

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

MINUTES OF March 27th, 2019 **Regular Meeting** of the Town of Marbletown **Zoning Board of Appeals**, held at the **Rondout Municipal Center**, Cottekill, NY.

Vice Chairman Smiley called the meeting to order at 7:01PM.

Vice Chairman Smiley asked everyone to stand for the pledge to the Flag.

PRESENT:

Will Husta
Tom Smiley, Vice Chairman
Andrew Nilsen
Kathleen Grambling

ABSENT:

Paris Perry, Chairman

Also present:

Kevin Fredricks, alternate. 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

SEQR: Unlisted Action

Kurt Sutherland was present on behalf of the application.

Mr. Sutherland explained to the Board updated plans showing each option separately. He stated that they would prefer to do option A which was to relocate the building to a new location and build a new one in its place.

Mrs. Grambling asked why they would rather do that.

Mr. Sutherland stated that the school would like to have a new building for the music/arts room and use the old building to store mowers and other things since they currently do not have a place to do that. He stated that it all will depend on the cost to which they chose to do.

He stated that he would to have both options approved so that when they figure out the cost and what grants they can decide then.

The Board agreed that they could approve both options.

Mr. Smiley asked if there was an expansion to the occupancy of the school.

Mr. Sutherland stated that there was no expansion, just to make more practicing room for the current students.

The Board reviewed Part 2 of the Environmental Assessment Form.

Mrs. Grambling motioned to declare a Negative Declaration under SEQR. Mr. Nilsen seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mr. Nilsen motioned to set the application for public hearing at the next regular meeting. Mr. Husta seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion.

2019-02 Area Variance – New Application

Mazdack Rassi - Owner

Conklin Architecture – Architect

Proposes constructing a swimming pool and pool house in their front yard.

Located at 17 Vly Road, Accord. Zoning District: A-3. SBL: 54.4-1-8.211

Kevin Conklin from Conklin Architecture was present on behalf of the application.

Mr. Conklin explained the project to the Board. He stated that they plan to put an inground pool in with a bathroom and changing area. He pointed out the setbacks to all surrounding neighbors and the screening that was already there. He showed the Board the aerial photo of the parcel to show why they chose to put the pool in the front yard. He stated that the rear yard is all wooded and has hills.

Mr. Nilsen asked about the septic for the added bathroom.

Mr. Conklin stated that they were going to connect to the existing septic with underground utilities.

Mrs. Grambling asked if the proposed changing area and bathroom was going to be a guest house.

Mr. Conklin stated that it was just going to be a changing room with bathrooms and a kitchenette, no guest house or bedrooms.

Mr. Smiley asked the applicant to show setbacks to the neighboring properties and to show the neighboring properties.

Mrs. Grambling motioned to classify the application as a Type 2 under SEQR. Mr. Fredrick seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mr. Fredrick motioned to set the application for public hearing at the next regular meeting.

Mr. Husta seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion.

2019-01 Area Variance – New Application

Carter Peabody - Owner

Paul B. Jankowitz – Architect

Proposes constructing a swimming pool and spa in their front yard.

Located at 105 Cherry Hill Road, Accord. Zoning District: A-3. SBL: 61.3-2-70

No one was present on behalf of the application.

The Board reviewed the application and site plan. They agreed to have the applicant show the location of the septic for the next meeting. They had no other concerns with the site plan.

Mr. Fredrick motioned to classify the application as a Type 2 under SQER. Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Mr. Fredrick motioned to set the application for public hearing at the next regular meeting. Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

There was no further discussion.

Mr. Nilsen motioned to adjourn the meeting at 7:51PM. Mrs. Grambling seconded the motion.

All in favor. Motioned Carried.

5 ayes, 0 nays, 0 abstain, 0 absent

Respectfully submitted,

Shaye Davis, Secretary

Adopted and accepted, April 24th, 2019