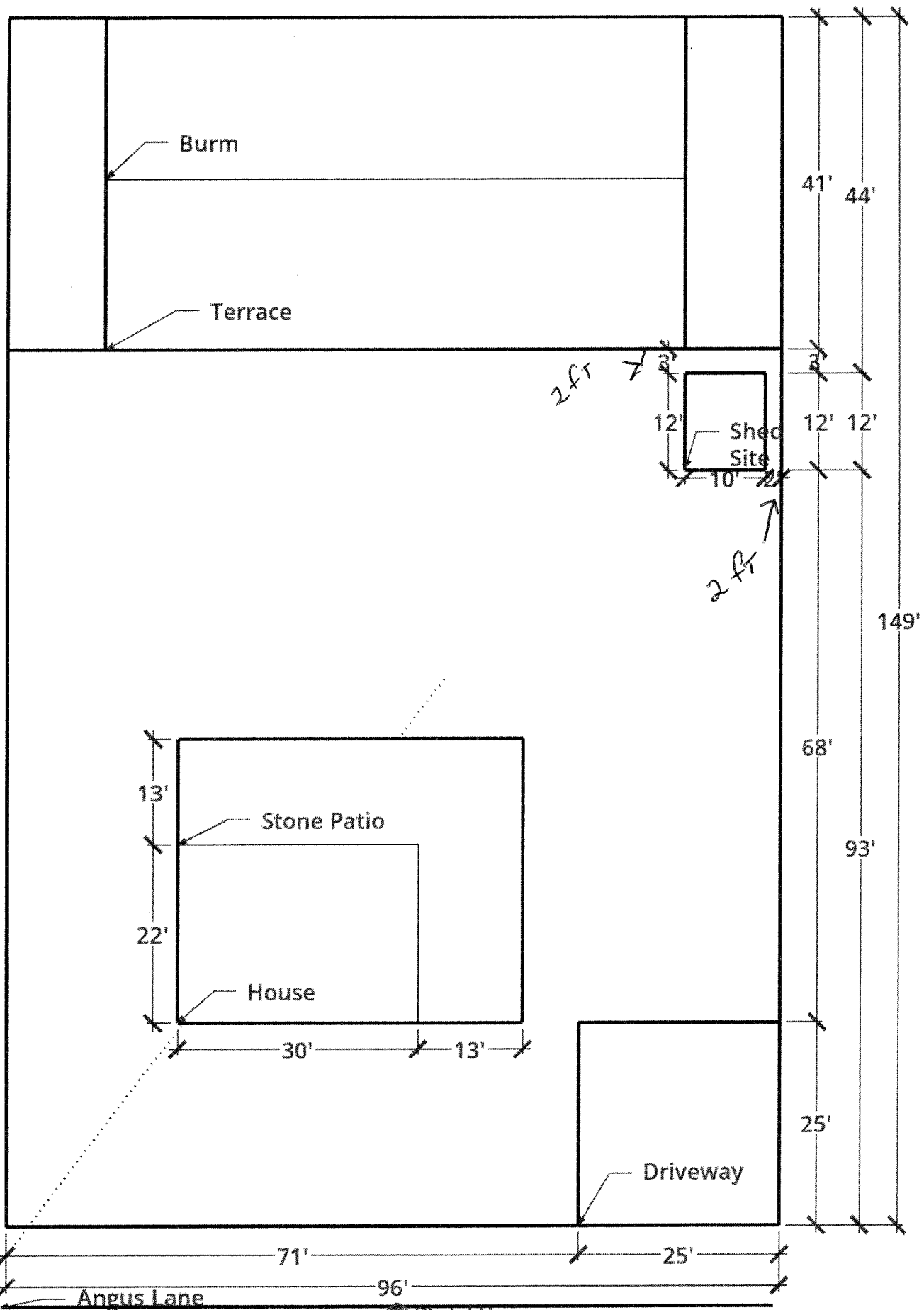
13808: Expand 2nd story on existing house use pre-engineered trusses. Replace windows, upgrade electric, and upgrade heating system. 20-240 Inst (3) Mitsubishi mini-split systems.

