

Town of Marbletown
Stone Ridge, New York 12484
Physical Address: 1925 Lucas Avenue, Cottekill
Zoning Board of Appeals
Monthly Meeting
September 6, 2017

Minutes

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

Old Business

New Business:

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>7:30 Brian Taylor/ Max Stratto n/ 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>SEQRA Classification; set PH</u>

Attendees:

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

Consultants Present:

Announcements:

Public Hearings:

Application 1

7:30 Brian Taylor/ Max Stratto n/ ZP rec'd	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	2585 Route 209	R-1	55.3-3- 8.100	200-46; 200-39	SEQRA Classification; set PH
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6/2017		events					
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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:

None

Board Input:

A sound test was completed. The decibel at the nearest neighbor with 105dB being played was 52 and 56

Board member and Applicant met with NYSDOT to review sign locations

Official Actions:

Member Max Stratton motioned to allow the applicants to have a test event; member Tom Smiley seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Absent

Brian Taylor-Absent

Paris Perry-Absent

Max Stratton-Aye

Tom Smiley-Aye

Motion carried by a vote of 3 ayes, 0 nays, 0 abstentions and 2 absent

Action Items:

Correspondence:

Tom Smiley motioned to adjourn the meeting; Max Stratton seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Absent

Brian Taylor-Absent

Paris Perry-Absent

Max Stratton-Aye

Tom Smiley-Aye

Motion carried by a vote of 3 ayes, 0 nays, 0 abstentions and 2 absent

Meeting adjourned at 8:45pm.

Respectfully Submitted,

Maggie Colan, ZBA Secretary