



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

**ZBA Meeting**  
**August 25th, 2021**  
**Rondout Municipal Center, Room M-1, 6:00 P.M.**  
**In-Person**

- Call to Order
- Pledge of Allegiance
- Announcement & Communications
- New Business:

**1). 2021-06 AV – Area Variance – Yard Setbacks on SFR Addition**  
**New Application**

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.

**2.) 2021-04 AV – Area Variance – Accessory Apartment**  
**Public Hearing**

Ann Norman

3772 Main Street, Stone Ridge, NY, 12484

SBL: 61.20-4-24.100, SR District, 0.61 acre

Existing garage is dilapidated, proposal to demo and rebuild within the footprint.

Proposing to include an Accessory Apartment on the 2<sup>nd</sup> floor of the garage.

Requires area Variance for yard setback as referenced by the Accessory Apartment Law.



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### **3.) 2021-05 AV – Area Variance – Accessory Apartment**

#### **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

### **4.) 2021-01 CEOA – Dutchess Farm – Appeal of CEO Violations**

#### **Public Hearing**

Dutchess 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 Dutchess Farm Major Subdivision

- **Old Business: None**
- **Approval of Minutes**
- **Adjournment**