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

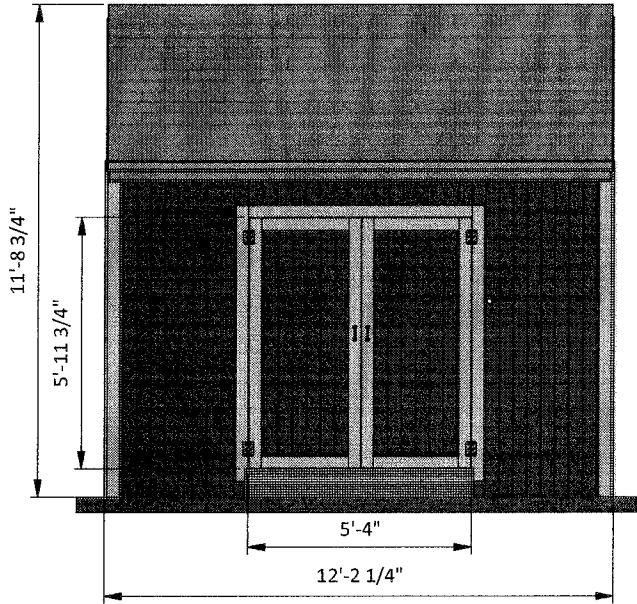
Record Modified

SBL



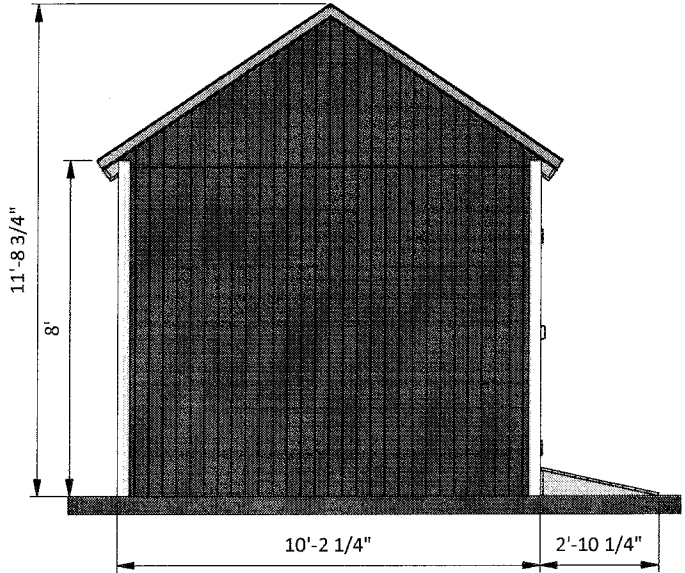
Size & Dimensions

front

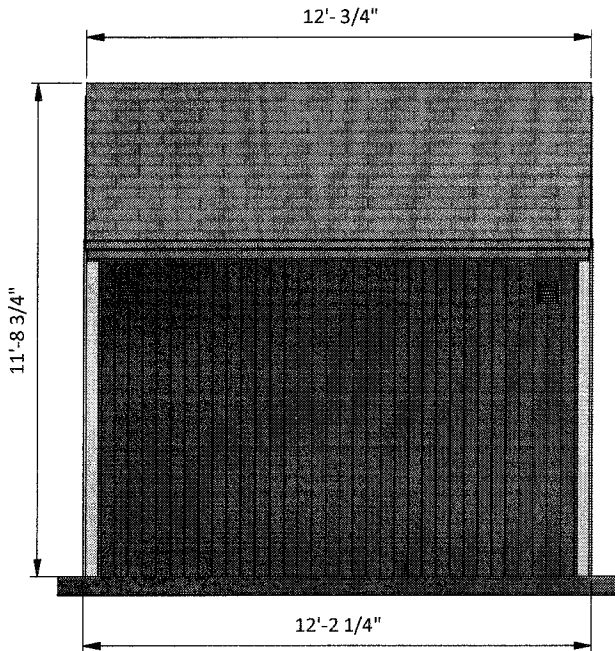


left

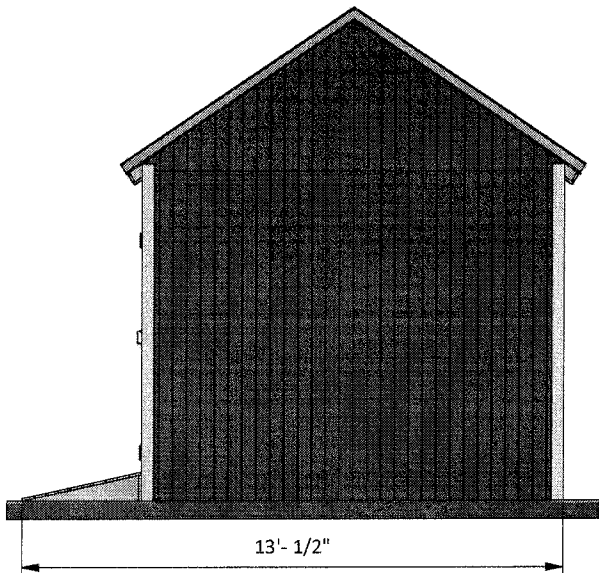
