

**Town of Marbletown**  
**Stone Ridge, New York 12484**  
**Physical Address: 1925 Lucas Avenue, Cottekill**  
**Zoning Board of Appeals**  
**Monthly Meeting**  
**July 26, 2017**

**Minutes**

**Agenda: Chairman Husta** called the meeting to order at **7:06pm** and read the Agenda into the record

**Old Business**

**New Business:**

<u>Review time/ ZBA point person/ Zoning Permit date received</u>	<u>Applicant</u>	<u>Application</u>	<u>Location</u>	<u>Dist</u>	<u>Tax Map Number</u>	<u>Applicable Regs</u>	<u>Need and/or update</u>
<u>7:30 Brian Taylor/Max Stratton/ZP rec'd 6/2017</u>	<u>New Beginnings Farmstead/Egidio and Elisa Tinti</u>	<u>A Special Use Permit for the use of an existing barn for a limited service eating establishment/catered public events</u>	<u>2585 Route 209</u>	<u>R-1</u>	<u>55.3-3-8.100</u>	<u>200-46; 200-39</u>	<u>SEORA Classification; set PH</u>

**Public Hearing:**

<u>Review time/ ZBA point person/ Zoning permit date received</u>	<u>Applicant</u>	<u>Application</u>	<u>Location</u>	<u>Dist</u>	<u>Tax Map Number</u>	<u>Applicable Regs</u>	<u>Need and/or update</u>
<u>7:00 Tom Smiley/Kathie Grambling/ZP rec'd 6/13/17</u>	<u>Bruce and Amy Alter</u>	<u>SUP for Modification of a portion of an existing multi use building</u>	<u>3669 Main St</u>	<u>B1</u>	<u>61.20-5-24.111</u>	<u>200:46; 200-39</u>	<u>SEORA classification; schedule PH</u>

**Attendees:**

- **Present:** Will Husta, Chairman;, Paris Perry, Vice-Chair Tom Smiley Alternate Kathie Grambling;
- **Absent** Brian Taylor; Alternate Max Stratton

**Consultants Present:**

**Announcements:**

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**Public Hearings:**

7:00 Tom Smiley/Kathie Grambling/ ZP rec'd 6/13/ 17	Bruce and Amy Alter	SUP for Modification of a portion of an existing multi use building	3669 Main St	B1	61.20-5- 24.111	200:46; 200-39	SEQRA classification; schedule PH
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**Public Input:**

Setback location of new parking spaces for staff

**Board Input**

No exterior changes? Correct

Any new lighting? No

Parking-need 18 have 19 including Handicap

Ensure entrance is clearly in rear

**Official Actions**

Paris Perry motioned to continue the public hearing on 8/23/17; Tom Smiley seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Aye

Brian Taylor-Absent

Paris Perry-Aye

Max Stratton-Aye

Tom Smiley-Absent

Motion carried by a vote of 4 ayes, 0 nays, 0 abstentions and 1 absent

**New Business:**

7:30 Brian Taylor/Max Stratton/ ZP rec'd 6/201 7	New Beginnings Farmstead/ Egidio and Elisa Tinti	A Special Use Permit for the use of an existing barn for a limited service eating establishment/ catered public events	2585 Route 209	R-1	55.3-3- 8.100	200-46; 200-39	SEQRA Classification; set PH
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Application overview-The Applicants bought the old Generation Farm and would like to hold weddings in the 3,200 sq. ft. barn. The CEO completed the required Zoning Permit and classified the use as Limited Service Eating Place for Catered Events allowed in the R-1 district with a Special Use Permit. The property is in a

certified Agricultural district and they can have by right ag events such as maple festivals, but these would be in addition to those.

**Public Input:**

Russ VanSickle chief of N.Marbletown fire expressed concern about access and turnaround. A site visit was scheduled

**Board Input:**

On-site cooking? No

Bathrooms-portable toilets will be brought in

Water? Water will be brought in

Ending time? 10:00

Alcohol served? Yes, under Caterer

Number of people expected-190

Parking-have parking for up to 80 cars

**Official Actions:**

Member Kathie Grambling motioned to classify the action as a Type II under SEQRA; member Tom Smiley seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Aye

Brian Taylor-Absent

Paris Perry-Aye

Max Stratton-Aye

Tom Smiley-Absent

Motion carried by a vote of 4 ayes, 0 nays, 0 abstentions and 1 absent

Member Paris Perry motioned to hold a public hearing on 8/23/17; member Kathie Grambling seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Aye

Brian Taylor-Absent

Paris Perry-Aye

Max Stratton-Aye

Tom Smiley-Absent

Motion carried by a vote of 4 ayes, 0 nays, 0 abstentions and 1 absent

**Action Items:**

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**Correspondence:**

**Paris Perry** motioned to adjourn the meeting; Tom Smiley seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Aye

Brian Taylor-Absent

Paris Perry-Aye

Max Stratton-Absent

Tom Smiley-Aye

Motion carried by a vote of 4 ayes, 0 nays, 0 abstentions and 1 absent

**Meeting adjourned at 9:00pm.**

Respectfully Submitted,

Maggie Colan, ZBA Secretary