

"Minutes are not official until approved by their respective board."

TOWN OF FALLSBURG PLANNING BOARD MEETING

February 11th, 2016

Irv Newmark, Chairman, Balsey Louckes, Maria Zeno, Planning Board Members, Gary Tavormina, Planning Board Alternate, Mollie Messenger, Code Enforcement Officer, Robert Geneslaw, Town Attorney, Paula E Kay, Deputy Town Attorney, Will Illing, Town Engineer

- Irv Newmark called the meeting to order at 7:00PM.

PUBLIC HEARING:

1. RICHARD DUNN – SBL# 17-1-12.14
 - Maria Santos represented.
 - Maria Santos: Right now I have 3 children. My hours are from 7 to 5:30. It's just a small business. It's just me.
 - Irv Newmark: Anyone want to speak?
 - Jennifer Reinhart: How many children can you have?
 - Maria Santos: I am only allowed to have 6. It's just a small business.
 - Irv Newmark: Anyone else? Okay closed.
2. WHITTAKER ROAD, LLC – SBL# 47-1-5.2/47-1-6/47A-1-26
 - Mark Seimus, Jay Zeiger, and Eli Brezel represented.
 - Paula E Kay: Can you clarify exactly how many units?
 - Jay Zeiger: The clarification on that is that there is 110 duplex units, 55 buildings, and 89 single family houses. Total of 196.
 - Paula E Kay: Okay.
 - Jay Zeiger: Just for the benefit of the public, this project was approved 5 or 6 years ago in a quite similar format. I don't know if we have what was approved. The project was stalled for several reasons. It's not back on. The big change is the original project had an emergency access road from the development through this plot of land which is owned by the same people that own this piece. Then there is a cul-de-sac over here. There is no access this way. It's 196 homes with some recreation facilities. At the public hearing from last month, the people

from Timber Hill spoke about screening here. We can have trees and other screening. The Planning Board heard the issues and I am sure it will be addressed.

- Mark Seimus: I think that's a good nutshell. The only revision from the previous layout is the shifting of a few houses, other than that the roads remain the same and it is basically the same project.
- Mollie Messenger: When you started you said there are 110 duplexes and 89 singles for 199?
- Mark Seimus: It is 86 singles.
- Mollie Messenger: Thank you.
- Jay Zeiger: Understand that a lot of engineering was done with the last design and a lot that will not change. A lot of concerns at the public hearing was water run off. There will be detention ponds installed as part of the project. We had to do a storm water prevention plan. It is prepared by our engineer and reviewed by the Town engineer and the DEC.
- Mark Seimus: It's prepared in accordance with the DEC regulations, it is reviewed by the Town engineer.
- Eli Brezel: And the Town consultant, Keystone.
- Mark Seimus: The project applicant is required to submit a notice of intent to the DEC, basically informing them that the project is going to construction and meets the DEC requirements as far as storm water.
- Jay Zeiger: If engineered right, there should be no storm water run off into any of the other properties.
- Irv Newmark: Any speakers?
- Alice Camara: I am from the Home Owner's Association. We talked about a lot of these things last time. We also suggested that these houses here could be removed, they are in the 25 foot buffer zone. I believe in 2011, there was an agreement on a 40 foot?
- Jay Zeiger: I am not aware of that. These houses are in the same locations as when the project was approved. We are looking to move them a little back on the final design.
- Carol Bell: We spoke about the buffer zone last month, I was wondering if we could increase it. What Alice is speaking about from October, I remember the 40 foot buffer. You refer to it as a 40 foot buffer, undisturbed area. Also, called conservation easement. That was on page 22 in the minutes of the Planning Board meeting from 10-16-2008. I remember hearing the 40 feet and it was your name next to it.
- Jay Zeiger: In some places on this project, I haven't seen what you're saying in context, I don't know if we were referring to this specific area, in some places on this project our setback is more than 175 feet. It varies from spot to spot on the property. The Town currently has a duplex law that we have to follow, and that sets what the setback requirements are and we will comply with that.
- Robert Geneslaw: The cover sheet of that set of drawing, has a reference to a 40 foot undisturbed buffer along Timber Hills, project note 14. I think it is on the left hand side of the drawing.

