



Town of Marbletown Planning Board
Location: Rondout Municipal Center, Room M-1
1915-1925 Lucas Avenue
Cottkill, New York 12419

AGENDA

Monday, March 9th, 2020 at 7:00 PM Room M-1

- **PLEDGE TO THE FLAG**
- **ANNOUNCEMENTS and COMMUNICATIONS**
- **ACTION ON MINUTES**
- February 10th, 2020 Minutes
- **APPLICATIONS**

1. PB2020-02SBD – Continued Application – Public Hearing

Minor Subdivision

Anthony Tampone, Frank Tampone and Michael Anello

2991 Route 209, Kingston, NY 12401

Proposing to subdivide the 9.8 acre parcel into two separate lots one with 1 existing dwelling and one vacant parcel.

Zoning District: R-1, SBL: 62.1-2-30.1, Acreage: 9.8

2. PB2020-03-SBD – New Application

Minor Subdivision

Robert & Sandra Heinitz

1946 Lucas Ave, Cottkill, NY 12419

Proposing to subdivide 19 acre parcel into two separate lots one with 1 existing dwelling and one Vacant parcel.

Zoning District: R-1, SBL: 62.3-4-44.100, Acreage: 19

3. PB2020-04SBD – New Application

Minor Subdivision

Millicent Young

241 Old Kings Highway, Stone Ridge, NY 12484

Proposing to subdivide 26.1 acre parcel into two separate lots one with 1 existing dwelling and one Vacant parcel.

Zoning District: R-1, SBL: 69.4-1-5.100, Acreage: 26.1

4. PB2020-05SBD – New Application

Minor Conservation Subdivision/Lot Line Adjustment

Edwin Jasinski, Sue Ellen Jordan, William Dalton & Michael Jasinski

Aqueduct Way, High Falls, NY 12440

Proposing to do a conservation subdivision and lot line adjustment to create 4 lots with a 25% conservation area.

Zoning District: R-1, SBL: 70.3-3-31.112, 70.3-3-31.120, Acreage: 12.375

5. Hardenburgh Hills II - Final Approval

6 lot subdivision

Stone Ridge Equites, LLC (George Fakiris and Stacy Varsos)

US Route 209 – Hardenburgh Drive

Zoning District: R-1, SBL: 61.20-3-47, Acreage:

6. PB2020-01SUP – New Application

Special Use Permit – Bed and Breakfast

Stone Ridge Hospitality Group, LLC

3050 Route 209, Stone Ridge, NY 12484

Proposing a 5-room bed and breakfast in the existing stone house with no exterior changes besides repairs. Creating an addition 3 bathrooms.

Zoning District: A-2, SBL: 62.1-2-9.210 & 9.221

7. PB2019-05SUP – Continued Application

Special Use Permit – Large Scale Solar

Bennett Solar – Juliette Bennett & Scott Greathead

170 Kripplebush Road, Stone Ridge, NY 12484

Proposing to install a large-scale solar system on 12.4 acres of property.

Zoning District: A-3, SBL: 69.1-5-20, Acreage: 31.10

8. PB2020-06SBD – New Application

Intermediate Subdivision – 6 lots

Hasbrouck House Homes – 3805 Stone Ridge Inn, LLC

3805 Main Street, Stone Ridge, NY 12484

Proposing the creation of 6 new single-family residential parcels. Each to have 1 residence and 1 guest house without a kitchen.

Zoning District: B-1 & R-3, SBL: 69.2-5-1.100, Acreage: 35.13

• OTHER MATTERS

• ADJOURNMENT