



**Town of Marbletown
Planning Board
PO Box 217, Stone Ridge, NY 12484
(845) 687-7500 Ext. 171
Email: Planning@marbletown.net**

**PLANNING BOARD AGENDA
December 18th, 2023, 6:00 PM
Rondout Municipal Center Room M-1**

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- ANNOUNCEMENTS and COMMUNICATIONS
- APPLICATIONS & BUSINESS

1.) 2023-04 SBD: Mastropietro Minor SBD – New Public Hearing (D.C.)

Owner/Applicant: June Mastropietro
Address: 46 Fairview Avenue, High Falls, NY, 12440
SBL: 70.9-1-27.210; R1 Zone, 11.50 Ac. +/-
Requesting approval for a 2 Lot Minor Subdivision

2.) 2023-02 SBD: Crestview Ridge Minor SBD – Closed Public Hearing (M.S.)

Applicant/Owner: David L. Smith
Agent: Terry Ringler
Address: 26 Crestview Ridge Road, Stone Ridge, NY, 12484
SBL: 69.4-1-46.410; 55.88 +/--acre, R-1; Rest Plaus Historic District
3 Lot Minor Subdivision; Phase 2 of Crestview Ridge Subdivision

3.) 2023-03 SBD: Sans Minor Subdivision – New Public Hearing (B.M.)

Applicant: 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 Acres +/-
Requesting subdivision approval for a 2-lot minor subdivision to include an undersized flag lot which has received an Area Variance.



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4.) 2023-07 LLA: Brownlie Lot Line Adjustment – New Application (H.H.)

Applicant: Thomas Brownlie

Owner (both parcels): Thomas Brownlie

Owner Address: 3663 Atwood Road, Stone Ridge, NY, 12484

Parcel A Address: 73-93 Mill Dam Road, Stone Ridge, NY, 12484

Parcel B Address: 51 Mill Dam Road, Stone Ridge, NY, 12484

Parcel A SBL: 62.3-1-47.215; R1 Zone; 54.56 Ac. +/-

Parcel B SBL: 62.3-1-47.213; R1 Zone; 25.28 Ac. +/-

Transfer of 15.58 acres from Parcel B to Parcel A; common ownership

5.) 2023-01 SPDA: Crestview Lot 3 Design Approval – New Application (M.S.)

Applicant: David L. Smith

Owner: Jordan Heiden

Address: 11 Crestview Ridge Road, High Falls, NY, 12440

SBL: 69.4-1-46.300; 5.10 +/-acre, R-1

Design & Placement Approval per previous Subdivision Condition of Approval

***6.) 2023-05 SUP: Lexington Center Medical Office – Referred/Circulated (J.E.)**

Applicant: Lexington Center for Recovery

Address: 10-14 Gagnon Drive, Stone Ridge, NY, 12484

SBL: 69.2-5-8.100, B1 Zone, 4.30 Ac. +/-

Requesting Special Use Permit Approval for an outpatient health care office

**2023-05 SUP will be at the Call of the Chair; additional requested submissions and documentation is pending*

- OTHER BUSINESS:
 - 2024 Meeting Dates
 - Site Plan & Plat Signatures

- APPROVAL OF MINUTES: November 2023

- ADJOURNMENT