- Jay Zeiger: Mark I turn it over to you.
- Mark Seimus: I believe the duplex law is 25, correct?
- Robert Geneslaw: Yes.
- Jay Zeiger: The duplex law allows for a combination of single family and duplex.
- Carol Bell: What was stated to us when we were asking about it.
- Jay Zeiger: We will look into it, if we can do 40 feet we will certainly try.
- Alice Camara: The reason we wanted those homes removed was because most of the people who come to Timber Hill in the summer, work in the city, they are stressed out, they come here for peace and quiet. They don't want to hear a lot of noise. We would like to know if there will be a traffic study as well as a noise pollution study.
- Jay Zeiger: A noise pollution study is something that will not get done, the Town has a noise ordinance and we must comply with that. There can't be any outside amplified sound. The people living there will make the normal summer community noises. A traffic study will be done.
- Alice Camara: Right now there is no noise in our neighborhood except for the Saturday night disco at Camp Gear, one of the things is they are on the same level as we are. This recreation is going to be the same thing. We're still worried about the water run-off, but every winter I have a 4 feet sheet of ice that runs up my driveway because the water table is 2 inches underground. I know there was another person who was digging in there, near the foundation, the water was 6 inches. You will find the same thing up there. When you start building the basements, how do you go around that?
- Jay Zeiger: If their water is running off now, then I would suggest this development will make it better. This development will catch the water, once they start digging they will have to insure the Town engineers that there is no run-off from this property to any other property. If there is, we will have to correct it.
- Gary Tavormina: Can you show this lady what we're talking about on the engineering level?
- Mark Seimus: We delineate a drainage basin based on the existing conditions of the site. The existing conditions are the coverage, soil types, and topography. We delineate those drainage basins in both the existing condition and then the proposed conditions based on the proposed roadways and storm water infrastructure. We calculate the revised coverage of the lot going from trees in some area, to grass, to impervious areas for the roadways. We propose storm water infrastructure which includes catch basins and storm water pipes connection the basins, we will then run the storm water to....I believe there are 3 basins on this project. One at the end of this cul-de-sac, and 1 at this entrance and this entrance because these are all of low points on the project. The storm water is detained in those detention ponds for the appropriate amount of time and released slowly over time so that we at the very least match the storm water run-off that is coming off the site now and in many cases reduce the peak flow coming off of a site.
- Paula E Kay: The purpose of the public hearing is the board wants to hear from the public, we can't really have a debate between the applicant and the public.

We are going to ask the applicant to address all these issues in writing, which is something the board ordinarily does.. We have 8 public hearing and we want to hear from everybody, if you could make all your comments so the board can hear them and then we can have a record that we can have our consultants and our engineers look at as well as the applicant.

- Alice Camara: We have a petition signed by over 250 people, both residents of Timber Hill and adjacent areas, that we wanted to present that as well.
- Irv Newmark: Just give that to Mollie, it will be part of the record.
- Mollie Messenger: Mr. Chairman, just for the record, we had a bunch of letters that will be added to the record.
- Irv Newmark: Every letter that came in on this development, will be part of the record.
- Alice Camara: 2 letters that some people wrote, and some comments on the petition that some people wrote. Do you want to hear them now?
- Paula E Kay: We will have it in the record, we're going to make sure the applicant has it and when the applicant addresses the comments from tonight, we also want the applicant to look at and review the letters. Not only the Town, but the Board will look at those statements and it will be the basis for the Town to start its review.
- Mark Lederman: Currently we own the property 435 Whitaker Road. It is directly across the street.
- Jay Zeiger: You're not a part of Timber Hill.
- Mark Lederman: In fact right outside my front door and across the street on the telephone pole is a no trespass sign put up by Whitaker Road LLC. The property in question is directly across from my house. My family has owned that property for 40 years. I know a lot about the area. I received the letter recently because they changed the access points. I have supporting documentation from several Federal agencies, the Department of Environmental Conservation, the Environmental Protection Agency as well. I will also cite some information from the United States Census Bureau. First I would like to start with the traffic pattern. Whitaker Road is very narrow. In the summer when I outside the front of my house, there are constantly cars going by, every 10 to 15 seconds. Not to mention that a lot of residents walk up and down that road for exercise. It is dangerous to public safety considering there are no sidewalks and they must walk in the street. I feel the road will be overused and dangerous in the summer. I don't think Whitaker can stand that much increase. Secondly, pollution and chemical run-off into the watershed behind my house. Directly behind my house is the water, and is Brown Lake which is a tributary system for the reservoirs for the drinking waters of New York state. The tributary goes into the Neversink River. I am concerned about chemical run-off and pollutants that come down from the mountain into the lake. The drainage system there is set so that all drainage and water goes through the drains into the lake. Also, I am concerned about the environmental impact on endangered species in the area. Two species that I am talking about that are cited from the New York State Department of Environmental Conservation. The mud turtle. This is directly off of the

