



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

**ZBA Meeting**  
**February 2<sup>nd</sup>, 2022**  
**(Postponed for cause from 1/26/21)**  
**Rondout Municipal Center, Room M-1, 6:00 P.M.**  
**In-Person**

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

**1.) 2022-01 AV – Rudnay – Side Yard Setback Variance – New App.**

Miklos Rudnay & Margarita Meyendorff

120 Mohonk Road, High Falls, NY, 12484

SBL: 70.3-3-42.100, R1 Zone, 1.07 Acre

Requesting a side yard setback variance on a Garage. Garage proposed to be 6.5 Feet from right property line.

**2.) 2021-01 CEOA – Duchess Farm – Public Hearing Closed 12/8/21**

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

- **Approval of Minutes from December 2021 Meeting**
- **Adjournment**