



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

**PLANNING BOARD AGENDA
Monday April 22nd, 2024, 6:00 PM
Rondout Municipal Center Room M-1**

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

1.) 2023-05 SUP: Lexington Center Medical Office – Closed Public Hearing (J.E.)

Applicant: Lexington Center for Recovery
Agent(s): Mike Moriello / Medenbach & Eggers; c/o Bill Eggers
Owner: At the Orchard LLC; c/o Ted McKnight
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

2.) 2023-03 SBD: Sans Minor Subdivision – Closed Public Hearing (B.M.)

Applicant/Owner: AHB1 LLC; c/o Katy & Gregory Sans
Agent: Medenbach & Eggers; c/o Bill Eggers
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.

3.) 2024-03 SIGN: North River Arch. Freestanding Sign – New Application (H.H.)

Applicant/Agent: North River Design Build PLLC; c/o Peter Reynolds
Owner: North River Electric House LLC; c/o Peter Reynolds
Physical Address: 3650 Main Street, Stone Ridge, NY, 12484
Mailing Address: P.O. Box 720 Stone Ridge, NY, 12484
SBL: 61.20-3-24; 0.21 +/- Ac.; B-1 Zone
Request Approval for a Freestanding Sign and Window & Wall Signage within the Business District and for Business Use.



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4.) 2024-01 LLA: Davis Lot Line Adjustment – New Application

(D.C.)

Applicant/Agent: Richard & Laura Davis

Owner Parcel A: Richard & Laura Davis

Address Parcel A: 28 Stillwater, Stone Ridge, NY, 12484

SBL Parcel A: 54.2-1-40; A3 Zone, 109.15 +/- Ac.

Owner Parcel B: Jan Marie Harrison

Address Parcel B: 105 Stillwater, Stone Ridge, NY, 12484

SBL Parcel B: 54.2-1-22; A3 Zone, 3.82 +/- Ac.

Owner Parcel C: Holly Whitaker

Address Parcel C: 137 Stillwater, Stone Ridge, NY, 12484

SBL Parcel C: 54.2-1-19; A3 Zone, 2.19 +/- Ac.

Owner Parcel D: Seth Rubin & Jeremiah Burns

Address Parcel D: 166 Stillwater, Stone Ridge, NY, 12484

SBL Parcel D: 54.2-1-17; A3 Zone, 1.16 +/- Ac.

Lot Line Adjustment between 4 Parcels to better define property lines bisected by a Town Road and Right of Way, and to create improved setbacks from property lines on existing non-conforming structures; Parcel A to convey 0.22 +/- Ac. to Parcel B, 0.35 +/- Ac. to Parcel C, and 0.37 +/- Ac. to Parcel D.

5.) 2024-01 SP: Back Home Farm Retail Site Plan – New Application (M.S./B.M.)

Applicant: Back Home Farm LLC; c/o William Leibee

Agent: Peak Engineering; c/o Nadine Carney

Owner: Marbletown Corners LLC; c/o Jim DiDonna

Site Address: 3056 US Route 209, Stone Ridge, NY, 12484

SBL: 69.2-5-11.110; 1.8 +/- Ac., B- 1 Zone

Requesting Site Plan Approval to establish a retail store for a Cannabis Microbusiness within an existing Mixed Use Commercial Building with existing infrastructure.

- OTHER BUSINESS:
- APPROVAL OF MINUTES: March 2024
- ADJOURNMENT