



TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: Variance or Interpretation (Check one)

✓ # 1024
\$ 200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:

DAVID & Barbara BLUMENTHAL
160 W. 86th St.
NYC, NY, 10024-4018

CASE #: 26-06

Date received: 4/10/26 Fee Rec'd: 4/10/26

Hearing Date: 5/14/26

Publish date: 5/6/26

UCPB referral date (if applicable) N/A

UCPB Meeting Date: N/A

Telephone: [REDACTED]

Email: [REDACTED]

TELE: [REDACTED]

JACK

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

135 GROGKILL Rd Willow, NY 12495 - 5014

2. Section: 14.4 Block: 2 Lot: 22

Date property acquired: 1977 Acreage: 3.155 Current zoning district: R-3

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

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

260-16 with 260 attachment 2 area & Bulk Table R3 F
Variance For a 28' infringement into a Required
50' side yard setback To construct an
addition to Enlarge Kitchen & Bedroom

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

The Kitchen in the house is too small, as the kids are grown and like to cook. The bedroom for the youngest daughter is too small - she's now 5'9" and married and they need more space.

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. 14.4-2-23	MINES, K	121 GROG KILL Rd. ^{WILLOW} NY 12495
14.4-2-11	TWO SHEDS	142 Grog Kill Rd. Willow, NY 12495
2. 14.4-2-10	Carne BOIKO	142 Grog Kill Rd Willow, NY 12495
14.4-2-9	Timmes BASTIAN	146 Grog Kill Rd. Willow, NY 12495
3. 14.4-2-8.1	FELDEN, K	ELLASSER 392 CENTRAL Park West 10 P, NYC, NY 10025
14.4-2-7.100	City of NEW YORK	154 GROG KILL Rd.
4. 14.4-2-6	LORIA, Antonio	164 Grog Kill Rd Willow, NY 12495

5. _____

→ BUREAU of WATER supply, TAXES

6. 71 Smith Ave. KINGSTON, NY 12401

7. _____



To whom it may concern,

I am writing to outline the proposed works for an architectural extension to the existing dwelling at 135 Grog Kill Road, Lot 25, F.M. 2668.

The proposal involves extending the current building footprint towards the north and northwest. This extension is intended to accommodate a larger kitchen area, one additional bedroom, and relocation of an existing bathroom. The existing house is located approximately 25' from the rear yard property line. The proposed rear extension will follow the existing rooflines and will not encroach more than 20' from the property line, remaining beyond the existing studio on site.

Please let us know if any further information is required.

Best regards,

Pierre-Henri Hoppenot, AIA

Studio PHH Architecture, PLLC

Registered Architect: NY | WA | NJ | PA | MD

Cell: 847.765.8448

www.studiophh.com



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

Peggy Fusco 28 Silver Wings Ln, Woodstock, NY 12498
[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:

Peggy Fusco Date: 4-7-'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.

Authorization of Representation


Date: 4/3/26

To Whom It May Concern,

We, David Blumenthal and Barbara Blumenthal, hereby authorize Peggy Fusco to act as our representative in all matters relating to paperwork, documentation, and applications concerning the project at 135 Grogkill Road.

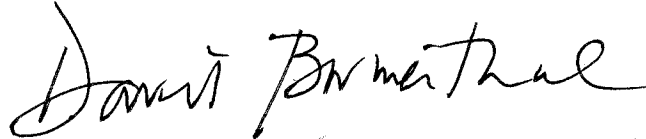
Peggy Fusco is granted full authority to communicate, submit, receive, and manage all necessary documents and information on our behalf in connection with this project. This authorization shall remain in effect for the duration of this project.

If you have any questions or require further verification, please do not hesitate to contact us directly.

Sincerely, 

David Blumenthal

Date: 4/3/26



Barbara Blumenthal

Date: 4/3/26



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.: 4/3/26

Date Forwarded: 4/9/26

PROPERTY OWNERS & ADDRESS:

David and Barbara Blumenthal
160 W 86th St
New York NY 10024-4018

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER:

Peggy Fusco
28 Silver Wings Ln
Woodstock NY 12498

SUBJECT PROPERTY LOCATION: 135 Grogkill Rd.

SECTION, BLOCK, & LOT: 14.4-2-22

TYPE OF PROPOSAL: Construct addition to enlarge kitchen and bedroom

REASON FOR REFERRAL: Variance for a 28 foot infringement into a required 50 foot side yard setback

ZONING SECTION(S) INVOLVED: 260-16 with 260 attachment 2 area and bulk table R3 F