Conservation site. The mud turtle is the rarest species of turtle in New York. They are seen crossing roads for nest sites or water, Brown Lake which is right across Whitake Road from the site. Turtles killed by passing cars are a very significant loss to populations. Draining wetland for urban and industrial development has impacted the populations, reducing the amount of suitable habitat, upland nesting, and hibernation sites have also been impacted by land clearing, development and fragmentation from road construction. I will also speak about the second endangered species, of which I have photo evidence of them occupying the land in question. It is called the northern cricket frog. The northern cricket frog is extremely susceptible to pesticides as well all chemical run-off. That is what turned the frog into an endangered species. Under New York State Department of Conservation law, the Department is charged with protection management of wildlife and preservation of endangered species. As a native frog, the cricket frog is protected wildlife as defined in ECL article 11.0301. Additionally, under New York State Endangered Species law, ECL article 11.0535, an endangered species is a species seriously threatened with extinction in New York. Information obtained off a public record as regards to the United States census. Last population reading of the hamlet of South Fallsburg reports a population of 2,870 people. 196 additional units at an average of 4 people per unit is an increase of 784 which is a 27% population increase in the community in a very confined area. Not to mention what I talked about with the mud turtle, an additional 200 cars will be traveling up and down that road. Current housing units obtained from public information from the census. Current housing units in South Fallsburg, number 1,260. This project proposes an additional 196 units, which is a 16% increase in housing units in a small area. This project is going to contribute to a population shock within that area, aside from the fact of the transportation, drainage, chemical run-off, and endangered species problems, I feel this presents very many problems to the community and the impact of the local community, the environment, wildlife, and public safety. I am going to be in contact with the Environmental Department of Conservation. I don't know if you were aware of this, I did look at your site proposal, none of the information I received on your site proposal said anything about these endangered species.

- Keith Lederman: I also live at 435 Whitaker Road. I am not going to regurgitate what Mark said. I feel there are parts that need highlighting. The traffic pattern. You are adding 190 residences to a 1 lane town road that can hardly sustain that. It has no traffic and no right of way, has no sidewalks, that is frequented by any number of foot traffic during the summer, which cannot possibly adjust to the increase number of cars. Any site plan should not and could not be approved by this board until that issue is addressed. As far as the water shed, we've heard some very promising statements about how there is going to be a collection pond and that is going to deal with the run-off. However that is not how you deal with the run-off in a wetland. We depend on that run-off, we depend on that water. That's part of the aquifer. They know this, they site it as part of the aquifer right within the middle of their project, yet they want to run 200 or 300 different septic tanks which is essentially our wetlands, which is going into the public water

supply. They want to take the natural flow, which is part of cleansing process and part of our reservoir system and they want to lock it up in a confine space, that may not be safe, that's subject to contagion, that's going to decimate the wildlife that depends on that water supply. The aquifer is necessary for our survival, and you cannot simply reroute the water and pretend you won't have a problem. Whether that problem is going to materialize in changing land, collapsing houses, dangers to the water supply, the mere idea we are going to build flood puddles and everyone should be happy is hardly sufficient, and it would be far too premature to approve a site plan without addressing that. Additionally, you have power and water usage, that is going to increase by 20%. What will that do to the water and power supply? We cannot have a situation where we have 200 families or more, and say we won't do a sound study. We don't know what kind of sound requirements. This is the last of the natural part of South Fallsburg, we're doing an experiment on it with no knowledge whatsoever, until these studies are done, it is far too premature to simply accept that if we put in a flood pool, that will be acceptable, if we add all these new cars, the civilians will adjust. If we put in 300 or 400 more bathrooms units, that it will not damage the aquifer. We do not know if we have the electrical or water capacity to properly serve these new residences. What about the surfaces we need in terms of emergency services? What is the demographic going to do to police, emergency, and hospital services? Because of the sheer size of this project, these must be addressed to the Zoning Board before a site plan can be approved.

- Irv Newmark: This is the first hearing where the public gets to speak. The site plan is not being approved tonight. There will be many more meetings, we have a consulting engineer, a town engineer. If we need a traffic study, we will have it. It will be done in the summer. Everything you said is going into the record, and most of what you said will be address before this project can go forward.
- Keith Lederman: All I am saying is these people should see those results before anything else is done. They should be seen, and everything else should be adjourned until they are seen.
- Irv Newmark: Under the rules we follow, the public speaks now, we make notes of the concerns that will be addressed. Later on, we bring this up again and the Planning Board discusses it. We have a plan in there, Mr. Geneslaw, we have our engineer Will Illing, as well as another consulting engineer. This will go on for quite some time, and all these issues will be addressed. Anyone else?
- Michelle Dennenberg: I am a resident of Sullivan County for way over 40 years, and I am a teacher in this district for 30 years. I can tell you I am afraid to drive in the summer. I have to go up Annawanna Road and I take my life into my hands anytime I drive up that road. I have called the Sheriff's Department I don't know how many times because I feel I will be killed on that road. Our roads can't hold all of these developments. Every time I turn around, I see a development here, there, everywhere. I know for a fact that it brings a lot of kids because my school services them. I can't even drive my grandchildren up Annawanna because they are afraid they will get killed. There is a big development going in on Annawanna now on top of the development that was just built. It's almost like we're forgetting local people live here. I don't even feel like a resident here anymore. I hear of so

