

**Town of Marbletown
Stone Ridge, New York 12484
Physical Address: 1925 Lucas Avenue, Cottekill
Zoning Board of Appeals
Monthly Meeting
June 1, 2016**

Minutes

Agenda: Vice-Chairman Perry called the meeting to order at 7:07pm and read the Agenda into the record

Public Hearings:

- 3805 Main St LLC-Special Use Permit to have events-
 - 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
- Kathryn May-Special Use Permit for a two-family house

New Applications:None

Old Applications: None

Decisions: None due

Attendees:

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

Announcements:

Public Hearings:

Application 1:

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.

Application update: A sound test was conducted on March 29. A ZBA member and one of the consultants went to 5 different sites; they tested the dB at ambient then the consultant on-site at 3805 Main St played a variety of typical wedding music at various dB (range was 50dB-120dB).

Public Input:

Only one neighbor was present, Mary Jones. She stated they were home during the test and mostly could not hear the music. Member Paris Perry was at their residence. He stated standing on the sidewalk in front of their house, once the dB hit 60, you could hear it, but the traffic on Rte 209 was louder (+/- 75-90dB). Ms. Jone stated it is the bass sounds that are the most troublesome as well as the direction the speakers are facing.

Board Comments:

How will septic and water be dealt with- Answer-septic-portable toilets will be brought in; water-a water truck will be used

Official Actions:

Member Tom Smiley motioned to continue the public hearing; member Paris Perry seconded the motion which was thereupon called to a vote as follows:

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

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

Application 2

- **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.

Public Input:

Only one neighbor was present, Greg Belcamino. He continued to express his belief that the Applicant has not sufficiently proved the need for the Variance

Board Comments:

The Board reviewed potential lighting options
The Board thanked the public for their input.

Official Actions:

Member **Kathie Grambling** motioned to continue **public hearing** on the application at the **June 22, 2016** Zoning Board meeting; Member **Tom Smiley** seconded the motion, which was thereupon called to a vote as follows:

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

Tom Smiley-Aye

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

Application 3

Paris Perry/	Steve Ferri/Den of Marbletown	Modify existing SUP issued in 2015 to drop B&B and change some space to café/limited service eating on 2.30 acres	1 Basten Lane	R1	62.3-2-12.100	200-46	SEQRA Classification
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Applicant presented proposed changes to existing SUP.

Public Input:
None

Board Questions: None

Official actions:

Member Dan Proctor motioned to continue the public hearing at the June 22, 2016 meeting; member Max Stratton seconded the motion which was thereupon called to a vote as follows:

Will Husta-Absent

Kathie Grambling-Aye

Brian Taylor-Aye

Paris Perry-Aye

Dan Proctor-Aye

Max Stratton-Aye

Tom Smiley-Aye

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

Application 4:

- **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.**

Applicant did not show up

Action Items: None

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

Will Husta-Absent

Kathie Grambling-Aye

Brian Taylor-Aye

Paris Perry-Aye

Dan Proctor-Aye

Max Stratton-Aye

Tom Smiley-Aye

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

Meeting adjourned at 8:30pm.

Respectfully Submitted,

Maggie Colan, ZBA Secretary