



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

**PLANNING BOARD DRAFT AGENDA
January 23rd, 2023, at 6:00 PM
Rondout Municipal Center Room M-1**

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

1.) 2022-06 SP: Ulster Savings Bank Site Plan – Open Application (H.H.)

Applicant: Ulster Savings Bank, 180 Schwenk Drive, Kingston, NY, 12401
3885 Route 209, Stone Ridge, NY, 12484

SBL: 69.2-5-4, B1, 2.72 Ac +/-

New construction of a 8,600 square foot Banking facility with Drive-up Bays, Offices, and a Conference Room; to include access from Route 209 and associated infrastructure

2.) 2023-01 LLA: Sullivan Lot Line Adjustment – New Application (S.K.)

Applicant: Laura Sullivan, 424 Tongore Way, Kingston, NY, 12401

Parcel A: 62.3-1-19; R1; Pre-Conveyance 1.02 Ac. +/-; Post-Conveyance 1.29 Ac.

Parcel B: 62.3-1-64; R1; Pre-Conveyance 0.27 Ac. +/-; Post-Conveyance 0 Ac.

Conveyance of 0.27 Ac. +/- from Parcel B to Parcel A

3.) 2022-04 SBD: MC Atwood Minor Subdivision – Closed Public Hearing (D.C.)

Applicant: MC Atwood LLC; c/o Jarod Randolph

4606 Atwood Road, Stone Ridge, NY, 12484

SBL: 54.1-2-8, A3, 11.7 acre

Subdivision of existing 11.7-acre parcel into 3 separate parcels to be accessed over a shared driveway



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

4.) 2023-02 LLA – Sindt & Buffett Lot Line Adjustment – New Application (D.P.)

Applicant A: Peter & Stacy Sindt; 226 Van Wagenen Lane, Kingston, NY, 12401
Applicant B: Peter & Jennifer Buffet; 176 Hidden Valley Road, Kingston, NY, 12401
Parcel A: 54.4-3-63.120; A-4 / Parcel B: 54.4-3-63.110; A-4
Conveyance of 2.08 Ac from Parcel B to Parcel A; and Conveyance of 1.20 Ac from Parcel A to Parcel B

5.) 2022-04 SUP/SP: Cherries Special Use Mod. – Open Public Hearing (M.S.)

Applicant: Lawrence O'Toole
4162-4166 US Route 209, Stone Ridge, NY, 12484
SBL: 69.2-3-36; 0.89-acre, R-1
Expansion of Use/Site Plan Approval - Special Use Permit – Limited Food Service

6.) 2021-04 SP & SUP: 4321 Route 209 LLC – Closed Public Hearing (M.S. & S.B.)

Applicant: 4321 Route 209 LLC; 360 Springtown Road, New Paltz, NY, 12561
4321 Route 209, Stone Ridge, NY, 12484
SBL: 69.2-2-40.100; B2, 14.1 +/- acre
Conditional Approval on Site Plan & Special Use Permit for a 10 Room Hotel, a Dance Hall, and associated infrastructure; return for Final Approval

- MINUTES

- 1.) Approval of December 2022 Minutes

- OTHER BUSINESS

- ADJOURNMENT