



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

ZBA Meeting
February 2nd, 2022
(Postponed for cause from 1/26/21)
Rondout Municipal Center, Room M-1, 6:00 P.M.
In-Person

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

1.) 2022-01 AV – Rudnay – Side Yard Setback Variance – New App.

Miklos Rudnay & Margarita Meyendorff
120 Mohonk Road, High Falls, NY, 12484

SBL: 70.3-3-42.100, R1 Zone, 1.07 Acre

Requesting a side yard setback variance on a Garage. Garage proposed to be 6.5 Feet from right property line.

2.) 2021-01 CEOA – Duchess Farm – Public Hearing Closed 12/8/21

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 December 2021 Meeting**
- **Adjournment**