



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:

2021-05 AV: Variance for Required Yard Setbacks on Accessory Apartment

Marcus Fox

#12-14 Rybak Lane, Stone Ridge, NY, 12484

SBL: 62.3-4-4, R-3 Zoning, 2.7 +/- Acres.

Proposes the conversion of an existing 580 sq. ft. barn, situated within the required yard setback, to be converted into conditioned habitable space for the purpose of establishing an Accessory Apartment. Per Town Code, a detached structure approved as 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 Solberg
Zoning Board of Appeals – Secretary

**** Parcels within 500 Feet noted on reverse****



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62.3-4-4	Marcus & Jennifer Fox	38 Livingston St	Brooklyn NY	11201
62.3-4-7	Anthony Cocurullo & Tashav Powers	P.O. Box 809	Stone Ridge NY	12484
62.3-4-6.200	Great Transition LLC - Attn: L. Kawer	3457 Main St	Stone Ridge NY	12484
62.3-4-9	Wiwal Rybak	P.O. Box 28	Stone Ridge NY	12484
62.3-4-1	Stone Ridge Fire District	525 Cottekill Rd	Stone Ridge NY	12484
62.3-4-15	U C Community College	491 Cottekill Rd	Stone Ridge NY	12484
62.3-4-2	Michaela Sexton	128 Douglass St Apt 2	New York NY	11217
62.3-4-3	George J Marsh	P.O. Box 742	Stone Ridge NY	12484
62.3-4-50	Steven Bilder & Susan Spivack	83 Cliff Rd	Accord NY	12404
62.3-4-52	R.V.U. Methodist Church - Attn: Laura Picard	P.O. Box 295	Stone Ridge NY	12484
62.3-4-8.200	Thomas & Kimberly Cox	18 Rybak Ln	Stone Ridge NY	12484
62.3-4-8.110	Wiwal Rybak	P.O. Box 28	Stone Ridge NY	12484
62.3-4-8.120	Brian & Christine Fox	20 Rybak Ln	Stone Ridge NY	12484
62.3-2-18	Davenport Realty LLC	3411 US Highway 209	Stone Ridge NY	12484
62.3-2-19	Jillian Pena & Christina Sellers	518 Cottekill Rd	Stone Ridge NY	12484
62.3-2-29.100	Margaret VanWinkle C/O Jan Exman	3395 U.S. Route 209	Stone Ridge NY	12484
62.3-2-26	Marcia E Jackson	510 Cottekill Rd	Stone Ridge NY	12484
62.3-2-20.110	Helen Ernst	132 Maple Grove Ter	Peachtree City GA	30269