



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

## **AGENDA**

**Monday, October 19<sup>th</sup>, 2020 at 6:00 PM via ZOOM**

- **PLEDGE TO THE FLAG**
- **ANNOUNCEMENTS and COMMUNICATIONS**
- **APPLICATIONS**
  - 1. PB2020-05SBD – Public Hearing**

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
  - 2. PB2020-07SBD – Continued Application**

Major Subdivision – 10 lots  
John Russell  
Oakwood Drive – Off Tongore Road  
Proposing to subdivide the remaining lands of Oakwood Estates into 10 lots.  
Zoning District: R-1, SBL: 61.2-4-1, Acreage: 48
  - 3. Fuhrmann Subdivision – Public Hearing**

Isaac Fuhrmann  
7 Ricci Road, Accord, NY 12404  
Proposes 3-lot Minor Subdivision  
Located at 7 Ricci Road, Accord, Zoning District – A-3. SBL: 60.4-1-27.120
  - 4. 2019-04SUP – Ridgewell Center – Public Hearing**

Applicant: Solar Generation Projects, LLC & Michael Tumminia  
Property Owner: Main Street Ridge LLC

Proposes to expand municipal parking by 35 spots, adding a trail connecting 209 & SUNY Ulster and installing solar arrays on roof, ground, and carports.

Located at 3555 Route 209, Stone Ridge. Zoning District: B-1 SBL: 61.20-5-5 Acres: 5.4

**5. PB2020-12SBD – Public Hearing**

Minor Subdivision – 2 lots

Justin and Jacquelyn Swisher

76 Spruce Valley Road, Stone Ridge, NY 12484

Proposing a 2-lot subdivision with Lot 1 being 3.152 acres and Lot 2 being 35.034 acres.

Zoning District: R-1, SBL: 69.2-5-45.111 Acreage: 38.186

**6. PB 2020-13SBD – Continued Application**

Minor Subdivision - 4 lots

Claude Osterhoudt – Karla Wainwright

Atwood Road (Route 213, Stone Ridge, Across from Marbletown Elementary School)

Proposing to subdivide 3 lots off a 107+/- acre parcel. Lot 1 being 3 acres, Lot 2 being 3.5 acres and Lot 3 being 2.2 acres.

Zoning District: R-3, SBL: 61.0-3-9 Acreage: 107

**7. PB2020-06SBD – Continued 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

**8. PB2020-16SBD – New Application**

Minor Subdivision – 2 lots

Evelyn Rein

2515-2517 Lucas Avenue, High Falls, NY 12440

Proposing to subdivide 16.4 acres into two separate lots. Lot 1 being 9.3 acres with an existing house and cottage and lot 2 being 7.1 acres of vacant land.

Zoning District: R-1, SBL: 69.4-1-41.100, Acreage: 16

**9. PB2020-15SBD – New Application**

Minor Subdivision – 2 lots

Rodney and Lourd Basten

State Route 209, Stone Ridge, NY 12484

Proposing to subdivide 21 acres into two separate lots. Lot 1 being 13.2 acres and lot 1 being 7.8 acre.

Zoning District: R-1, SBL: 62.3-2-12.210, Acreage: 21

**10. PB2020-14SBD – New Application**

Minor Subdivision – 2 Lots

Richard Balzarini

Brink Farm Road, Stone Ridge, NY 12484

Proposes to subdivide 23 acres into 2 separate lots. Lot 1 being 16.5 acres and lot 2 being 6.5 acres.

Zoning District: R-1,           SBL: 62.3-2-13.100      Acreage: 23

- OTHER MATTERS

- ADJOURNMENT