



TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

Application is for: ☒ Variance or ☐ Interpretation (Check one)

✓ # 4195
\$200.⁰⁰

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner:

Surgeon's
Nan Schmid and Steve Johnson
21 Blues Quarry Rd
Woodstock, NY 12498

Telephone: [REDACTED]

Email: [REDACTED]

CASE #: 26-09
Date received: 5/7/26 Fee Rec'd: 5/7/26

Hearing Date: _____

Publish date: _____

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: 27.2 Block: 4 Lot: 36.110
Date property acquired: 3/1/2007 Acreage: 22.9 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)

260-32 D 3 (a), F Variance to allow for
an 8' high Fence for animal intrusion
encompassing The Dwelling and partially rear
front yard to construct an 8' high Deer fence

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

We are building a Deer fence at 8ft. high.
Inspector was concerned it needed a variance.
The owners own the Private Rd and
their house is at the very end of
the private Rd. It does not seem
applicable to front facing fence rule of 4ft.

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. 27.2-3-55	FAM Acres Construction LLC	212 Cali Quarry Rd. 12498
2. 27.2-6-2.200	Elizabeth Mitchell & Daniel Littleton	1437 Glasco Tpke. Woodstock NY 12498
3. 27.2-6-3	Joseph E. & Avis Teri Too Chin	Po Box 1485 Woodstock NY 12498
4. 27.2-6-20	Harold & Marie P. Gould	14 Tinekill Rd. Woodstock NY 12498
5. 27.2-6-21	Matthew & Julie Cohen	9 College Pl. Brooklyn NY 11201
6. 27.2-4-34	Steven Johnson & Nancy Schmid	21 Blues Quarry Rd. Saugerties 12477
7. 27.2-4-35.200	Michael Clark	836 Chestnut Bridge Rd. Spring Valley NY 10977

property
0

8. 27.2-4-33 Brandon & Jessica Speweik
2506 23rd Ave. Astoria NY 11005

9. 27.2-4-11 Vincent & Kiviki Metz
8 Blues Quarry Rd. Saugerties NY
12477

10. 27.2-4-12 Vincent & Kiviki Metz
8 Blues Quarry Rd. Saugerties NY
12477

11. 27.2-4-13 Vincent & Kiviki Metz
8 Blues Quarry Rd. Saugerties NY
12477

12. 27.2-4-14 Vincent & Kiviki Metz
8 Blues Quarry Rd. Saugerties NY
12477

13. 27.2-4-26.110 Colleen Paige
31 Mac McKenzie Ave. Toronto Ontario
CANADA M4W 1K1

14. 27.2-4-17 John & Denise Michelin
1 Blues Quarry Rd. Saugerties NY
12477

5. 27.2-4-36.200 Sandra Bianco & Karl Steen
PO Box 1088 Woodstock, NY 12498

16. 27.2-4-36.120 Ricky Manne
19 Blues Quarry Rd
Saugerties NY 12477

17. 27.2-4-35.100 Woodsy Mack LLC
2244 Lafayette St. N. Bellmore NY 11710

18. 27.2-3-15.110 Woodsy Mack LLC
2244 Lafayette St. N. Bellmore NY 11710

19. 27.2-3-54 FAM Acres Construction
2117 24th Quarry Rd. Wdstk 12498

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

William Wallace PO Box 98 Bearsville, NY 12409
[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: **see attached Authorization Letter.*

_____ 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 (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.

July 1, 2024

To The Department of Building Woodstock, NY

We, Nan Schmid and Steve Johnson the property owners of 21 Blues Quarry give complete and total permission to Will Wallace to obtain any permits regarding our property.

Thank you.


Nan Schmid


STEVE JOHNSON

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.: 4/27/26

Date Forwarded: 6/6/26

PROPERTY OWNERS & ADDRESS:

Nan Schmid and Steve Johnson

21 Blues Quarry Rd

Woodstock NY 12498

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER:

William Wallace

PO Box 98

Bearsville NY 12409

SUBJECT PROPERTY LOCATION: 21 Blues Quarry Rd

SECTION, BLOCK, & LOT: 27.2-4-36.110

TYPE OF PROPOSAL: Construct an 8 foot high deer fence

REASON FOR REFERRAL: Variance for an 8' high fence for animal intrusion encompassing the dwelling and partially constructed in a front yard.

ZONING SECTION(S) INVOLVED: 260-32 D 3.(a), F

SITE INSPECTION AND/OR REVIEW DATE: 6/6/26

BUILDING PERMIT RECORD

4/27/2026

Sect.Block.Lot 27.2-4-36.110

FLAG UCDOH septic permit issued - 4/6/18
Plans for BP# 17-101 in Box #2 (Mary's desk) EXPIRED PERMIT LETTER SENT
6/24/25 ON BPS# 18-484 & 23-026

Current Owner Nancy Schmid & Steven Johnson

Address

21 Blues Quarry Road

City State Zip Saugerties

NY

12477

Site Location 21 Blues Quarry Road

Owner Information

Owner(s)	BP No's	BP Dates	CO Dates	CO'd
Schmid, Nancy & Johnson, Steven	08-126	1/3/08	7/9/08	1
Schmid, Nancy & Johnson, Steve	08-14198	12/4/08	8/7/19	1
Schmid, Nancy & Johnson, Steve	11-14943	4/27/11	8/7/19	1
Schmid, Nancy & Johnson, Steve	17-101	4/21/17	8/7/19	1
Schmid, Nancy & Johnson, Steve	17-442	11/15/17	8/7/19	1
Schmid, Nancy & Johnson, Steve	18-249	7/24/18	9/16/19	1
Schmid, Nancy & Johnson, Steve	18-484	12/18/18	6/27/25	1
Schmid, Nancy & Johnson, Steve	19-324	9/10/19	9/16/19	1
Schmid, Nancy & Johnson, Steve	20-431	10/27/20	1/13/23	1
Schmid, Nancy & Johnson, Steve	22-601	11/17/22	6/14/23	1
Schmid, Nancy & Johnson, Steve	23-026	2/14/23	6/27/25	1

Violation # Date Corrected Violation Notes

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Site Location 21 Blues Quarry Road

Driveway 08-126: Constr 1,700' long driveway, as per plans. Bluestone head walls on all pipes. 14198: Const 285 s.f. seasonal cabin, no electric, plumbing, or mechanicals. Const 135 s.f. deck. 14943: Con & Comp work started under 08-14198 to incl electr, framing, insul, finish work & heat for seasonal cabin. 17-101 Constr 2 story 1800 sq.ft. singl fam res. 17-442 Inst Majestic wood burning fireplace insert. 18-249 Constr 1700 sq.ft. barn w/bathrm fo use as wood working shop & office. **NOT FOR USE AS HABITABLE SPACE.** 18-484 Inst 60'x60' pond, pumps & filtration, electric panel and 2 decks: one 750sq.ft and one 30'x30' at pond edge. 19-324 Inst Jotul #3CB wood stove & class A chimney on 2nd fl in studio bldg. 20-431 Const 400s q. ft. roof overhang to barn for tractor. Inst driveway gate 22-601 Inst 26kW Generac generator 23-026 Constr 500 sq ft cedar deck

NAN SCHMID & STEVE JOHNSON

