



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

**ZBA Meeting**  
**September 22<sup>nd</sup>, 2021**  
**Rondout Municipal Center, Room M-1, 6:00 P.M.**  
**In-Person**

- Call to Order
- Pledge of Allegiance
- Announcement & Communications
  - 2021-04 AV – Area Variance – 3772 Main Street
- Business

**1.) 2021-05 AV – Area Variance – Cont’d Public Hearing**

Marcus Fox

12-14 Rybak Lane, Stone Ridge, NY, 12484

SBL: 62.3-4-4, R3 Zoning, 2.7 acre

580 Sq-Ft. Accessory Structure to be renovated, conditioned, and utilized as an Accessory Apartment. Requires Area Variance for yard setbacks as referenced by the Accessory Apartment Law

**2). 2021-06 AV – Area Variance – New Public Hearing**

Applicant: Steve Keith for Sharan-Stewart

Address: 3 Mary Davis Road, Accord NY, 12401

SBL: 60.4-1-24, 6.0 acre +/-, A3 Zone

Request Area Variance on a corner yard setback for Addition to an existing Single-Family Residence. Area Variance requested for North-Easterly yard setback (adjacent to Ricci Road) on a corner lot required to have 65 feet from centerline on each street side yard.



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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**