



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

November 7th, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to the Open Meeting Law of New York State, a public hearing will be held by the Zoning Board of Appeals at 6:00 p.m. at the Rondout Municipal Center located at 1915-1925 Lucas Avenue, Cottekill, New York, 12419, in room M-1 on Wednesday, November 16th, 2022, for the purpose of considering:

#2022-07 AV – Carter Area Variance

Applicant/Owner: Adi Carter
287 Bone Hollow Road, Accord, NY, 12404
SBL: 60.4-1-43, A-3 Zone, 1.72 acre

The Applicant requests an Area Variance to construct a 9' x 11' bathroom addition on a Single-Family residence; to be within the required front yard setback at 20 feet from the property line. Additional incidental requests for an area variance on 2 unpermitted storage sheds, each being 144 square feet or less, and to be within the required front yard setback.

The Notice of Hearing will be posted in the Daily Freeman on Wednesday, November 9th, 2022, on the Town Website.

The file is available to view by contacting the Planning & Zoning office via telephone: 845-687-7500 x 171; or by email: [Planning @marbletown.net](mailto:Planning@marbletown.net).

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

Shawn Marks
Zoning Board of Appeals

****listing of parcels within 500-feet on reverse****



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****listing of parcels within 500-feet****

| Parcel | Owner | Secondary_Owner | Parcel_Address | Mailing_Address | Mailing_City | Mailing_State |
|---------------|----------------------|---------------------|--------------------|---------------------------|--------------|---------------|
| 60.4-1-43 | Adela Marie R Carter | | 287 Bone Hollow Rd | 287 Bone Hollow Rd | Accord NY | 12404 |
| 61.3-1-21.121 | Mavi Mantar LLC | | 84 Oakley Rd | 71 Carroll St Apt 3D | Brooklyn NY | 11231 |
| 61.3-1-21.122 | William Oakley | Christine Oakley | 308 Bone Hollow Rd | 308 Bone Hollow Rd | Accord NY | 12404 |
| 61.3-1-14 | Michael J Denistran | Steven T Denistran | 300 Bone Hollow Rd | 5 Dunham Rd | Hewitt NJ | 7421 |
| 60.4-1-44.100 | Doris E Howland | | 280 Bone Hollow Rd | 280 Bone Hollow Rd | Accord NY | 12404 |
| 60.4-1-42.200 | Michael Gazal | | Bone Hollow Rd | 167 Lower Whitfield Rd | Accord NY | 12404 |
| 60.4-1-45.200 | Thomas Lindner | Debra Lindner | 305 Bone Hollow Rd | 305 Bone Hollow Rd | Accord NY | 12404 |
| 60.4-1-45.300 | Douglas Sarter | Donald Giamei | 279 Bone Hollow Rd | 279 Bone Hollow Rd | Accord NY | 12404 |
| 60.4-1-45.100 | Choi Yip Hom | Bak Ho Hom | 265 Bone Hollow Rd | 108 Madison St | New York NY | 10002 |
| 61.3-1-15 | Robert Sacca | | 270 Bone Hollow Rd | P.O. Box 243 | Accord NY | 12404 |
| 60.4-2-1 | Charles A Kahlstrom | Deborah K Kahlstrom | 261 Bone Hollow Rd | 760 West End Ave Apt 4c | New York NY | 10025 |
| 60.4-1-46 | Craig S Terwilliger | | Bone Hollow Rd | 3140 Buffalo Springs Tpke | Monroe VA | 24574 |
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