



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

Zoning Board of Appeals
Approved Meeting Minutes
December 19th, 2023

Meeting Called to Order

6:11 P.M.

Pledge of Allegiance (No Public Hearing)

Quorum Call:

Present: Tom Smiley, Kathie Grambling, Nancy Birdsall (Alternate)

Absent: Andy Nilsen, Egidio Tinti, Zach Bowman

Town Staff Present: Shawn Marks

Announcements:

The Board briefly discussed Public Hearing commentary received by the Planning Board on December 18th, 2023, regarding the Sans (AHB1) Minor Subdivision Application at 120-122 Mill Road, for which property the ZBA granted an Area Variance to create an undersized Flag Lot in October of 2023.

Business:

The Chair appointed Nancy Birdsall as a Voting member for tonight's business.

The Secretary noted a quorum of 3 Voting members.

1.) 2023-01 ACEO – 3050 Route 209 LLC Appeal of the CEO- New Application (X.X.)

Applicant/Owner: 3050 Route 209 LLC, c/o Akiva Reich

Mailing Address: 776 E. 17th Street, Brooklyn, NY, 11230

Physical Address: 3050 Route 209, Kingston, NY, 12401

Agent: Victoria Polidoro, Rodenhausen Chale & Polidoro LLP

SBL: 62.1-2-9.211; 13.8 Ac +/-, A2 Zoning District

Application for the Appeal of a Code Enforcement Officer Determination

The Chair reported that an adjournment from the December 2023 meeting was requested by the Applicant. The Application will be carried to the January 2024 meeting agenda and no action on, or review of, the Application will take place at this time.

The Application has not yet been Accepted and Opened by the Board.

Application Point assignment is pending.



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2.) 2023-06 AV – Mollins Area Variance – Open Public Hearing

(E.T.)

Reed Mollins; 71 Cedar Hill Road, High Falls, NY, 12440

SBL: 70.3-5-3.100, R1 Zone, 3.00 Ac +/-

Requesting an Area Variance for a fence to be located in the front yard which exceeds the maximum permitted height and limits the passage of views.

Egidio Tinti is Application Point

The Applicant requested in October of 2023 that the Application and Public Hearing remain open without action by the Board until the April 2024 ZBA meeting. No action or further review at this time. Notification of Public Hearing resumption and continuance will be sent to neighbors when the Application returns to the Agenda for further review and consideration by the Board.

Other Business:

1.) Approval of Meeting Minutes

Motion to Approve the October 2023 ZBA Meeting Minutes made by K. Grambling, second by N. Birdsall; call for a vote with unanimous Aye. (3-0)

2.) Approval of 2024 Meeting Schedule

- The Board reviewed the drafted schedule of meeting dates for 2024
- ZBA monthly meetings scheduled to take place on the 4th Tuesday of each month with the exception of December being on the 3rd Tuesday because of the Christmas holiday

Motion to Approve the 2024 Meeting Schedule made by N. Birdsall, second by K. Grambling; call for a vote with unanimous Aye. (3-0)

Motion to Adjourn the meeting made by K. Grambling, second by N. Birdsall; call for a vote with unanimous Aye. (3-0)

Meeting Adjourned

6:22 P.M.

DRAFT SUBMITTED 1/1/2024

MINUTES APPROVED 4/23/2024

Shawn Marks