



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

AGENDA

Monday, December 14th, 2020 at 6:00 PM via ZOOM

- **PLEDGE TO THE FLAG**
- **ANNOUNCEMENTS and COMMUNICATIONS**
- **APPLICATIONS**
 - 1. PB2020-16SBD – Public Hearing**

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
 - 2. PB2020-15SBD – Public Hearing**

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
 - 3. PB2020-05LLA – New Application**

Lot Line Adjustment
Mark Stern
194 Stillwater Road, Stone Ridge, NY 12484
Proposing to complete a lot line deletion between two of the lots owned by the same person.
Zoning District: A-3 SBL: 54.2-1-15.1 & 16 Acreage: 51.66

4. PB2020-06LLA – New Application

Lot Line Adjustment

Nigel Parry and Marc Brouwer & Christine Glenn

122 Peak Road and 40 Mary’s Lane, Stone Ridge, NY 12484

Proposing to convey 0.78 acres from lot SBL: 61.4-3-14.100 to SBL: 61.4-3-7.100

Zoning District: A-3 SBL: See above Acreage: 13.17

5. PB2020-07LLA – New Application

Lot Line Adjustment

Town of Marbletown, Thomas Gabler and Robert & Donna Cohen

70 & 78 Duck Pond Road, Stone Ridge, NY 12484

The Town is disposing of a “Paper Street” which is to be divided between SBL: 62.13-1-12 & 11 and 62.13-1-14.1.

Zoning District: R-1 SBL: See above Acreage: 2.308

6. PB2020-08LLA – New Application

Lot Line Adjustment

Lori Ruseell & Karyn Hoffstatter

56 Upper Spongia Road, Stone Ridge, NY 12484

Russell is conveying 1.77 acres from SBL: 61.4-1-7.111 to Hoffstatter, SBL: 61.4-1-8.1.

Zoning District: R-1 SBL: See above Acreage: 31.63

7. 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

• OTHER MATTERS

• ADJOURNMENT