

ZONING BOARD OF APPEALS

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TOWN OF WOODSTOCK . 45 COMEAU DRIVE, WOODSTOCK NY 12498

APPLICATION TO WOODSTOCK ZONING BOARD OF APPEALS

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

✓ #2665
\$200.00

FOR OFFICE USE ONLY:

1. Name and mailing address of Owner: 5
Glasco Ridge LLC / Aaron Yassin
174 Vanderbilt Ave 409
Brooklyn, NY 11205
Telephone: [REDACTED]
Email: [REDACTED]

CASE #: 26-05
Date received: 3/25/26 Fee Rec'd: 3/25/26
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:
Glasco Turnpike, Woodstock, NY

2. Section: 27.2 Block: 2 Lot: 6.120
Date property acquired: 1/14/2026 Acreage: 5.190 Current zoning district: R-3

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? Yes

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

202-28 D (NOT required by ZBA) 260-20 A, B
Variance TO create an undersized LOT
in a R3 Zoning District For a minor
Sub Division

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

Applicant requests an Area Variance (minimum lot area / lot density) from the R-3 Schedule of Area and Bulk Regulations (§ 260-16, Attachment 2 – R3) and related subdivision provisions (Town Code § 202-28(D)), to allow a two-lot residential subdivision of an existing 5.190-acre parcel.

The proposal would create Lot 1: 3.00 acres (conforming) and Lot 2: 2.19 acres (nonconforming); only minimum lot area relief is requested (no other bulk relief). The subdivision uses one shared driveway and locates building areas deep within the parcel to minimize visibility from Glasco Turnpike, preserve existing wooded buffers, and reduce site disturbance. The proposed undersized lot area is largely constrained by on-site environmental features (stream corridor/buffers and topography), and the layout is designed to maintain neighborhood character.

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. 27.2-2-9	MARGOT S. MOLNAR	1848 Glasco Tpke, Woodstock, NY 12498
2. 27.2-2-10	MARGOT S. MOLNAR	1848 Glasco Tpke, Woodstock, NY 12498
3. 27.2-2-8	ANDREW E. SCHERER & ADINA E. SCHERER	1840 Glasco Tpke Woodstock, NY 12498
4. 27.2-2-6.11	JERALD JACOBK & DANIELLE MODZELEWSKI	169 E 91st St Apt 11C New York, NY 10128
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

Aaron Yassin, 174 Vanderbilt Ave 409, Brooklyn, NY 11205 | [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:

Aaron Yassin Date: 3/17/2026

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 Vacant land.
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.

Yes. Planning Board approval will be required for subdivision following ZBA action.

04/2024

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.: 3/17/26 Date Forwarded: 3/24/26

PROPERTY OWNERS & ADDRESS:

Glasco Ridge LLC
174 Vanderbilt Ave 409
Brooklyn NY 11205

CURRENT ZONING DISTRICT: R3

APPLICANT IF DIFFERENT FROM OWNER:

Aaron Assin
174 Vanderbilt Ave 409
Brooklyn NY 11205

SUBJECT PROPERTY LOCATION: Glasco Turnpike

SECTION, BLOCK, & LOT: 27.2-2-6.120

TYPE OF PROPOSAL: Minor Subdivision

REASON FOR REFERRAL: Variance to create an undersized lot in an R3 Zoning district

ZONING SECTION(S) INVOLVED: 260-20 A,B (202-28 D not regulated by ZBA)

SITE INSPECTION AND/OR REVIEW DATE:

Narrative in Support of Area Variance Request

Applicant: Aaron Yassin / Glasco Ridge LLC

Property: 5.19-acre parcel, R-3 District, Glasco Turnpike, Town of Woodstock

The applicant requests an area variance for minimum lot area to permit a two-lot residential subdivision of an existing 5.19-acre parcel in the R-3 District. The proposal would create one conforming lot of 3.00 acres and one lot of 2.19 acres, requiring relief only from the minimum lot area requirement. No other zoning variances are requested.

The intent of the subdivision is to construct two modest single-family homes designed to Passive House energy-efficiency standards. Passive House buildings are designed to dramatically reduce energy consumption and environmental impact through high-performance building envelopes, careful siting, and efficient systems. The applicant's goal is to develop the property in a manner that is environmentally responsible and sensitive to the natural characteristics of the site.

The subdivision plan has been intentionally designed to minimize visual and environmental impact. The homes are proposed to be located deep within the parcel and screened by existing woodland, preserving the rural character of the property as viewed from Glasco Turnpike. The plan utilizes a single shared driveway, reducing clearing, grading, and overall land disturbance. Existing wooded buffers and natural site features are intended to remain largely intact.

The portion of the property proposed for the smaller lot is also influenced by environmental constraints on the site, including the presence of a stream corridor and associated setback areas which limit the practical location of building areas. The proposed subdivision layout respects these natural features while maintaining adequate building areas, well locations, and septic reserve areas in accordance with health department requirements.

The requested relief is limited to the minimum necessary to allow a modest two-lot configuration on the existing parcel. The proposal does not seek to maximize density but instead represents a balanced approach that allows reasonable use of the property while maintaining the wooded character, environmental sensitivity, and low-impact development pattern typical of the surrounding area.

The applicant respectfully submits that the proposed subdivision represents a thoughtful and context-sensitive use of the property and requests the Zoning Board of Appeals grant the requested area variance.

