



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

**PLANNING BOARD DRAFT AGENDA  
March 14<sup>th</sup>, 2022, at 6:00 PM  
Rondout Municipal Center Room M-1**

- CALL TO ORDER & PLEDGE TO THE FLAG
- ANNOUNCEMENTS and COMMUNICATIONS

**1.) 2022-02 SUP – Project Miles Large Scale Solar SUP – New Application**

Applicant: Solar Generation (D.C)  
IOA Shady Lane, Kingston, NY, 12401  
SBL: 55.4-11-10, 22.1 Acre, R-1 Zoning  
Proposing a Large-Scale Solar System; 4.50 MW AC Community Solar

**2.) 2022-03 SUP – Project Gill Large Scale Solar SUP – New Application**

Applicant: Solar Generation (D.C)  
IOA Shady Lane, Kingston, NY, 12401  
SBL: 55.4-11-12, 16.6 Acre, R-1 Zoning  
Proposing a Large-Scale Solar System; 5.00 MW AC Community Solar

**3.) 2022-02 SP – D & H Canal House Site Plan Application – New Application**

Applicant: D&H Canal Historical Society (S.K.)  
1315 State Route 213, High Falls, NY, 12440 (Main Street)  
70.46-2-5.100  
Change of Use from Restaurant to Museum – Site Plan Approval

**4.) 2022-01 SUP – Norman Accessory Apartment SUP – New Application**

Applicant: - Ann Norman (J.K)  
3772 Main Street, Stone Ridge, NY, 12484  
SBL: 61.20-4-24.100  
Special Use Permit for an Accessory Apartment in the SR District



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**5.) 2022-01 SP – Charles River Labs Site Plan Modification – New Application**

Applicant: Charles River Labs c/o Chuck Bishop (H.H.)  
3121 Route 209, Kingston, NY, 12401  
SBL: 62.3-2-11, I-1 Zoning, 27.4 Acre  
Modification of Site Plan for Construction of 800 Sq. Ft. Addition

**6.) TENTATIVE - Oakwood Estates Bond Approval & Referral -TENTATIVE**

*Applicant: John Russell (M.S.)  
Oakwood Circle (Off Tongore Road)  
Phase II of Oakwood Estates Subdivision  
Bond Required for Roadway and Stormwater*

**7.) 2022-01 LLA – Brown Lot Line Adjustment – New Application**

Applicant – Medenbach & Eggers (S.B)  
Owners: Nicholas Brown Jr & Nicholas Brown III  
Addresses: 40-67 Popstone Road & 3962 Atwood Road  
Stone Ridge, NY, 12484  
SBL: 61.2-3-29.110, 16.3 Acre, R1 Zoning  
SBL: 61.2-3-29.200, 4.7 Acre, R1 Zoning  
Convey 10.32 acre from Parcel 29.110 to parcel 29.200

**8.) Hardenburgh Hills Subdivision – SBD Approval Modification/Revision - New**

Applicant: Nevel Haus, c/o Pelle Hamburger (D.P)  
Off Main Street, Stone Ridge NY – Van Derberg Clos  
Hardenburgh Hills I & II Approved Subdivisions  
Proposing revision of SBD Approvals to reduce number of Lots from 18 to 8

**9.) 2021-03 SUP – Hasbrouck House SUP – Public Hearing Cont'd**

Applicant – North River Architecture & Planning (M.S.)  
3805 Main Street, Stone Ridge NY, 12484  
SBL: 69.2-5-1.100 B1/R3 Zone  
Special Use Modification – Relocation and extension of parking area.  
Removal and replacement of storage building.



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**10.) 2021-04 SP: 4321 Route 209 – Public Hearing Cont’d**

4321 Route 209 LLC (P.P.)  
360 Springtown Road, New Paltz, NY, 12561  
4321 Route 209 / SBL: 69.2-2-40.100  
Site Plan Application for Hotel with Accessory Building

**11.) 2020-06 SBD - Hasbrouck House SBD – Public Hearing Cont’d**

Applicant – North River Architecture & Planning (P.P.)  
3805 Main Street, Stone Ridge NY, 12484  
SBL: 69.2-5-1.100 B1/R3 Zone  
Subdivision – 6 parcels each with a proposed single-family residence  
and accessory apartment; construction of a rural road.

• **OTHER MATTERS**

Vote on Minutes: February 2022

Sign Zoning Code: Discussion

• **ADJOURNMENT**