



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

**ZBA Meeting Agenda  
December 19<sup>th</sup>, 2023  
Rondout Municipal Center, Cafeteria, 6:00 P.M.**

- **Call to Order**
- **Pledge of Allegiance (No Public Hearing)**
- **Announcement & Communications**
- **Business**

**1.) \*\*2023-01 ACEO – 3050 Route 209 LLC Appeal of the CEO- New Application\*\*** (X.X.)

Applicant/Owner: 3050 Route 209 LLC, c/o Akiva Reich  
Mailing Address: 776 E. 17<sup>th</sup> Street, Brooklyn, NY, 11230  
Physical Address: 3050 Route 209, Kingston, NY, 12401  
Agent: Victoria Polidoro, Rodenhausen Chale & Polidoro LLP  
SBL: 62.1-2-9.211; 13.8 Ac +/-, A2 Zoning District  
Application for the Appeal of a Code Enforcement Officer Determination

**\*\*Adjournment requested by the Applicant for the December 2023 ZBA Meeting; Application to be carried to the January 2024 Meeting\*\***

**2.) \*\*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.

**\*\*Adjournment requested by the Applicant; Application carried to the April 2024 Meeting\*\***

- **Approval of Minutes**
  - October 2023
- **Other Business:**
  - 2024 Meeting Schedule
  - Site Plan Signature
  - Holiday Huzzah
- **Adjournment**