



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

**ZBA Meeting Agenda  
October 26<sup>th</sup>, 2022  
Rondout Municipal Center, Room M-1, 6:00 P.M.**

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

**1.) 2021-05 AV – Fox Area Variance Extension of Approval Request**

Marcus Fox

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

SBL: 62.3-4-4, R3 Zone, 2.7 Ac +/-

Request for the extension of an Area Variance approval; 9/30/2022 expiration

**2.) 2022-06 AV – Mollins Area Variance – Public Hearing**

Reed Mollins

71 Cedar Hill Road, High Falls, NY, 12440

SBL: 70.3-5-3.100, R1 Zone, 3.00 Ac +/-

Requesting a Variance to place a Garage within the required yard setback

**3.) 2022-07 AV – Carter Area Variance – New Application**

Adi Carter

287 Bone Hollow Road, Accord, NY, 12404

SBL: 60.4-1-43, A3 Zone, 1.72 Ac +/-

Requesting a Variance on a bathroom addition to be within the required yard setback;  
additional incidental request for a setback variance on 2 non-compliant sheds

**4.) 2022-08 AV – Godfrey Area Variance – New Application**

Dave & Wendy Godfrey

959 Berme Road, High Falls, NY, 12440

SBL: 70.3-3-18, R1, 0.70 +/- Ac

Requesting a Variance to place a storage shed within the required yard setback

- **Approval of Minutes**
- **Other Business**
- **Adjournment**