



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

May 9th, 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 23rd, 2023, for the purpose of considering:

#2023-05 AV: Sheen Area Variance – Accessory Apartment

Applicant: Richard Sheen & Jason Chiang
Address: 125 Mohonk Road, High Falls, NY, 12440
SBL: 70.3-6-15.100; 2.5 acre, R-1

The Applicant is requesting an Area Variance for the non-conforming setback on an existing detached structure within the required front yard setback, 28 feet from the front property line, which is proposed to be permitted as an Accessory Apartment.

The Notice of Hearing will be posted in the Daily Freeman on May 15th, 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.

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****



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Parcel	Owner	Parcel_Address	Mailing_Address	Mailing1	Mailing_City & State	Mailing_ZIP
70.3-6-15.100	David Sheen & Jason Chiang	125 Mohonk Rd	85 8th Ave Apt 3R		Brooklyn NY	11215
70.3-3-43	William & Thomas Crepet	Canal Rd	104 Iroquois Rd		Ithaca NY	14850
70.3-6-7.112	Fordham & Eileen Protoss	112 Mohonk Rd	112 Mohonk Rd		High Falls NY	12440
70.3-3-42.200	Jeffrey E Charles	116 Mohonk Rd	P.O. Box 44		Cottekill NY	12419
70.3-3-42.100	Margarita Meyendorff & Miklos Rudnay	120 Mohonk Rd	120 Mohonk Rd		High Falls NY	12440
70.3-3-38	Andrew & Rigmor Feigenbaum	150 Mohonk Rd	P.O. Box 112		High Falls NY	12440
70.3-6-10	Renee Lisa Lambertson	115 Mohonk Rd	115 Mohonk Rd		High Falls NY	12440
70.3-6-8	Candace & Russel Wiser	101 Mohonk Rd	101 Mohonk Rd		High Falls NY	12440
70.3-3-44	Jacob & Max Sherman	41-49 Canal Rd	P.O. Box 482		High Falls NY	12440
70.3-6-9	Kenneth & Melissa Maguire	107 Mohonk Rd	107 Mohonk Rd		High Falls NY	12440
70.3-3-41	James McDougall & Christine Balich	126 Mohonk Rd	126 Mohonk Rd		High Falls NY	12440
70.3-6-11	Harry & Sheila Jansen	117 Mohonk Rd	117 Mohonk Rd		High Falls NY	12440
70.3-6-12	Jeannie Werber	Mohonk Rd	123 Mohonk Rd		High Falls NY	12440
70.3-6-13	Jeannie Werber	123 Mohonk Rd	123 Mohonk Rd		High Falls NY	12440
70.3-3-40	Vincent Palazzolo & Katiellen Madden	130 Mohonk Rd	130 Mohonk Rd		High Falls NY	12440
70.3-6-16	Sabrina Avila	137 Mohonk Rd	137 Mohonk Rd		High Falls NY	12440
70.3-3-39	Michael Rabiner & Andrea Cohen	138 Mohonk Rd	647 Lincoln St		Baldwin NY	11510
70.3-6-14	Jeannie Werber	Mohonk Rd	123 Mohonk Rd		High Falls NY	12440
70.3-6-7.122	Jeannie Werber	Mohonk Rd	123 Mohonk Rd		High Falls NY	12440
70.3-6-7.125	David Deyo & Wanda Nicholson	111 Mohonk Rd	111 Mohonk Rd		High Falls NY	12440
70.3-6-7.121	Robert Allen & Patricia Scribner	109-113 Mohonk Rd	113 Mohonk Rd		High Falls NY	12440
70.3-6-17	Wharphy Inc	161 Mohonk Rd	161 Mohonk Rd	C/O Alan Harrington	High Falls NY	12440