



**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 AGENDA  
November 8, 2021, at 6:00 PM  
Rondout Municipal Center Room M-1**

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

**1.) 2021-09 SBD: Brown Minor Subdivision – Public Hearing**

Tim & Erika Brown **(S.B.)**  
181 Bone Hollow Road, Accord, NY, 12404  
SBL: 69.1-3-1  
Zone A3, 19.5 +/- acre  
Application to subdivide 1 parcel into 4 lots varying in size from 4.3 acre to 5.2 acre, each with individual driveway access.

**2.) 2021-10 SBD: Aaron Minor SBD – New Application**

Barry Aaron & Stephen Smith **(D.P.)**  
48 Woodland Road, Stone Ridge, NY, 12484  
SBL: 54.3-1-10.200  
Zone A3, 52.5 acre  
Application to subdivide 1 parcel into 2 lots: Lot 2 to be 6-acre, Lot 1 to contain the remaining 47.68 acre

**3.) 2021-10 LLA: Dubois & Swisher LLA – New Application**

Danielle DuBois **(J.K.)**  
2 Swisher Hollow Road, Stone Ridge, NY, 12484  
SBL: 69.2-5-45.114  
Zone R1; Parcel A 3.152/Parcel B 35.034  
Relocation of proposed Cull-De Sac; equal exchange of anchorage



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**4.) 2021-07 SBD PRA SBD – 4 Lot Minor SBD – Public Hearing**

Applicant: Henry & Veronica Pra (D.C.)  
Parcel Location: Pine Bush Road/County Route 2  
SBL: 69.2-1-22.110  
Zone A2, 19.8 +/- acre  
Application to subdivide 1 parcel into 4 with access from County Route 2 and Pine Bush Road.

**5.) 2021-04 SP: 4321 Route 209 – New Application**

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

**6.) 2021-03 SUP – Hasbrouck House SUP – Special Use – Cont'd 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.

**7.) 2020-06 SBD - Hasbrouck House SBD – Major – Cont'd 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: October 18<sup>th</sup>, 2021

• **ADJOURNMENT**