



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

**ZBA Meeting Agenda  
March 28<sup>th</sup>, 2023  
Rondout Municipal Center, Room M-1, 6:00 P.M.**

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

**1.) 2023-01 AV – Cherries Area Variance – New Public Hearing**

Lawrence O'Toole; 25 Hillcrest Drive, Kerhonkson, NY, 12446  
4162-4166 Route 209, Stone Ridge, NY, 12484  
SBL: 69.2-3-36; R1 Zone; 0.89 Ac +/-  
Requesting an Area Variance for Business Signage

**2.) 2023-02 AV – Pagano Area Variance – New Application**

Richard Pagano  
31 Vly Atwood Road, Stone Ridge, NY, 12484  
SBL: 54.4-1-8.220; A3 Zone; 3.49 Ac +/-  
Requesting an Area Variance to place a Carport within the required yard setback and for an existing Shed which is within the required yard setback

**3.) 2023-03 AV – Hines Area Variance – New Application**

Elizabeth Hines  
152 Stone Dock Road, High Falls, NY, 12440  
SBL: 69.4-2-19; R1 Zone, 1.11 Ac +/-  
Requesting an Area Variance to place a Shed within the required yard setback

**4.) 2022-06 AV – Mollins Area Variance – At the Call of The Chair**

Reed Mollins; 71 Cedar Hill Road, High Falls, NY, 12440  
SBL: 70.3-5-3.100, R1 Zone, 3.00 Ac +/-  
Requesting an Area Variance to place a Garage within the required yard setback

- **Approval of Minutes:** January 2023
- **Other Business:**
- **Adjournment**