



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

August 10th, 2021

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Section 276 of the New York State Town Law, a public hearing will be held by the Marbletown Zoning Board of Appeals at 6:00 p.m. at the Rondout Municipal Center, Room M-1, located at 1915-1925 Lucas Avenue, Cottekill, New York on Wednesday August 25th, 2021, for the purpose of considering:

2021-04 AV: Variance for Required Yard Setbacks on Accessory Apartment

Ann Norman

#3772 Main Street, Stone Ridge, NY, 12484

SBL: 61.20-4-24.100, SR Zoning, 0.61 +/- Acres.

Proposes the addition of an Accessory Apartment to the rebuild/repair by right of an existing detached garage which is located within a required yard setback. Per Town Code, a detached structure approved to contain an Accessory Apartment is required to meet the setbacks of the zoning district or be granted an Area Variance.

The Notice of Hearing will be posted in the Daily Freeman on August 20th, 2021.

The file is available to view by contacting the Zoning Board of Appeals office via telephone: 845-687-7500 Ext.163 or by email: planning@marbletown.net.

All parties of interest and citizens will be given an opportunity to be heard in respect to such application.

Michelle Solcberg
Zoning Board of Appeals – Secretary

****Parcels within 500 feet listed on reverse****



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61.20-4-24.100	Gail Ann Norman	P.O. Box 296	Stone Ridge NY	12484
61.20-5-32	Town of Marbletown	P.O. Box 217	Stone Ridge NY	12484
61.20-5-27	Gary Tinterow	P.O. Box 222	Stone Ridge NY	12484
61.20-4-22.110	Stephen Balamut	P.O. Box 515	Stone Ridge NY	12484
61.20-4-17	Timothy Hunt	P.O. Box 856	Stone Ridge NY	12484
61.20-4-18.100	Claudine L Brenner	P.O. Box 512	Stone Ridge NY	12484
61.20-4-19.100	Arne Henneberg & Marian Martines	2339 27th St	Astoria NY	11105
61.20-4-20	Marbletown Reformed Church	P.O. Box 63	Stone Ridge NY	12484
61.20-4-27.100	Andrew & Ingrid Proctor	680 Riverside Dr Apt 4D	New York NY	10031
61.20-5-28	Denise Dillon & Brian Ginty	P.O. Box 693	Stone Ridge NY	12484
61.20-4-28	David & Suzanne Warren	3792 Main St	Stone Ridge NY	12484
61.20-5-29	Vly Properties LLC	65 Nilsen Ln	Stone Ridge NY	12484
61.20-4-25.100	Arnold & Mary Jones	P.O. Box 154	Stone Ridge NY	12484
61.20-5-30	Geraldine T MD. Keyes	274 Old Rt 209	Hurley NY	12443
61.20-4-26.100	Toca-Tail LLC	P.O. Box 533	Stone Ridge NY	12484
61.20-5-31	Drew Minter	P.O. Box 31	Stone Ridge NY	12484
61.20-5-33	Town of Marbletown	P.O. Box 217	Stone Ridge NY	12484
69.2-5-1.200	3805 Stone Ridge Inn LLC	452 Union St	Brooklyn NY	11231
61.20-4-21.100	Marbletown Reformed Church	P.O. Box 63	Stone Ridge NY	12484
69.2-5-1.100	3805 Stone Ridge Inn LLC	452 Union St	Brooklyn NY	11231
69.2-4-29	FILARE LLC	196 Sparkling Ridge Rd	New Paltz NY	12561