



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

PLANNING BOARD APPROVED AGENDA

**January 22nd, 2024, 6:00 PM
Rondout Municipal Center Room M-1**

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

1.) 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

2.) 2023-04 SBD: Mastropietro Minor SBD – Open 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

3.) 2024-01 SIGN: Lomontville Fire District Freestanding Sign – New App. (J.F.)

Applicant: Lomontville Fire District

Address: 2394 Hurley Mountain Road, Kingston, NY, 12401

SBL: 62.1-1-19, B-1 Zone, 0.33 Ac. +/-

Requesting approval for the replacement of an existing Freestanding Sign



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4.) 2023-03 SBD: Sans Minor Subdivision – Open Public Hearing

(B.M.)

Applicant: AHB1 LLC; c/o Katy & Gregory San

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.

5.) 2024-02 SIGN: 2821 Route 209 Freestanding Sign – New App.

(J.F.)

Applicant: Polestar Holdings

Address: 2821 Route 209, Kingston, NY, 12401

SBL: 62.1-3-36, B-2 Zone, 1.00 Ac. +/-

Requesting approval for a new sign face panel in an existing Freestanding Sign

• **OTHER BUSINESS:**

- Rose Hill Road SBD – Town of Rochester
- Referral for Comment: Local Law #1 of 2024 & 2024 Comprehensive Plan Amendments
- Hasbrouck House SUP/SP Approval Extension Request #4
- Site Plan & Plat Signatures (if required)

• **APPROVAL OF MINUTES:** December 2023

• **ADJOURNMENT**