



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

**PLANNING BOARD AGENDA
August 9th, 2021 at 6:00 PM
Rondout Municipal Center Room M-1**

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

1.) 2021-03 SP – HowGood, Inc Site Plan Application – New Application

Applicant: HowGood, Inc (S.K.)
1412 State Route 213, High Falls, NY, 12440
10 Gagnon Drive, Stone Ridge NY, 12484
SBL: 69.2-5-8.100, 4.3 Acre, B1-E
Site Plan Approval for a Permitted Use in B1; Professional & Tech
Services; Archive and Data Storage Services – Business/Office

2. 2021-04 SUP – Special Use Permit for Accessory Apt – New Application

Applicant: Ann Norman
3772 Main Street, Stone Ridge, NY, 12401
SBL: 61.20-4-24.100, SR-E Zone, 0.7 acre
SUP Approval for Accessory Apartment in a detached structure that will
require exterior modifications that must conform with district design.

3.) 2021-08 LLA – RPS & Leigh Lot Line Adjustment – New Application

Applicant: RPS 2019, c/o Stacy Sindt
Applicant Address: 226 VanWagenen Lane, Kingston NY, 12401
Address of LLA: 385 County Route 2, Accord NY, 12401
Additional Parcel Owner: Stuart Leigh
SBL: 69.1-4-11 (12.92 acre) & 69.1-4-10.100 (13.3 acre) ;A3 Zone,
LLA to convey and receive 2.05 acre to and from each SBL



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4.) 2021-04 SBD: Clendening – 4 Lot Minor Subdivision – At the Call

Alpheus & Dania Clendening (H.H.)
Bush Road, Stone Ridge, NY, 12484
SBL: 61.2-2-7 & 54.4-1-44; Zone A-3
Deletion of lot line and Subdivision into 4 parcels

5.) 2021-02 SUP: Upstate Taco –SUP/SP for Restaurant – At the Call

Michael & Concetta Spinard/ Sasha Miranda (Applicant) (P.P.)
4293 Route 209, Stone Ridge NY, 12484
SBL: 69.2-2-37
SUP/SP for Restaurant in B2 Zone

6.) 2021-06 SBD – Reagan Minor Subdivision – 3 Lots – Public Hearing

Theresa & Rick Reagan (D.C.)
1084 Ashokan Road, Kingston, NY, 12401
Applicant: Zachary Gumpel – Hudson River Homes
SBL: 54.2-2-4, A4 Zoning; 18 acres
Subdivide 18 acre into 3 lots: 4.5-acre, 4.5 acre, and 9.6 acre. 1 lot with pre-existing SFR, 2 lots to be developed with SFR's.

7.) 2020-05 SBD – Jasinski – 4 Lot Minor Subdivision – Public Hearing

Edwin Jasinski (Jordan/Dalton) (M.S. & J.K.)
159B Canal Road, High Falls, NY, 12440
Location: Mt. View Acres (Off Canal Road)
SBL: 70.3-3-31.112 & 70.3-3-31.120; R1 Zone, Conservation SBD Applied
2 Parcels - Conservation SBD to create 5 parcels: 4 New.

8.) 2021-05 SBD: Sandbox Slope – Soloviev Minor SBD – Public Hearing

Dyami Soloviev (J.K.)
55 Depew Road, High Falls, NY, 12440
SBL: 70.9-2-41.110; R3, AG3
Subdivision of parent parcel into 2 lots; 1.090 acre and 2.951 acre.



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9.) 2021-03 SUP – Hasbrouck House SUP – Special Use – Public Hearing

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.

10.) 2020-06 SBD - Hasbrouck House SBD – Major – Public Hearing

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: July 12th, 2021

- **ADJOURNMENT**