

**ZONING BOARD OF APPEALS
TOWN OF MARBLETOWN
ULSTER COUNTY
COTTEKILL, NEW YORK
(845) 687-7500 Ext. 171**

MINUTES OF January 23rd, 2019 **Regular Meeting** of the Town of Marbletown **Zoning Board of Appeals**, held at the **Rondout Municipal Center**, Cottekill, NY.

Chairman Perry called the meeting to order at 6:57PM.

Chairman Proctor asked everyone to stand for the pledge to the Flag.

PRESENT:

Paris Perry, Chairman
Will Husta
Tom Smiley
Andrew Nilsen
Kathleen Grambling

ABSENT:

Also present:

Kevin Fredricks, Alternate. Shaye Davis, Secretary.

Mr. Fredricks took a seat on the Board at 6:57PM.

There were no applications on the Agenda for this Meeting.

OTHER MATTERS:

1.) New Beginning's LLC/Cypress Creek Renewables Escrow:

The Board had two vouchers to be paid from the remaining monies in the escrow account.

- 1) Nelson, Pope and Voohris in the amount of \$33.75.
- 2) Brinnier and Larios in the amount of \$70.00.

Mr. Smiley motioned to approve payment of the Nelson, Pope and Voohris invoice for \$33.75.

Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 0 absent

Mr. Smiley motioned to approve payment of the Brinnier and Larios invoice for \$70.00 Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 0 absent

Chairman Perry signed both vouchers.

The Secretary notified the Board that New Beginning's LLC/Cypress Creek Renewables Escrow Account needed to be replenished by \$1,000 to cover remaining invoices.

Mrs. Grambling motioned to request Cypress Creek Renewables to replenish the Escrow Account by \$1,000 to cover remaining invoices. Mr. Smiley seconded the motion.

All in favor. Motioned Carried.

6 ayes, 0 nays, 0 abstain, 0 absent

2.) High Meadow School:

Point Person Chairman Perry gave the Board an update regarding the High Meadow School Application. He noted that the Secretary received comments back from New York State Historic Preservation (SHPO) and that it had been circulated with the Board and Applicant. He stated that the letter agreed that the structure was one of the original structures defined when New York State designated properties to be included in the creation of the Stone Ridge Historic District. The letter continued to state that the applicant had 3 options:

- 1.) Restore the existing building;
- 2.) Take down the building and relocate it somewhere else on the property;
- 3.) Take it down completely.

The Board discussed the three options.

Mr. Husta stated that ideally it would be best if they could restore the building.

Chairman Perry stated that there was no good location that the applicant could move the building to. Additionally, if they left the building and tried to build a whole new structure somewhere else on the property they would run into a number of setback issues.

Mr. Smiley recommended that the Board ask the applicant to address the viability of each of the three options from SHPO to present to the Board.

Mr. Fredricks agreed with Mr. Smiley's opinion.

Chairman Perry stated that he would like to assign Mr. Nilsen as the Point Person for this application with him as he would not be in attendance for the March 27th, 2019 meeting.

3.) New Beginning's LLC/Cypress Creek Renewables Update:

Chairman Perry explained that several neighbors had stopped by the Secretary's office and sent emails to the Secretary's and himself. He explained that the neighbors had concerns and questions regarding the project. He stated that the point person for the project, Mr. Smiley and himself conducted a site visit with the neighbors on Pine Tree Lane to listen to their concerns and see the site for themselves. He also stated that he replied to them via email after the site visit. He added that the neighbors that are concerned are to contact the Secretary after the cutting of the trees so they could conduct another site visit to see how visible what determine what kind of landscaping would need to be done before issuance of a C/O by the Building Department.

Mr. Smiley motioned to adjourn the meeting at 9:34PM. Mr. Husta seconded the motion.

All in favor. Motion carried.

6 ayes, 0 nays, 0 abstentions, 0 absent

Respectfully submitted,
Shaye Davis, Secretary

Adopted and accepted, February 27th, 2019