

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

MINUTES OF March 6th, 2019 **February 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 7:01PM.

Chairman Perry 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:

Shaye Davis, Secretary.

High Meadow School – Continued Application

Kurt Sutherland – Architect

Proposes to expand and/replace current Art Building

Located at 7-15 Acorn Way, Stone Ridge. Zoning District – B-1. SBL: 61.20-5-18.111

Kurt Sutherland was present on behalf of the application.

Chairman Perry explained to the Applicant, Board and the public the letter the Board received from New York State Historic Preservation (SHPO). The letter explained 3 options for the applicant, 1.) to relocate the building to another location on the property and construct a new building as wished; 2.) restore add an addition on to the existing building; 3.) completely tear down the building and build a new one.

Mr. Sutherland stated that ultimately they would like to either relocate the building and build a new music/arts room or add on to the existing building. He stated that since the last Zoning Board of Appeals meeting he has looked into grants to help with the cost of restoring or

relocating the building. He said some of the options may not be possible due to the cost. He also added that the project wouldn't break ground until next year roughly.

The Board discussed the size of the proposed building and/or addition and the design guidelines for the district.

Mr. Sutherland stated that the buildings would look barnlike to keep the character of the surrounding buildings.

The Board discussed setting a public hearing but decided to hold off for the time being. The stated that they would review SEQR at the next Board meeting.

There was no further discussion.

New Beginnings Farmstead LLC – Renewal Application

Edgidio and Elisa Tinti

Renewal of Special Use Permit for limited number of events to be held on their farm.

Located at 2585 Route 209, Kingston, Zoning District – R-1. SBL: 55.3-3-8.100

Edigio Tinti was present on behalf of the application.

The Board had received a letter from Mr. Tinti requesting to come in front of the Board to review his special use permit from 2018.

The Board asked the number of guests he can have at an event, when the events start and how many events the applicant was allowed per year.

Mr. Tinti stated that he thought that they were allowed to have 12 events per year, 180 guests per event and that the events usually start in May.

Chairman Perry stated that the number of events was supposed to 10 per year.

The Board agreed with Chairman Perry's statement on the number of events per year and all agreed on the number of guests per event.

Chairman Perry stated that the Board doesn't need anything from the Fire Department as the roadway/driveway has been widened due to the Solar project. He asked the applicant if he had any complaints.

Mr. Tinti stated that one neighbor complained about noise but at the time they did not have an event going on. He also stated that where the sign was placed, people couldn't see so they moved the sign to fix that issue.

Chairman Perry stated that the Town had no complaints documents and no violations for the applicant/parcel.

The Board and Applicant agreed on the terms and that fact there were no complaints.

There was no further discussion.

OTHER MATTERS:

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

Neighbors of the solar project requested to have members of the Board to come out for a site visit. Chairman Perry and Mr. Smiley agreed to meet the members at 8:00am Friday.

Mr. Smiley motioned to pay an invoice from Nelson Pope and Voohris, LLC for \$1,316.25 from escrow. Mrs. Grambling seconded the motion. '

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mr. Nilsen motioned to request \$501.25 from Cypress Creek Renewables to cover the cost of an outstanding invoice. Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mr. Smiley motioned to adjourn the meeting at 8:02PM. Mr. Nilsen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Respectfully submitted,

Shaye Davis, Secretary

Adopted and accepted, February 27th, 2019