



Town of Marbletown
Zoning Board of Appeals
1915-1925 Lucas Avenue
Cottkill, New York 12419

November 17th, 2021
APPROVED MEETING MINUTES

Meeting called to order by Chairman Tom Smiley

6:00 P.M.

Pledge of Allegiance

Quorum Call:

Board Members Present – Tom Smiley, Zach Bowman, Andy Nilsen, Egidio Tinti

Board Members Absent – Brendan Masterson, Kathy Grambling

Town Staff Present – Michelle Solcberg, Tracy Kellogg

Announcement and Communications: None

Old Business:

1.) 2021-07 AV – Silva Area Variance – Public Hearing

Chris Silva

18 Spongia Road, Stone Ridge, NY, 12484

SBL: 61.2-1-21, A3 Zoning, 6.33 +/- acre

Requesting a side yard setback variance on a Carport. Carport requested to be placed 25-feet from the property line; 30-foot side yard setback required.

The Board discussed the Application specifics. Zach Bowman gave a report on his Site Visit. The site visit revealed the location of the carport was likely closer to the property line than initially thought. The applicant asked that the variance request be amended to allow for a 10' variance on the 30' setback. Discussion with the applicant ensued on the details of the request.

Call to the Public for Comment

- Letter of support from adjoining neighbor Aaron and Christina Grubb at 30 Spongia Road.
- No other comment or inquiry received from the Public



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Motion to Close the Public hearing by Zach Bowman, second by Andy Nilsen, call of the roll with unanimous Aye (4-0)

Motion to approve application 2021-07 AV, and grant an Area Variance to Chris Silva, for the lands situated at 18 Spongia Road, Stone Ridge, NY, 12484, also known as SBL: 61.2-1-21, and located in the 'A-3' zoning district for a 20' X 20' Carport in the southern side yard 20' feet from the property line; made by Zach Bowman, second by Andy Nilsen, call of the Roll with unanimous Aye. (4-0)

2.) 2021-01 CEOA – Duchess Farm – Cont'd Public Hearing

Duchess Farm Equestrian Community, LLC

c/o Michael Warren

#35 Warren Way, High Falls, NY, 12440

SBL: 69.2-5-22.122, R1-Zone

Appealing four (4) Notice of Violation issued by Code Enforcement; violation(s) of Town Code and deficiencies in site plan approved infrastructure for the Duchess Farm Major Subdivision

Andrew Nilsen recused himself while the Duchess Farm appeal application was under discussion.

The remaining Board members discussed the continuance of the Public Hearing for document submission through early December. No additional documents have been submitted as of this meeting.

Motion to continue the application until December 15th, 2021, and for the Public Hearing to remain open for Document Submission only until December 8th, 2021, made by Egidio Tinti, second by Zach Bowman, call of the roll with THREE Aye. (3-0)

Andrew Nilsen rejoined the meeting in his role as a Board Member.



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New Business:

3.) 2021-08 AV – Dahlgren Area Variance – New Application

Margaret Dahlgren

22 Sun Creek Lane, Stone Ridge, NY, 12484

SBL: 62.3-1-47.160, R1 Zone, 1.70 Acre

Requesting a side yard setback variance on a storage shed. Shed requested to be located 9.5 feet from side property line.

The application was received and opened for review by the Board. Andy Nilsen will be project point. Details of the request were discussed.

Motion to set a Public Hearing for December 15th, 2021, made by Egidio Tinti, second by Zach Bowman, call of the Roll with unanimous Aye (4-0)

Other Business:

Motion to approve the September 22nd, 2021, ZBA meeting minutes made by Zach Bowman, second by Egidio Tinti, call of the roll with 3 AYE and 1 Abstention. (Aye - Smiley, Bowman, Tinti - Abstention by Andy Nilsen)

Motion to approve the October 21st, 2021, ZBA meeting minutes made by Egidio Tinti, second by Zach Bowman, call of the roll with 3 AYE and 1 Abstention. (Aye - Bowman, Smiley, Tinti - Abstention by Andy Nilsen)

Motion to adjourn the meeting by Zach Bowman, second by Andy Nilsen, call of the roll with unanimous Aye. (4-0)

Time Adjourned

7:15 P.M.

Respectfully Submitted,

Michelle Solcberg

Approved by unanimous Vote on December 15th, 2021