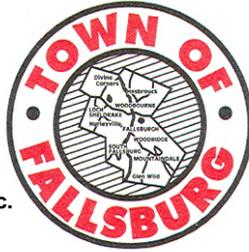


# Mollie Messenger

Code Enforcement Officer

## TOWN OF FALLSBURG CODE ENFORCEMENT OFFICE

Member: New York State Building Officials Conference, Inc.



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### AGENDA

#### TOWN OF FALLSBURG PLANNING BOARD MEETING February 11, 2016

Meeting will commence at 7:00 p.m. at the Fallsburg Senior Citizen Center at 12 Laurel Avenue, S. Fallsburg

#### PLANNING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

##### PUBLIC HEARING:

1. RICHARD DUNN – SBL# 17-1-12.14
2. WHITTAKER ROAD, LLC – SBL# 47-1-5.2/47-1-6/47A-1-26
3. TIMBER RIDGE – SBL# 28-1-1
4. BROOKSIDE ESTATES – SBL# 49-2-14.1/14.2/16/19/28
5. TRIBECA ESTATES – SBL# 39-1-/79.2/88.1/78
6. LUXOR JUNIOR ESTATES – SBL# 12-1-41.5
7. SUSHI BOATS EATERY – SBL# 18-2-2
8. SCHREIBER – KARPEN RESIDENTIAL PROJECT – SBL# 39-1-84

##### NEW BUSINESS:

1. RICHARD DUNN – SBL# 17-1-12.14 - Requests site plan approval for home based business for a daycare. Zone: HR-1. Acres: .48. Location: 7 Fremon Dr., Loch Sheldrake.
2. TRIBECA ESTATES – SBL# 39-1-/79.2/88.1/78 –Requests review for a 2- Lot Subdivision, lands to be transferred to Schreiber- Karpen Project. Zone: R-1. Acres: 74.15. Location: Laurel Ave., South Fallsburg
3. LUXOR JUNIOR ESTATES – SBL# 12-1-41.5 – Requests review for a 2- Lot subdivision, lands to be transferred to Luxor Estates. Zone: PUD. Acres: 35.30. Location: Off Houghtaling Rd., Loch Sheldrake.
4. MAYIN TOHAR – SBL# 10-1-5 – Requests site plan review for construction of a new 44 bed dormitory. Zone: AG. Acres: 98.51. Location: 605 Budd Road, Woodbourne
5. SULLIVAN FABRICATION – SBL# 62-1-20.1 – Requests conceptual review for a light industrial manufacturing facility for shelving, racking and storage systems. Zone: I-1. Acres: 126.06. Location: 715 & 717 Glen Wild Rd., Glen Wild.

##### OLD BUSINESS:

1. RALEIGH-HEIDEN – SBL# 60-1-56 – Requests 6 month extension on a previously approved site plan.
2. CALIXTO MAESTRE – SBL# 49-7-7.2 – Requests an amendment to a previously approved special permit for a repair garage. Zone: B-1. Acres: .50. Location: Pleasant Valley Rd., So. Fallsburg
3. WHITTAKER ROAD, LLC – SBL# 47-1-5.2/47-1-6/47A-1-26 – Requests conceptual site plan review for 98 duplex buildings and recreational facilities. Zone: REC-1. Acres: 153. Location: Whittaker Rd., So. Fallsburg.
4. LUXOR ESTATES – SBL# 12-1-41.4 - Requests an amendment to a previously approved site plan to add 4 units to Loop G from Loop F.. Zone: PUD. Acres: 55. Location: Karmel & Jacobs Rd., Loch Sheldrake.
5. LUXOR JUNIOR ESTATES – SBL# 12-1-41.5 – Requests site plan approval for 114 single family houses with amenities and a caretaker residence. Zone: PUD. Acres: 35.30. Location: Off Houghtaling Rd., Loch Sheldrake.
6. SUN RAY COTTAGES – SBL# 60-1-4.2 – Requests site plan review to combine several units and construct 6 new units. The total reconfiguration will be for 28 Units. Also requesting approvals for an addition to units 25/26. Zone: REC-1. Acres: 6.56. Location: 57 LaVista Dr., So. Fallsburg.
2. SCHREIBER – KARPEN RESIDENTIAL PROJECT – SBL# 39-1-84 – Requests site plan review to expand an existing 20 unit bungalow colony with 20 new units in 10 duplexes for a total of 40 units. Zone: R-1. Acres: 13.5. Location: Gamble Rd., Fallsburg.
3. TIMBER RIDGE – SBL# 28-1-1 - Intent to start SEQR review process. Zone: REC-1. Location: Rt. 42, Woodbourne
4. BROOKSIDE ESTATES – SBL# 49-2-14.1/14.2/16/19/28 – Requests review to remove old units and replace them with new units and a shul. Zone: HR-1. Acres: 8.64. Location: Laurel Ave., So. Fallsburg.
5. SUSHI BOATS EATERY – SBL# 18-2-2 – Requests site plan approval for the restoration of a former restaurant to serve sushi and ice cream in an outdoor dining format. Zone: MX Acres 1.68 Location 1158 Route 52, Loch Sheldrake
6. RACHVES II – SBL# 14-1-31/21-1-2.1 – Continued SEQR review for the development of a mixed residential community of duplex and single family units for a total of 50 buildings for 99 Units. Zone: R-1. Acres: 45.5. Location: 6279 SR 42, Woodbourne

Denise Monforte, Clerk, Town of Fallsburg Planning Board

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