SITE INSPECTION AND/OR REVIEW DATE: 4/9/26

BUILDING PERMIT RECORD

3/23/2026

Sect.Block.Lot

FLAG

Current Owner

Address

City State Zip

Site Location

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Grog Kill Corp.	73-1290	6/22/73	2/5/74	1
Blumenthal, D. and B.	84-3253	4/23/84	10/1/84	1
Blumenthal, D. and B.	87-4280	3/11/87	7/22/87	1
Blumenthal, Barbara & David	87-4674	12/1/87	8/5/88	1
Blumenthal, D & B	92-6518	4/10/92	7/28/92	1
Blumenthal, David & Barbara	98-9603	11/4/98	4/12/99	1
Blumenthal, David & Barbara	99-9983	8/20/99	8/20/99	1
Blumenthal, David & Barbara	21-10660	4/20/01	7/25/01	1
Blumenthal, David & Barbara	07-13476	3/26/07	7/19/07	1
Blumenthal, David & Barbara	09-14265	3/25/09	6/2/09	1
Blumenthal, David & Barbara	10-14595	2/12/10	8/27/10	1
Blumenthal, David & Barbara	17-335	9/21/17	12/21/17	1
Blumenthal, David & Barbara	24-033	1/25/24	7/19/24	1

Violation # Date Corrected Violation Notes

BUILDING PERMIT RECORD

3/23/2026

Sect.Block.Lot

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Current Owner

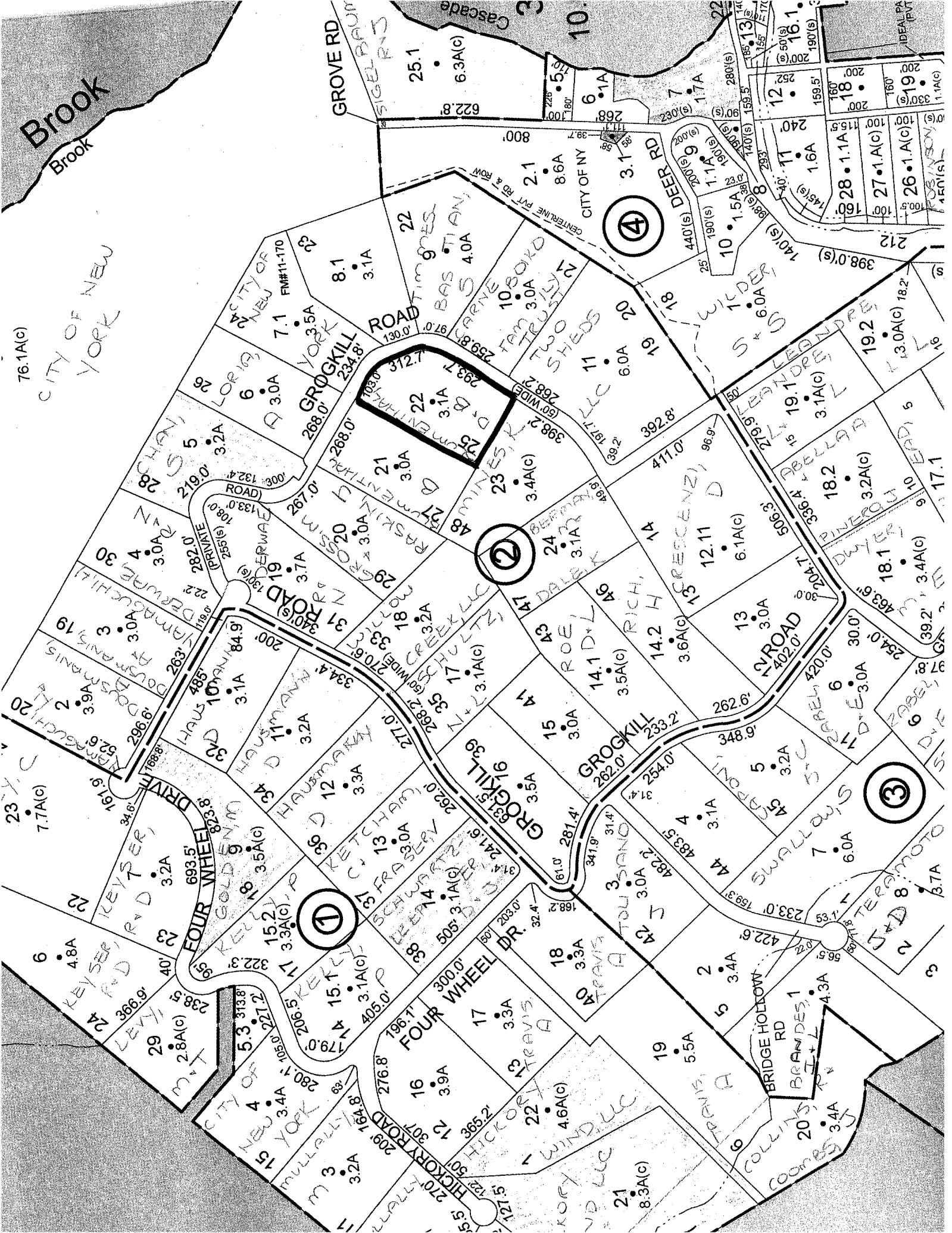
Address

City State Zip

Site Location

1290: 46'x28' 1-fam. res. 3253: 2 addns for BR, shower, 2 closets. 4280: New window, whirlpool bath. 4674: Dining rm, entry; kitch reno. 6518: Constr storage area in upper bedrm level of dwelling. 9603: Const. 957 sf. det. studio w/bathrm & 1-car garage, 4'x8' mech. rm (32 sf.) in rear of dwell. & reno existing 8'x9' bathrm. 9983: Legalize prior inst. of hot tub. 10660: Constr 18'x12' screened porch. Interior reno of 2 rooms as per plans. 13476: Remove & replace existing deck, same size, new footings. 14265: Reno existing studio garage into 2 personal offices. change windows & doors, & add electric heat. 14595: Reno bedrm & bathrm w/ addn 171 sf flr area, 44 sf roof area. 17-335 Inst NYC DEP approved septic. 24-033 Constr 135 sq.ft. addn to existing studio.

