



Town of Marbletown
Zoning Board of Appeals
1925 Lucas Avenue
Cottkill, New York 12419
planning@marbletown.net

Zoning Board of Appeals
Approved Meeting Minutes
October 17th, 2023

Meeting Called to Order

6:02 P.M.

Pledge of Allegiance

Quorum Call:

Present: Tom Smiley, Zach Bowman, Kathie Grambling, Egidio Tinti, Nancy Birdsall (Alternate)

Absent: Andy Nilsen

Town Staff Present: Shawn Marks

Announcements:

- 3764 Main Street Application was withdrawn prior to Pre-App meeting.

Business:

1.) 2023-10 AV – Wright Area Variance – New Public Hearing

(K.G.)

Janet Wright

80-84 Highland Road, Stone Ridge, NY, 12484

SBL: 54.1-1-7, A3 Zone, 3.30 Ac +/-

Requesting an Area Variance to create a second dwelling unit in an existing accessory structure with a non-conforming front yard setback on a parcel which does not meet required minimum acreage.

Kathie Grambling provided an update on the Application:

- The Applicant has chosen to withdraw the Application for Variance.
- Thank you to the Applicant and the neighbors for engaging in discussion and having dialogue independent of the formal ZBA process.
- Public Hearing will not be opened, and the Application will be closed without action.

Motion to accept the Request for Withdrawal of the Wright Variance Application made by K. Grambling, second by Z. Bowman; call for a vote with Unanimous Aye. (4-0)

Nancy Birdsall is appointed as a Voting Member by Chairman Smiley



Town of Marbletown
Zoning Board of Appeals
1925 Lucas Avenue
Cottkill, New York 12419
planning@marbletown.net

Motion to Close the Wright Variance Application without action or determination made by K. Grambling, second by Z. Bowman; call for a vote with unanimous Aye. (5-0)

As there were several neighbors in attendance for the Wright Variance Application, the Board entertained questions from the audience pertaining to the Variance Process, Town Code for Accessory Apartments and Short-Term Rentals, Zoning Code relating to Density and Use, the ZBA process, and the general criteria discussed and reviewed by the ZBA when considering the issuance of a Variance.

2.) 2023-09 AV – Sans Area Variance – Closed Public Hearing

(A.N.)

AHB1 LLC; c/o Katy & Gregory Sans
120-121 Mill Road, Stone Ridge, NY, 12484
SBL: 61.1-2-22.200, A3 Zone, 7.07 Ac +/-

Requesting an Area Variance to create an undersized flag lot in a 2-lot minor subdivision.

Agent Bill Eggers in attendance for the Application

Chairman Smiley provided an update on the Application and noted that the Public Hearing had been previously closed by the Board and that a Draft Determination was ready for review and discussion.

The Board read, reviewed, discussed, and edited the Draft Determination for the Sans Area Variance.

Motion to Approve the Sans Area Variance made by Z. Bowman, second by K. Grambling; call of the roll: E. Tinti, Aye; N. Birdsall, Aye; K. Grambling, Aye; Z. Bowman, Aye; T. Smiley, Aye. (5-0)

3.) 2023-06 AV – Mollins Fence Area Variance – Open Public Hearing

(E.T.)

Reed Mollins
71 Cedar Hill Road, High Falls, NY, 12440
SBL: 70.3-5-3.100, R1 Zone, 3.00 Ac +/-

Requesting an Area Variance for a fence to be located in the front yard which exceeds the maximum permitted height and limits the passage of views.

Applicant Reed Mollins not in attendance for the Application

The Public Hearing is open for this Application.

Call for Public Comment: None



Town of Marbletown
Zoning Board of Appeals
1925 Lucas Avenue
Cottkill, New York 12419
planning@marbletown.net

Application Point E. Tinti reports that the Applicant does not have additional information or details for the Board to consider at this time but has requested that the Board hold the Application open.

Motion to defer the Application and Public Hearing until the April 2024 ZBA Meeting made by E. Tinti, second by Z. Bowman; call for a vote with unanimous Aye. (5-0)

Other Business:

1.) Fox Area Variance Approval Extension Request

Motion to grant a 1-year extension to the Fox Area Variance Approval made by K. Grambling, second by N. Birdsall; call of the roll: E. Tinti, Aye; Z. Bowman, Aye; K. Grambling, Aye; N. Birdsall, Aye; T. Smiley, Aye. (5-0)

2.) Approval of Meeting Minutes

Motion to Approve the September 2023 ZBA Meeting Minutes with K. Grambling's edits made by Z. Bowman, second by N. Birdsall; call for a vote with unanimous Aye. (5-0)

Motion to Adjourn the meeting made by E. Tinti, second by Z. Bowman; call for a vote with unanimous Aye. (5-0)

Meeting Adjourned

7:08 P.M.

DRAFT SUBMITTED 11/1/2023

MINUTES APPROVED 12/19/2023

Shawn Marks