



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**  
**Monday May 20<sup>th</sup>, 2024, 6:00 PM**  
**Rondout Municipal Center Room M-1**

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

**1.) 2024-01 SP: Back Home Farm Retail Site Plan – New Public Hearing** (B.M.)

Applicant/Agent: Back Home Farm LLC; c/o William Leibee

Owner: Marbletown Corners LLC; c/o Jim DiDonna

Site Address: 3056 US Route 209, Stone Ridge, NY, 12484

SBL: 69.2-5-11.110; 1.8 +/- Ac., B- 1 Zone

Use: Requesting Site Plan Approval to establish a retail store for a Cannabis Microbusiness within an existing Mixed Use Commercial Building with existing infrastructure.

**2.) 2023-03 SBD: Sans Minor Subdivision – Completed Public Hearing** (B.M.)

Applicant/Owner: AHB1 LLC; c/o Katy & Gregory Sans

Site Address: 120-121 Mill Road, Stone Ridge, NY, 12484

SBL: 61.1-2-22.200, A3 Zone, 7.07 Acres +/-

Use: Requesting subdivision approval for a 2-lot minor subdivision to include an undersized flag lot which has received an Area Variance.

**3.) 2024-01 SUP: Meadowlark Special Use Permit – New Application** (X.X.)

Applicant/Owner: Stone Ridge Orchard; c/o Elizabeth Ryan

Site Address: 3012-3016 State Route 213 East, Stone Ridge, NY, 12484

SBL: 69.2-5-13, R1, 115.10 Ac. +/-

Use: Requesting Special Use Permit Approval for a 3 Day Commercial Agricultural Market, Music, & Craft Fair.



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**4.) 2024-02 SUP: Meadowlark Camping Special Use Permit – New App. (X.X.)**

Applicant/Owner: Stone Ridge Orchard; c/o Elizabeth Ryan

Site Address: 3012-3016 State Route 213 East, Stone Ridge, NY, 12484

SBL: 69.2-5-13, R1, 115.10 Ac. +/-

Use: Requesting Special Use Permit Approval for Overnight Camping at a 3 Day Commercial Agricultural Market, Music, and Craft Fair.

• OTHER BUSINESS:

- Town Board Referral for Comment: Local Law #2 of 2024 – Cannabis Retail Dispensary & Commercial Telecommunication Service Facilities

• APPROVAL OF MINUTES:

- April 2024

• ADJOURNMENT