

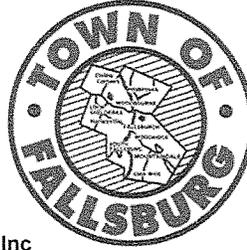
Mollie Messenger

Code Enforcement Officer

TOWN OF FALLSBURG

CODE ENFORCEMENT OFFICE

Member: New York State Building Officials Conference, Inc



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“Minutes are not official until approved by their respective board.”

TOWN OF FALLSBURG PLANNING BOARD MEETING

January 14th, 2016

Arthur Rosenshein, Chairman, Irv Newmark, Balsey Louckes, Planning Board Members, Gary Tavormina, Planning Board Alternate, Mollie Messenger, Code Enforcement Officer, Robert Geneslaw Town Planner, Paula Kay Town Attorney, Will Illing, Town Engineer

- Arthur Rosenshein called the meeting to order at 7:01PM.

PUBLIC HEARING:

1. WHITTAKER ROAD, LLC – SBL# 47-1-5.2/47-1-6/47.A-1-26

Joe Pfau, Jay Zeiger, and Eli Brezel represented. The plan presented was for 196 units that would consist of 86 Single Family units and 110 Duplex Units.

- Alice Carara asked questions pertaining to drainage, traffic, enlarging the buffer, noise pollution, lighting, color of buildings.
- Karen Luse discussed similar issues to Alice and Carole.
- Carole Bell suggested the 25' foot buffer is too small and a larger buffer would be preferred.
- Sal Galligon requested sidewalks
- Mr. Winternitz said he doesn't want any buffer at all and he would like a higher density.
- Brian Manown referred to the Comprehensive plan and how this may not fit into the intentions of the Town. He also discussed the terrain and the wetlands.
- Don Delugas discussed the road issue as pertaining to site distance and speed.
- AJ Pantel – SF. FD. Discussed the need for a wider road width and the circumference of the cul-de-sac
- Rebecca Pratt expressed concerns for traffic and pedestrians

The mailings for the public hearing were not done correctly so the public hearing will be held open.

2. BLUE HEAVEN HOSIERY – SBL# 49-1-6.2

D. Spitzer and J. Kohn represented. They would like to continue the use of the Warehouse to store hosiery.

- AJ Pantel would like to see this project happen, he has no objections.
- Brian Manown asked if there would be a need to go to ARB? The response was that nothing will be changed on the exterior of the building at this time. But when they do change the facade or need a sign then they will come to the ARB.
- Rebecca Pratt spoke for the project
- Dorothy Fields – 99 Pleasant Valley also agreed to the project. No objections

PH Closed.

3. FALLSBURG BAGELS – SBL# 40-2-2

J. Kohn and Klitnick represented. They would like to remove the existing building and replace with a larger building.

- AJ Pantel spoke for the project.
- Rebecca Pratt spoke for the project.

PH Closed.

OLD BUSINESS(continuation of December 2015 agenda):

1. SUN RAY COTTAGES – SBL# 60-1-4.2 – Requests conceptual site plan approval to combine several units and construct new units. Also requesting approvals for an addition to units 25/26. Zone: REC-1. Acres: 6.56. Location: 57 LaVista Dr., So. Fallsburg.

- Randy Wasson and Jay Zeiger represented.
- Presently 28 units – reconfigure to new 28 units.
- ROW. use of driveway is needed.
- Parking table need to show it complies with zoning
- Show detail trucks to compactor
- Plan to FD.
- Existing building 25 feet apart some don't meet – need fire rated construction.
- May use Fire resistant siding
- Planning Board voted for the project as an Unlisted Action and they voted to take Lead agency.

2. Luxor Junior Estates – SBL# 12-1-41.5 – They removed themselves from the agenda

3. TIMBER RIDGE – SBL# 28-1-1- Continued discussion of conventional plan for lot count. Zone: REC-1. Location: Rt. 42, Woodbourne.
 - Randy Wasson and Jim Bates represented.
 - Max # of units permitted will be 439.
 - The Planning board agreed that they could have a Public Hearing at the February meeting.

4. CAMP OHR SHALOM – SBL# 10-1-15.4 – Requests site plan amendment to reduce the number of units that were previously approved. Zone: REC-2. Acres: 92 Acres. Location: Todd Rd., Woodbourne.
 - Glenn Smith, Jay Zeiger, E. Brezel, Y. Brezel and Rabbi Pearl represented.
 - The original plan showed 88 units. The new developer would like to reduce the plan to 66 units.
 - Mrs. Kay would like to review the minutes from 2007 in order to see what engineering and zoning needs to take place.
 - The planning Board agreed that this application could move forward as an amendment to a previously approved site plan.
 - Planning Board asked that they go to the next staff meeting to work out engineering and zoning.

