



**Town of Marbletown
Zoning Board of Appeals
PO Box 217, Stone Ridge, NY 12484
(845) 687-7500 Ext. 171
Email: planning@marbletown.net**

March 24th, 2021

Meeting Called to Order by Chairman Tom Smiley

6:00 P.M.

Pledge of Allegiance

Quorum:

Present

Tim Smiley
Andy Nilsen
Kathie Grambling
Zach Bowman
Brendon Masterson

Absent

Egidio Tiniti

Town Staff

Michelle Solcberg-Markle

Announcements & Communications: None

Old Business: None

New Business:

1.) 2021-03 AV – Area Variance

Applicant: Bruce Littlefield & Scott Stewart
Location: 2671 Hurley Mountain Road, Kingston, NY, 12401
Zone: A-2; 2.4 Acre
SBL: 62.1-1-40.211
Request: Variance; Addition to SFR within 30' Side Yard Setback

Project Leader Andrew Nilsen

Applicants Present: Scott & Bruce

Discussion:

- Approximately a 50% Variance requested; significant
- Discussion of possible alternative remedies other than variance; Lot Line Adjustment/Deletion
- Wetlands noted
- Applicant wishes to move forward with current build plans if possible
- Pre-Existing Pergola/Pool in rear yard; build to the right further into adjacent parcel



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- Viewed proposed build plans and plats; need to add well and septic
- Bulk of the variance would be incurred by the pool house portion of the build
- A list of reasons and circumstances why variance should be approved will be required
- Add pergola, firepit, addition, and any other structures or landscaping that is relevant

Motion to schedule a Public Hearing for Application 2021-03 AV for April 7th at 6:00 P.M. by Andy N., Second by Zach B., Call of the Roll Unanimous (5-0)

Approval of Minutes:

Motion to approve the March 10th, 2021 Meeting Minutes by Brandon M., Second by Kathie G., Call of the Roll Unanimous (5-0).

Motion to adjourn by Zach B., Second by Kathie G., Call of the Roll Unanimous (5-0)

Meeting adjourned

6:35 P.M.

Transcribed and Submitted 4/7/21

Shawn Marks
Planning & Zoning

Approved April 7th, 2021