8/12

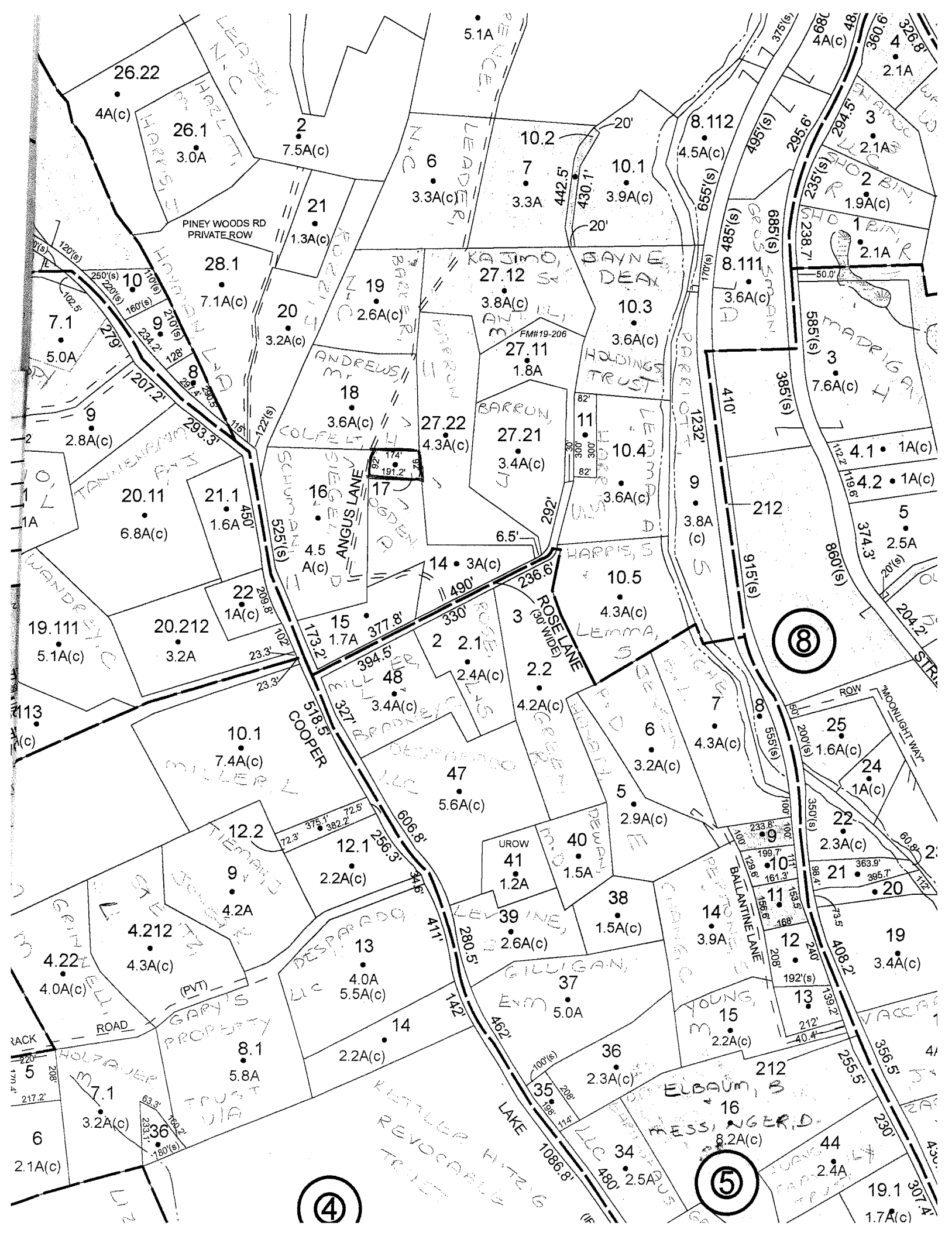


back

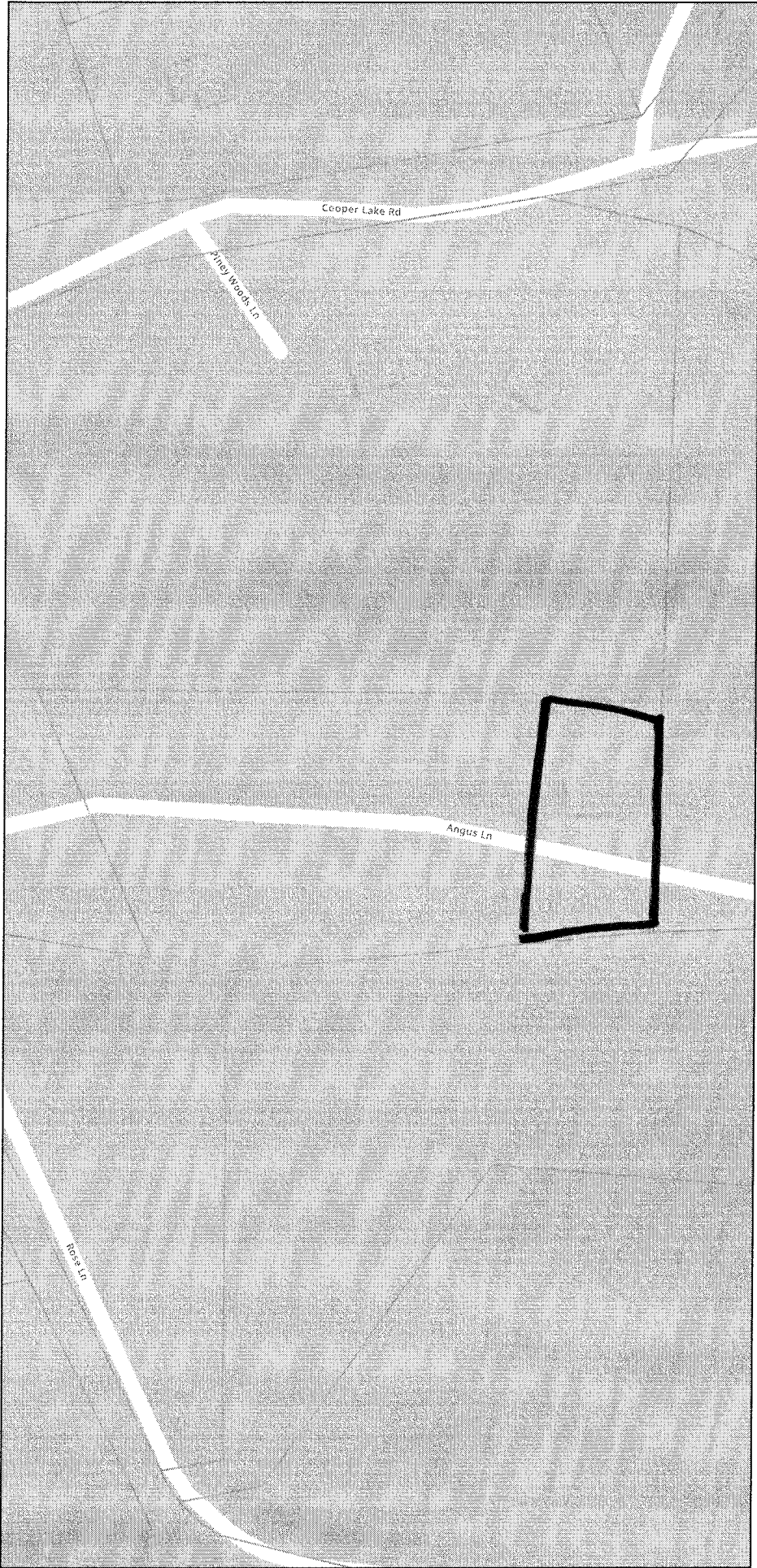


right





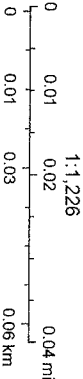
9 Angus Lane Tax Map



9/3/2026

☐ NYS Tax Parcels Public

☐ World_Hillshade



Contributing counties: NYS Office of Information Technology
Services Geospatial Services and NYS Department of Taxation and
Finance's Office of Real Property Services (ORPS) File any
Contact: nysgis@nys.gov 518-242-5023 Source: File any
TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap