



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

**ZBA Meeting Agenda
April 25th, 2023
Rondout Municipal Center, Room M-1, 6:00 P.M.**

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

1.) 2023-02 AV – Pagano Area Variance – New Public Hearing (A.N.)

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 to remain

2.) 2023-04 AV – Helm Area Variance – New Application (TBD)

Steve Helm

1 Stilba Lane, Stone Ridge, NY, 12484

SBL: 61.20-2-24; R-3 Zone, 0.5 Ac +/-

Requesting an Area Variance to place a new Pool/Storage Shed substantially within the footprint of two existing sheds which are to be demolished

3.) 2023-03 AV – Hines Area Variance – New Public Hearing (E.T.)

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.) 2023-05 AV – Sheen Area Variance – New Application (TBD)

Dave Sheen and Jason Chiang

125 Mohonk Road, High Falls, NY, 12440

SBL: 70.3-6-15.100; R-1 Zone, 2.5 Ac +/-

Requesting an Area Variance to replace an existing Pole Barn within the required front yard setback to create an Accessory Apartment

5.) 2022-06 AV – Mollins Area Variance – At the Call of The Chair (E.T.)

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



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

Approved