



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

ZBA Meeting
December 15th, 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 – Public Hearing

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.) 2021-01 CEOA – Duchess Farm – At the Call

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 November 2021 ZBA Meeting**
- **Approval of Meeting Dates for 2022**
- **Adjournment**