



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

May 9<sup>th</sup>, 2023

## **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 Marbletown Zoning Board of Appeals, beginning 6:00 p.m. at the Rondout Municipal Center, located at 1915-1925 Lucas Avenue, Cottekill, New York, 12419, in room M-1 on Tuesday, May 23<sup>rd</sup>, 2023, for the purpose of considering:

### **#2023-04 AV: Helm Area Variance – Pool House/Storage Shed & Fence**

Applicant: Steven & Kristen Helm  
Address: 1 Stilba Lane, Stone Ridge, NY, 12484  
SBL: 61.20-2-24; 0.5 acre, R3 Zone

The Applicant is requesting an Area Variance to place a 20' x 24' Pool House/Storage Shed within the required front yard setback at 6 feet from the property line AND to place a 5-foot-tall fence within 25 feet of the front property line.

The Notice of Hearing will be posted in the Daily Freeman on May 15<sup>th</sup>, 2023, and on the Town Website.

The file is available to view by contacting the Planning office via telephone: 845-687-7500 Ext.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  
Planning & Zoning

**\*\*Listing of parcels within 500-feet on reverse\*\***



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

Parcel	Owner	Parcel_Address	Mailing_Address	Mailing_City & State	Mailing_ZIP
61.20-2-24	Steven & Kristen Helm	1 Stilba Ln	1 Stilba Ln	Stone Ridge NY	12484
61.20-2-23	Dean & Erin Rylewicz	15 Stilba Ln	15 Stilba Ln	Stone Ridge NY	12484
61.20-2-22	Kathleen & George Clarke	14 Stilba Ln	14 Stilba Ln	Stone Ridge NY	12484
61.20-1-30	Nicole Joy Nashban Cagan	46 Pine Bush Rd	46 Pine Bush Rd	Stone Ridge NY	12484
61.20-2-27	Michael Polinsky	7 Pine Bush Rd	P.O. Box 911	Stone Ridge NY	12484
61.20-2-26	Pauline Polinsky	15 Pine Bush Rd	P.O. Box 47	Stone Ridge NY	12484
61.20-1-26	Marbletown Elementary School	12 Pine Bush Rd	P.O. Box 9	Accord NY	12404
61.20-1-31.200	Michael & Helen Powers	50 Pine Bush Rd	50 Pine Bush Rd	Stone Ridge NY	12484
61.20-1-29	Nancy Van Norman	40 Pine Bush Rd	40 Pine Bush Rd	Stone Ridge NY	12484
61.20-2-28	Peter & Lorraine Cammarata	3509 Cooper St	39 Park Dr	Woodstock NY	12498
61.20-2-29.100	Stephen & Alexandra Protoss	3503 Cooper St	3503 Cooper St	Stone Ridge NY	12484
61.20-2-29.200	Stephen & Alexandra Protoss	Cooper St	3503 Cooper St	Stone Ridge NY	12484
61.20-2-25	Thomas C Konrad	21 Pine Bush Rd	21 Pine Bush Rd	Stone Ridge NY	12484
69.2-4-29	FILARE LLC	3800 Main St	196 Sparkling Ridge Rd	New Paltz NY	12561
61.20-2-21	June Garbacki	10 Stilba Ln	10 Stilba Ln	Stone Ridge NY	12484
61.20-2-19	Nan Hefelee & Timothy Priest	2 Stilba Ln	2 Stilba Ln	Stone Ridge NY	12484
61.20-2-18.120	Michael & Lisa Chason	45 Pine Bush Rd	15 Jefferson Ave	Kingston NY	12401
61.20-2-20	Dennis & Barbara Jones	6 Stilba Ln	6 Stilba Ln	Stone Ridge NY	12484
61.20-2-18.110	Michael Wayne Anderson	41 Pine Bush Rd	41 Pine Bush Rd	Stone Ridge NY	12484