



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

**ZBA Meeting Agenda
Tuesday April 23rd, 2024
Rondout Municipal Center, Room M-1, 6:00 P.M.**

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement & Communications**
- **Business**

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

Applicant/Agent: Victoria Polidoro, Rodenhausen Chale & Polidoro LLP
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
SBL: 62.1-2-9.211; 13.8 Ac +/-, A2 Zoning District
Application for the Appeal of a Code Enforcement Officer Determination

Request for Withdrawal of Application 2023-01 ACEO received on 4.16.2024

2.) 2023-06 AV: Mollins Area Variance – Open Public Hearing (E.T.)

Applicant/Owner: Reed Mollins
Address: 71-73 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 within a front yard which exceeds the maximum permitted height and limits the passage of views.

3.) 2024-01 AV: Wright Accessory Apartment Area Variance – New Application (X.X.)

Applicant/Owner: Janet Wright
Address: 80-84 Highland Road, Stone Ridge, NY, 12484
SBL: 54.1-1-7, A3 Zone, 3.30 Ac +/-
Requesting an Area Variance for a non-conforming front yard setback on an existing Garage & Studio structure to create an Accessory Dwelling Unit/Accessory Apartment.

- **Approval of Minutes - December 2023**
- **Other Business:**
- **Adjournment**