



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

ZBA Meeting
November 17th, 2021
Rondout Municipal Center, Room M-1, 6:00 P.M.
In-Person

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

1.) 2021-08 AV – Dahlgren Area Variance – New Application

Margaret Dahlgren

22 Sun Creek Lane, Stone Ridge, NY, 12484

SBL: 62.3-1-47.160, R1 Zone, 1.70 Acre

Requesting a side yard setback variance on a storage shed. Shed to be located 9.5 feet from side property line.

2.) 2021-07 AV – Silva Area Variance – Public Hearing

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.

3.) 2021-01 CEOA – Dutchess Farm – Cont'd 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



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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**