



Town of Marbletown
Zoning Board of Appeals
1925 Lucas Avenue
Cottkill, New York 12419
planning@marbletown.net

ZBA Meeting Minutes August 24th, 2022

Meeting Called to Order

6:06 P.M.

Pledge of Allegiance

Quorum Call:

Board Present: Tom Smiley, Kathie Grambling, Brendan Masterson, Egidio Tinti, Andy Nilsen

Board Absent: Zach Bowman

Town Staff Present: Shawn Marks

Announcements: None

Business:

1.) 2022-05 AV – Hoben Area Variance – New Application

Cindy & George Hoben

26 Kripplebush Creek Road, Stone Ridge, NY, 12484

SBL: 69.4-3-14, R1 Zone, 1.48 Ac.

Requesting a Variance to place a Carport within the required front yard setback on a flag lot

Tom Smiley provided an overview of the Application and requested variance

- Carport proposed to be placed within the required front yard
- Carport is unenclosed, which is not a permitted Use in the front yard
- Due to orientation of the driveway and house the front yard is visually the side yard

Applicants Cindy & George Hoben in attendance

Cindy Hoben provided an overview of the Application Request

- Placement of the Carport to help manage snow and ice on the vehicles of aging residents
- Resident on site with limited physical ability due to health factors
- Leave for work at 4-5 in the morning; difficult to get snow/ice removal services
- Septic system, drainage field, and Well limit placement of the carport
- Area of existing shed is low lying and collects surface water

The Applicant noted that they decided to reduce the size of the carport noted on the original site plan; Carport to be reduced to 20'x25' – from 24'x25'.



The Board discussed the proposed Site Plan and discussed the details of the Application and proposal with the Applicants. The following details were discussed:

- Central Hudson overhead power lines and ROW along side and rear property line
- Location of existing driveway in relation to proposed site of carport
- Distances to neighboring homes and accessory structures
- Enclosure of Carport sides or full enclosure of Carport vs. Garage
- Proposed location is visually an "Accepted Side Yard"
- Required setback from interior lot line (flag lot) is 40 feet. Proposed location, with consideration to Fire Code, Zoning Code, and size of the proposed Carport is approximately 15 feet at the rear of the Carport, and 12 feet at the front of the Carport
- Approximate 75% variance request; measurements obtained by using a set iron survey rod on site at the side property line
- Layout of the property – structures, trees, infrastructure
- Character of the Neighborhood
- Characteristics of the Lot; with, depth, flag access, distances to property lines of existing residence

The Board requested a revised and updated Site Plan to reflect the newly chosen Carport size and distances to neighboring structures and properties

Andy Nilsen to be Application Point; will coordinate time for a site visit

CEO to re-visit the site to capture additional details for the board, distances, and photos

Motion to Open the Application and set a Public Hearing for September 28th, 2022, made by Kathie Grambling, second by Brendan Masterson, call of the roll with unanimous Aye. (5-0)

2.) Approval of Meeting Minutes

Motion to approve the minutes of the June 22nd, 2022, ZBA Meeting made by Andy Nilsen, second by Kathie Grambling, call of the roll with unanimous Aye. (5-0)

The Board continued discussion on the details of the Hoben Variance Application; abutting parcel noted on survey to have a structure encroaching upon a property line

Motion to adjourn made by Egidio Tinti, second by Kathie Grambling, call of the roll with unanimous Aye. (5-0)

Meeting Adjourned

6:37 P.M.

A digital copy of the audio recording of this meeting may be obtained by contacting the Planning & Zoning Office



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DRAFT SUBMITTED 08/29/2022

MINUTES APPROVED 09/28/2022

Shawn Marks

Final Approved