

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

Minutes

Agenda: Chairman Husta called the meeting to order at 7:11pm and read the Agenda into the record

Public Hearings:

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Review time/ ZBA point person	Applicant	Application	Location	Dist	Tax Map Number	Applicable Regs	Need and/or update
Dan Proctor & Kathie Grambling/7:30	Kathryn May	Accessory Apartment on 16.6 acres	60 Lower 27 Knolls Road High Falls	A4	70.3-5-35	200-46D(5)	Classified as Type II; open for documents only
7:45 Brian Taylor & Max Stratton	Colleen and William Bicknese	Appeal requesting a setback variance for a new garage	159 Stone Dock Rd High Falls	R1	69.4-2-10.100	200-74	Classified as Type II; PH con't for documents only

New Applications:

Review time/ ZBA point person	Applicant	Application	Location	Dist	Tax Map Number	Applicable Regs	Need and/or update
8:00/ Paris Perry	Chris & Brenda Lawrence	SUP for Accessory Apt	71 Cedar Hill Rd	R1	70.3-5-3.110	200-46 D(15)	SEQRA Classification; schedule PH for 9/28/16 mtg

Old Applications:

Review time/ ZBA point person	Applicant	Application	Location	Dist	Tax Map Number	Applicable Regs	Need and/or update
7:00	Enneagram Institute	SUP to be allowed to hold trainings and workshops	3355 US HWY 209	R1	62.3-2-15	200-46	Approved with conditions 11/19/14, during construction CEO had questions re: # of events/workshops, required parking; lighting

Decisions:

Paris Perry & Tom Smiley	Richard Casey	Special Use Permit for an Accessory Apartment with notice of a request for Area Variance to the location of the	44 Pine Cove Rd	A3	54.2-1-27	200-46; Local law # 3 of 2015 certified 1/6/16; 200-74	Public hearing closed 7/29/16; decision due by 8/28/16
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		Accessory Apartment					
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Attendees:

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

Announcements:

Old Application:

Review time/ ZBA point person	Applicant	Application	Location	Dist	Tax Map Number	Applicable Regs	Need and/or update
7:00	Enneagram Institute	SUP to be allowed to hold trainings and workshops	3355 US HWY 209	R1	62.3-2-15	200-46	Approved with conditions 11/19/14, during construction CEO had questions re: # of events/workshops, required parking; lighting

Nadine Carney presented the application

Member Brian Taylor recused himself at 7:03PM as he owns the subject property.

The CEO found conditions (2) and (7) confusing regarding the scope of the required conditions previously approved as part of the 11/19/2014 Determination which stated:

- 11/19/14 Condition (2): “Five and six day workshops are limited to one-per-month during spring, summer and fall. No week-long workshops will be held during winter months. Maximum number of attendees at any given workshop is limited to 54 participants plus staff and caterers.”
- 11/19/14 Condition (7)“The limits on the number of workshops and attendees are not intended as absolute limits caused by potential impacts on the neighbors but rather reflect the current Enneagram staff view of practical operating levels. When considering the positive community economic benefits and the attendee scholarship potential plus allowing free use of the facilities to religious and spiritual organizations, additional uses may be considered where conformance to noise limits and other regulations are evaluated.”

Official Actions:

Member Max Stratton motioned to schedule a public hearing for 9/28/16; Member Paris Perry seconded the motion, which was thereupon called to a vote as follows:

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

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absent

Member Brian Taylor re-joined the meeting at 7:57

Public Hearings:

Application 1:

7:45 Brian Taylor & Max Stratton	Colleen and William Bicknese	Appeal requesting a setback variance for a new garage	159 Stone Dock Rd High Falls	R1	69.4-2- 10.100	200-74	Classified as Type II; PH con't for documents only
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Member Max Stratton motioned to schedule a public hearing for 9/28/16; Member Paris Perry seconded the motion, which was thereupon called to a vote as follows:

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

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absent

New Application

Review time/ ZBA point person	Applicant	Application	Location	Dist	Tax Map Number	Applicable Regs	Need and/or update
8:00/ Paris Perry	Chris & Brenda Lawrence	SUP for Accessory Apt	71 Cedar Hill Rd	R1	70.3-5- 3.110	200-46 D(15)	SEQRA Classification; schedule PH for 9/28/16 mtg

Applicant stated he finished an area in his house in 2008, but the CEO is saying he never completed the process. He is trying to sell his house and needs a SUP for the Accessory Apartment

SEQRA:

Will Husta motioned to classify it as Type II under SEQRA; Dan proctor seconded the motion which was thereupon called to a vote as follows:

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

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absent

Will Husta motioned to schedule the public hearing for 9/28; Dan proctor seconded the motion which was thereupon called to a vote as follows:

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

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absent

Decisions:

- **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

Determination: At a regular meeting of the Zoning Board of Appeals it was motioned by member Paris Perry that, as empowered by all applicable regulations to do so, the granting of the requested Area Variance from Section 200-46D(15)(c) of the Town Zoning Law to allow the proposed accessory apartment to be contained within in the upper level of a detached garage/workshop; the motion was seconded by member Dan Proctor and was thereupon called to the following vote of the members assigned to the application:

Will Husta-Aye

Paris Perry-Aye

Kathie Grambling-Aye

Brian Taylor-Aye

Dan Proctor-Aye

The motion having been made, seconded and voted upon was approved by 5 ayes; 0 nays; 0 abstentions; and 0 absent.

Action Items:

1.

Correspondence: None

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

Will Husta-Aye

Kathie Grambling-Aye

Brian Taylor-Aye

Paris Perry-Aye

Dan Proctor-Aye

Max Stratton-Aye

Tom Smiley-Absent

Motion carried by a vote of 5 ayes, 0 nays, 0 abstentions and 2 absent

Meeting adjourned at 10:03pm.

Respectfully Submitted,

Maggie Colan, ZBA Secretary