

**Town of Marbletown  
Stone Ridge, New York 12484  
Physical Address: 1925 Lucas Avenue, Cottekill  
Zoning Board of Appeals  
Monthly Meeting  
April 27, 2016**

**Minutes**

**Agenda:** Chairman Husta called the meeting to order at 7:01pm and read the Agenda into the record

**Public Hearings:**

- 3805 Main St LLC-Special Use Permit to have events-CACNELED
- Steve Ferri/Den of Marbletown-Modification of existing Special Use Permit
- Richard Casey- Appeal requesting an Area Variance for the location of a proposed accessory apartment above a proposed garage instead of contained within a principal residence

**New Applications:**

- Kathryn May-Special Use Permit for a two-family house

**Old Applications:** None

**Decisions:** None due

**Attendees:**

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

**Announcements:**

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**Applicant Richard Casey** submitted a **request to withdraw** both **current Appeals requesting Variances Applications: a density variance request and a setback variance** for a shed.

**Official Actions:**

**Member Paris Perry** motioned to **close** the current **public hearing and accept withdrawal; Member Kathie Grambling seconded** the motion, which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Aye

Brian Taylor-Aye

Paris Perry-Aye

Dan Proctor-Absent

Tom Smiley-Aye

**Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 1 absence**

**Public Hearings:**

**Application 1:**

- **Richard Casey** are applying for a **Special Use Permit with notice of a request for an Area Variance** to be allowed to create an Accessory Apartment in the upper level of a proposed garage instead of contained within the principal residence The property is located at 44 Pine Cove Road in the A3 Zoning District at tax map number 54.2-1-27. Property contains 4.3 acres

**ZBA members assigned to Application:** Will Husta; Max Stratton; Tom Smiley (Co-Lead); Kathie Grambling Dan Proctor

SEQRA: Application was classified as a Type II

**Application Representative:** Rich Casey

Application Presentation: Applicant, Rich Casey, stated she would like to obtain a Special Use Permit with notice of an Area Variance to be allowed to locate a 1 bedroom 647 sq. ft. Accessory Apartment in the upper level of proposed four bay garage, instead of contained within the principal residence as required in the Accessory Apartment regulations.

**Official Actions:**

Member **Kathie Grambling** motioned to schedule a **public hearing** on the application at the **June 1, 2016** Zoning Board meeting; 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-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

**Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence**

**Application 2**

|                         |                                      |  |                      |           |                      |               |                             |
|-------------------------|--------------------------------------|--|----------------------|-----------|----------------------|---------------|-----------------------------|
| <b>Paris Perry/7:45</b> | <b>Steve Ferri/Den of Marbletown</b> | <b>Modify existing SUP issued in 2015 to drop B&amp;B and change some space to café/limited service eating on 2.30 acres</b> | <b>1 Basten Lane</b> | <b>R1</b> | <b>62.3-2-12.100</b> | <b>200-46</b> | <b>SEQRA Classification</b> |
|-------------------------|--------------------------------------|--|----------------------|-----------|----------------------|---------------|-----------------------------|

**Applicant presented proposed changes to existing SUP.**

**Board Questions:**

**There seems to be tables, etc. down by the stream, why? Answer-It will be a picnic area. Board-It needs to be calculated in parking.**

**-Need revised plot plan showing:**

**Driveway wide enough for 2 cars (26')**

**Required 10 spaces**

**Outside lighting**

**Official actions:**

**Member Dan Proctor motioned to continue the public hearing at the June 1, 2016 meeting; member Max Stratton seconded the motion which was thereupon called to a vote as follows:**

**Will Husta-Aye  
Kathie Grambling-Aye  
Brian Taylor-Absent**

Paris Perry-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence

**New Application:**

- **Kathryn May-Applicant wishes to convert a den above her attached garage into a 1 bedroom accessory apartment. Applicant presented to layout and the parking requirement.**  
**There will be no impact to septic as she is re-locating an existing bedroom to the space.**

**SEQRA:**

**Member Dan Proctor motioned to classify the action as Type II under SEQRA; member Max Stratton seconded the motion,** which was thereupon called to a vote as follows:

Will Husta-Aye  
Kathie Grambling-Aye  
Brian Taylor-Absent  
Paris Perry-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence

**-Member Max Stratton motioned to schedule a public hearing for June 1, 2016; member Dan Proctor seconded the motion** which was thereupon called to a vote as follows:

Will Husta-Aye  
Kathie Grambling-Aye  
Brian Taylor-Absent  
Paris Perry-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence

**3805 Main St LLC** is applying for an **Special Use Permit** to have **events** as an Accessory Use to the approved 19 room hotel use on property located at 3805 Main St in the B-1 zoning district at tax map number 69.2-5-1.100. Property contains 35.0 acres.

**Applicant was not ready for this meeting**

**Official Actions:**

**Tom Smiley** motioned to **continue the public hearing at the June 1 2016 ZBA meeting for document input only;** **Max Stratton** seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye

Kathie Grambling-Aye  
Brian Taylor-Absent  
Paris Perry-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

**Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence**

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#### **Action Items:**

##### **Escrow:**

The **Secretary presented** to the Board the following **Escrow Vouchers** for approval to be then forwarded to the Bookkeeper and Town Board for payment:

1. 3805 Main St LLC-\$945.00 (Nelson Pope[Bonnie]..Balance in escrow-\$2,210.00

**Official Actions:** **Dan Proctor** motioned to authorize the Chairman to sign the Vouchers in the total amount of \$945.00 acknowledging the work product review had occurred; **Max Stratton** seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye  
Kathie Grambling-Aye  
Brian Taylor-Absent  
Paris Perry-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

**Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence**

**Several members have a conflict with the May 25 date. After discussion, it was motioned by member Dan Proctor to move the regular May 2016 ZBA from May 25 to June 1, 2016.; 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-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

**Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absence**

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**Max Stratton motioned to adjourn the meeting; Dan Proctor seconded the motion** which was thereupon called to a vote as follows:

Will Husta-Aye  
Kathie Grambling-Aye  
Brian Taylor-Absent  
Paris Perry-Absent  
Dan Proctor-Absent  
Max Stratton-Aye  
Tom Smiley-Aye

**Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absent**

**Meeting adjourned at 8:39pm.**

Respectfully Submitted,  
Maggie Colan, ZBA Secretary