Notes



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Brook

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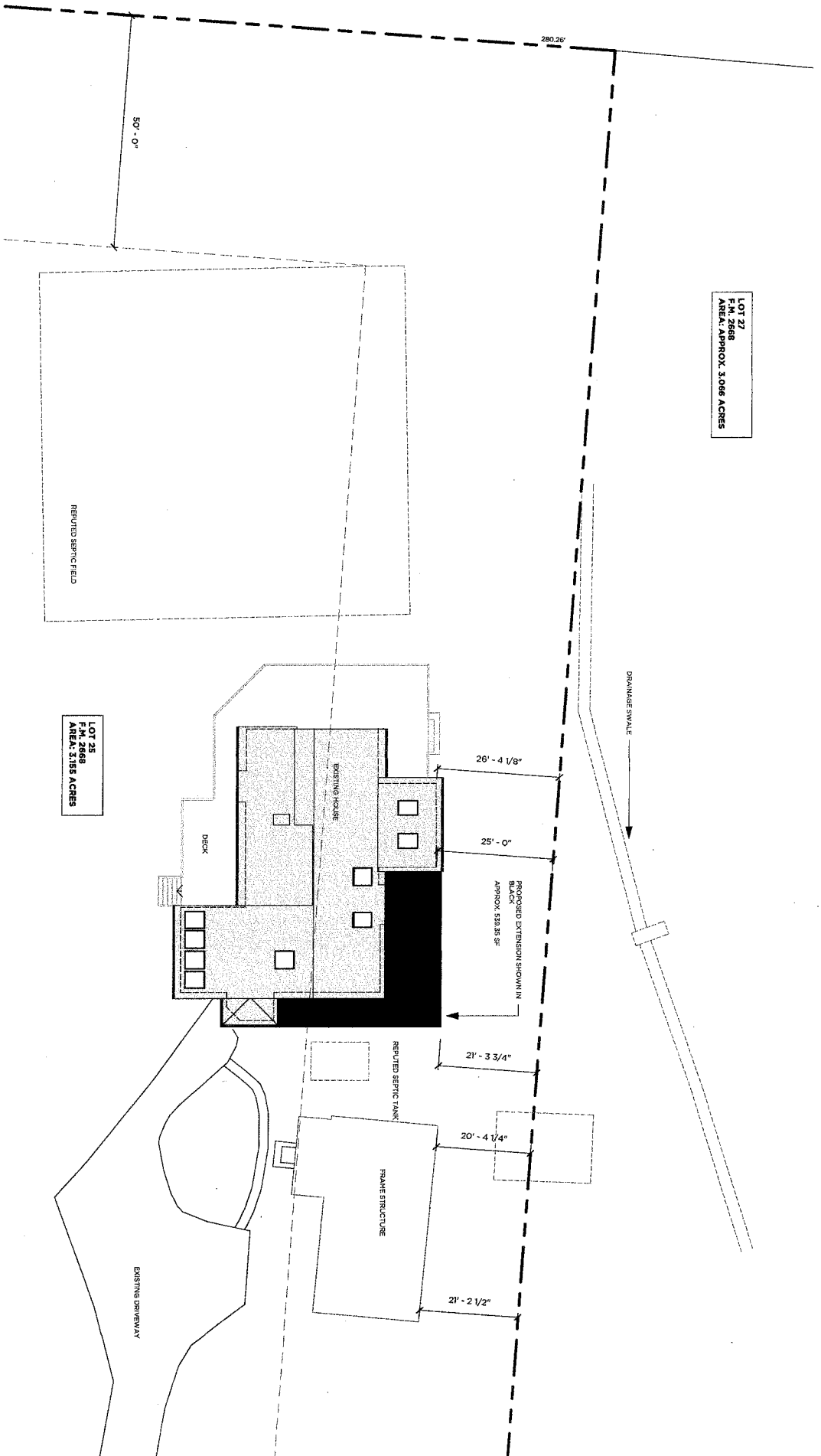
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AREA: APPROX. 3.066 ACRES



1 EXISTING ROOF PLAN W/ EXTENSION
1" = 20'-0"

STUDIO PHH
ARCHITECTS

STUDIO PHH ARCHITECTURE
232 2nd Street
New York, NY 10011
planner@studiosph.com
(917) 766-9140

PROJECT ADDRESS:

135 Grog Kill Rd,
Willow, NY 12495

DRAWING TITLE

EXISTING ROOF PLAN W/ EXTENSION

SCALE

1" = 20'-0"

DATE

26/03/23

A101