5. RACHVES II – SBL# 14-1-31/21-1-2.1 – Conceptual review for the development of a mixed residential community of duplex and single family units for a total of 58 buildings. Zone: R-1. Acres: 45.5. Location: 6279 SR 42, Woodbourne
 - Kirk Rother and Jay Zeiger represented.
 - Mr. Rother Revise the corner of the map by the flood plain area edge of river. He moved the houses away from the floodplain.
 - Project Engineer has been in contact with state DOT.
 - Trees along Route 42 won't be touched and trees need to be added.
 - Eagles – 660 feet – no issue.
 - Need long EAF
 - NYSEG has been contacted
 - Unlisted action – lead agency approved.
 - Planning Board requested a narrative from the Engineer of their responses to the Public Hearing in December.

NEW BUSINESS:

1. 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.
 - Joe Pfau, Jay Zeiger , E. Brezel and Y. Brezel represented.
 - Planning Board requested for the traffic, study coordinate with Keystone for year round development.
 - Wetlands delineation is needed for Army crop and DEC.
 - Indicate bus stop in the development for the school children
 - The Planning Board decided that the application is completely new but may use existing Eng. If still accepted.

2. CAMP SUMMERVILLE – SBL# 17-1-24 – Requests site plan approval to tear down several buildings and replace them with one large building. Zone: REC-1. Acres: 2.75. Location: 612 Loch Sheldrake/Hurleyville Rd., Loch Sheldrake.
 - Jay Zeiger and Ari Grunhut represented.
 - The previously approved site plan had a condition that the lots needed to be combined. This has not been done as of todays' date. Before coming back to PB for any approvals on this amendment the lots need to be combined.
 - The applicant requested a favorable opinion letter go to the ZBA. The Planning Board voted that no recommendation letter will be written to go from PB to ZBA.
 - Refer to ZBA for variances needed.

3. 290 LAUREL AVE DUPLEXES – SBL# 36-1-33.1 – Requests conceptual review for a new duplex development with 22 units (11 buildings), community center, pool, recreation area and playground facilities. Zone: R-1. Acres: 9.4. Location: Laurel Ave., So. Fallsburg.
 - Kirk Rother represented the conceptual review of this project.
 - Subdivision application needed.
 - The plan needs more detail. Parking and zoning tables needed.
 - Needs to go to next available Planning Board staff meeting.
 - Owner's proxy needed for the file.

4. BLUE HEAVEN HOSIERY – SBL# 49-1-6.2- Requests site plan approval for a non-conforming continued use of a commercial warehouse for a hosiery business. Zone: NB. Acres: .40. Location: 69 Pleasant Valley Rd., So. Fallsburg.
 - D. Spitzer and J. Kohn represented.
 - Planning Board requests a note regarding trucks not backing into Pleasant Valley road on the plan.
 - Requested to paint Yellow lines on blacktop for loading zone.
 - DPW request to change Curb value to street box in loading zone.
 - Developer stated the warehouse is not for retail.
 - Garbage will be hauled away to the dump.
 - Lead agency accepted.
 - Continue warehouse use accepted.
 - Site plan with conditions accepted.
 - 1 vehicle for employees.
 - UPS deliveries.
 - Approved with conditions noted above.

OLD BUSINESS:

1. FALLSBURG BAGELS – SBL# 40-2-2 – Requests conceptual review to replace the existing bakery. Zone: B-1. Location: 5692 SR 42, Fallsburg.
 - J. Kohn and Klitnick represented.
 - Planning Board voted it was a Type 2 action.
 - The plan is acceptable to the Planning Board pending technical engineer review from Keystone Associates and DPW.
 - The facade and any signage will need to go to the ARB.
 - Needs DOT approval prior to Building permits issued.
 - Approved with condition.
2. ROSEMOND ESTATES – SBL# 30-1-10.1/10.2/10.3/11.1/11.2/11.3 – Chose to be removed from the agenda
3. SCHRIEBER – KARPEN RESIDENTIAL PROJECT – SBL#39-84 – Chose to be removed from the agenda

- 4 TOWN & COUNTRY – SBL# 11-1-33– Requests site plan amendment to move the day camp building from the originally approved site plan location. Zone: REC-1. Acres: 10.12. Location: 30 Edgewood Rd., Loch Sheldrake.
 - Jay Zeiger represented.
 - Planning Board was waiting for 239 Review from the County. It was received and reviewed. Landscaping to camouflage this building from Route 52 was requested.
 - Site plan location of the new camp building was approved
 - Landscaping plan needs to be approved by Planning Board staff members prior to Building permit.
 - DPW has requested that a grinder be installed.
 - Approved with conditions stated above.

- 5 CALIXTO MAESTRE – SBL# 49-7-7.2 – Chose to be removed from the Agenda

6. BROOKSIDE ESTATES – SBL # 49-2-14.1/14.2/16/19/28- Chose to be removed from the agenda