



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

**ZBA DRAFT Meeting Agenda
September 21st, 2023
Rondout Municipal Center, Room M-1, 6:00 P.M.**

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

1.) 2023-10 AV – Wright Area Variance – New Application

(X.X.)

Janet Wright

80-84 Highland Road, Stone Ridge, NY, 12484

SBL: 54.1-1-7, A3 Zone, 3.30 Ac +/-

Requesting an Area Variance to create a second dwelling unit in an existing accessory structure with a non-conforming front yard setback on a parcel which does not meet required minimum acreage.

2.) 2023-09 AV – Sans Area Variance – New Public Hearing

(A.N.)

AHB1 LLC; c/o Katy & Gregory Sans

120-121 Mill Road, Stone Ridge, NY, 12484

SBL: 61.1-2-22.200, A3 Zone, 7.07 Ac +/-

Requesting an Area Variance to create an undersized flag lot in a 2-lot minor subdivision.

3.) 2023-06 AV – Mollins Area Variance – Open Public Hearing

(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 for a fence to be located in the front yard which exceeds the maximum permitted height and limits the passage of views.

4.) 2023-08 AV – Sindt Area Variance – Open Public Hearing

(Z.B.)

Stacy Sindt; 226 Van Wagenen Lane, Kingston, NY, 12401

Location: 351 Ashokan Road, Kingston, NY, 12401

SBL: 54.4-3-63.121, A4 Zone, 6.06 Ac +/-

Requesting an Area Variance to permit a Detached Garage w/ Accessory Apartment to be within the required front yard setback.

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