



**Town of Marbletown
Zoning Board of Appeals
Rondout Municipal Center, Room M-1
1915-1925 Lucas Avenue
Cottkill, New York 12419**

Call to Order – Chairman Tom Smiley

6:00 P.M.

Pledge of Allegiance

Announcements: None

Quorum:

Voting Members Present

Tom Smiley
Kathie Grambling
Brenden Masterson
Zach Bowman
Egidio Tinti

Absent

Andy Nilsen

Town Staff Present

Shaye Davis
Tracey Kellogg, Esq

New Business:

1.) SUP 1.24.18: New Beginnings Farmstead – Annual Renewal

Applicant: Egidio & Elisa Tinti – New Beginnings Farmstead
Request: Annual Renewal of SUP Operating Permit
Code: 200-75
Location: 2585 Route 209, Kingston NY, 12401
SBL: 55.3-3-8.100

Tom Smiley notes that the annual renewal of Operating Permits as a condition of a SUP is now under the purvey of the Town of Marbletown Planning Board.

Resolution to refer SUP 1.24.18 – New Beginnings Farmstead Operating Permit Renewal to the Town of Marbletown Planning Board for this annual renewal and all subsequent renewals thereafter.

Motion by Zach Bowman, second by Kathie Grambling, Vote Unanimous.

2.) #2021-01 AV – Area Variance – New Application

Applicant: Warren Ashworth & Susan Kander
Request: Area Variance; Setbacks Side & Rear
Code: 200-20
Location: 3520 Main Street, Stone Ridge, NY, 12484
SBL: 61.20 - 3 - 43

Application Managers - Kathie Grambling & Brenden Masterson



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Present on behalf of the Application - Warren Ashworth & Susan Kander (Applicants)

Application and Project presentation and discussion:

Warren Ashworth: Variance sought for the expansion of a 1400 square foot pre-existing single-family residence; two story addition and a screened porch. Side Yard facing SP Industries, Rear Yard facing Hardenburgh Hills SBD. Options are hindered by topography. House is in the NW corner of the property. Accessory structures – Barn, built around the time of the home, 1960's. Total addition is 264 square feet x 2 levels.

Kathy Grambling: Ascertained length of occupancy, orientation of map, history of the parcel and house. Application specifics discussed with additional inquiries. Request to add septic to Sketch Plan. Site Visit to be scheduled.

Warren Ashworth: Noted location on Sketch where septic piping and septic field is located. House is visible from SP slightly in the winter, not in summer. SP Industries would be able to see the screened porch, no one can see rear addition; due to screening of trees on surrounding parcels. Outdoor Stone Fireplace to be at edge of enclosed screened porch. No other configuration that would work; cannot build to the right. Proposed locations are the only that can work. We could go over the driveway, but it would be a useless addition because we would be passing through bedrooms to get to the addition. We are here full time currently but are normally half time with a dwelling in NYC. Can not claim hardship. Willing to leave off Fireplace if needed.

Susan Kander: Thought about Porch to the rear, it would eliminate light into kitchen and dining room. Family is growing. Currently a 3-bedroom house. Add additional bedrooms. One room on ground floor, one on the 2nd floor. Possibly one new bathroom. Currently have 2 bathrooms, may add 3rd, budget is a concern.

Tom Smiley: This request is for roughly a 29-30% Variance; Rear 22-foot, Side Yard 21.2. Shed is 20x18. 360 square foot. Preexisting non confirming in Rear Setback. Request for Updated Site Plan with Distances to nearest neighbors; or document with distances listed.

Motion to set a Public Hearing for Application #2021-01 AV; to be conducted at the ZBA meeting on 2/24/21 at 6: 00 p.m. via Zoom.

Motion by Brenden Masterson, Second by Kathie Grambling, Vote Unanimous.

Site Visit Scheduled with Applicant and Application Managers

No additional commentary from meeting participants on #2021-01 AV



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Old Business: None

Motion to adjourn.

Motion by Zach Bowman, Second by Egidio Tinti, Vote Unanimous.

6:40 P.M.

For The ZBA

Shawn Marks

2/17/21