



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

ZBA Meeting
October 21st, 2021
Rondout Municipal Center, Room M-1, 6:00 P.M.
In-Person

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

1). Extension on Approved Area Variance – Peabody 6/26/19

Applicant: Carter Peabody

Address: 105 Cherry Hill Road, Accord, NY, 12404

SBL: 61.3-2-70, 1.78 +/-, A3 Zone

Requesting extension on Area Variance for Swimming Pool.

2.) 2021-07 AV – Area Variance for Yard Setback – New Application

Chris Silva

18 Spongia Road, Stone Ridge, NY, 12484

SBL: 61.2-1-21, A3 Zoning, 6.33 +/- acre

Requesting a side yard setback variance on a Carport. Carport to be placed 25-feet from the property line; 30-foot side yard setback required.



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3.) 2021-01 CEQA – Duchess Farm – Cont'd Public Hearing

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**
- **Adjournment**