

Town of Marbletown
Stone Ridge, New York 12484
Physical Address: 1925 Lucas Avenue, Cottekill
Zoning Board of Appeals
Monthly Meeting
September 28, 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
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
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

Attendees:

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

Announcements:

Public Hearings:

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-Type II
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Apartment is 654 sq. ft., 1 bedroom; need parking for 2-show 5; no outside changes or lighting; floor plans submitted

Public Input: None

Board Input: None

Official Actions

Member Max Stratton motioned to schedule a public hearing for 10/27/16; Member 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-Aye
 Max Stratton-Aye
 Tom Smiley-Aye

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

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
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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

Official Actions:

Paris Perry motioned to close the public hearing; 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-Aye
 Max Stratton-Aye
 Tom Smiley-Aye

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

Conditions: None

Determination: At a regular meeting of the Zoning Board of Appeals, it was motioned by member Paris Perry to approve with conditions the Special Use Permit for a one bedroom 468 sq. ft. Accessory Apartment in the upper level of an existing single family residence as delineated on the annexed plot plan; outlined in the annexed Record on 16.60 acres; 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
 Max Stratton-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.

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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Paris Perry motioned to continue the public hearing; 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-Aye
Max Stratton-Aye
Tom Smiley-Aye

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

Action Items:

Escrow-Paris perry motioned to increase the Mohonk escrow by 22.50; Kathie Grambling 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-Aye
Max Stratton-Aye
Tom Smiley-Abstain

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

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Correspondence: None

Max Stratton motioned to adjourn the meeting; Kathie Grambling 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-Aye
Max Stratton-Aye
Tom Smiley-Aye

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

Meeting adjourned at 9:00pm.

Respectfully Submitted,
Maggie Colan, ZBA Secretary