many people, every time you turn around there is a new development with 200 or 300 people moving in. It is getting to a point, where people won't go into the restaurants and stores because it is crowded. We can't keep building these townhouses all over this place, we have to think the people who are already living here, year round, paying taxes, who work and produce and give to this community. All I hear now is how people want to move out. I love this area, I grew up here, I am retiring and I cannot wait to move out. We have 1 lane roads wherever you go, we have traffic jams everywhere. There are a ton of homes going up in Fallsburg. Parents are asking if they count anymore. We need to do something to accommodate the local people.

- Ken Weisman: I am in Landsman's Housing on Murphy Road. My grandfather held lands since 1957. I have been here my entire life. I think that what has been said, I want to clarify part of it, we need economic development, businesses that thrive on developing growth. I think it is the types of developments that is objectionable. It's not building of homes, it's these developments that are so large that they don't conform to the way the community is designed. The small roads are not viable for these type of oversaturated communities. If these communities were 30 or 40 homes, maybe they can fit in possibly, these things are so large that it is taxing on all of our resources, it's the size of these communities that should be considered and required to be brought down dramatically.
- Linda Lagari: We have a home on Murphy Road. I agree with the well water, I am very concerned about the aquifer and what could happen.
- Irv Newmark: Anyone else? Okay public hearing closed. This will be on the agenda again later.

3. TIMBER RIDGE – SBL# 28-1-1

- Randy Wasson and Jim Bates represented.
- Jim Bates: It has connections on Murphy Road, Route 42, and it will have one on Route 52 as well. It is near the Westbourne Apartments. Just across the road on 42 from Bobby Scheinman's. The prison is down here. We've been working with the staff to develop the lot count. We're at the maximum level which is 439 units, which is what they decided was the max we could put there. We will be then going and starting the environmental review process. This is just the very beginning. This is probably 1 of 3 public hearings on this. This is just the preliminary. It is going to be set up that we will run the environmental impact process that these will be vacation or year round homes for the jobs coming into the area. We'll be studying the impact for both. It will have its own water and sewage plants on the property.
- Randy Wasson: You covered the entrances, on site water and sewage. We have to deal with our own storm water. The units are centrally located. This is the access onto Murphy Road, this is the Landsman property here. This is the Westbourne Apartments and Route 52 is just beyond it. No one will see this

project from anywhere. We will study the traffic impacts. We haven't started the infrastructure yet. A lot of work to do, a lot of evaluating. The storm water issues. It's in the very early stages. Maximum of 439 units. We provided the Planning Board with a conventional subdivision plan with half acre lots, meeting codes for individual simple lots. Maxed it out at 439. It is likely this will be reduced as we go through.

- Jennifer Reinhart: What kind of units?
- Randy Wasson: Single family homes. No townhouses, no apartments.
- Bernie Klein: Single family units, how many people does that hold?
- Randy Wasson: It depends on the market analysis that has to be done. Not less than 4, not more than 6.
- Bernie Klein: If there were 5 people per unit, we're talking about 2,500. There could be 2 people per room, that could be 5,000 people.
- Rebecca Pratt: I just want to state again, 4,000 more people plus 2,000 in Whitaker. We're talking about more than 5,000 people, so we are talking about almost 10,000 people all over. This is extremely large. Woodbourne is hard to drive through, you cannot walk through. You are adding 4,000 people. How are they going to walk? How are they going to drive? This is a much larger project. I talked about this last time, about the comprehensive plan for Fallsburg. Are we looking at this project in terms of the old overall vision for our community? What is the impact? Infrastructure, what about emergency services? How are we going to take care of our people? I'm sure there will be buses as well. These are real issues that need considering. This is pretty large. You need to take it all into consideration. As a resident, I am very concerned. I would hope everyone on this board and in this town, and understand what we are creating here. This one is quite large. We also have the Neversink River very close by, and there is our environment that we need to protect.
- Irv Newmark: We're the Planning Board, we have to follow the rules. The rules are made by the Town Board. The Zoning law and the comprehensive plan are all approved by the Town Board. If you have questions we can't help you with, go to the Town Board and let them know. They are the only ones that can do a moratorium or redo the zoning. We approved based on the current zoning of the town as long as they go through the hurdles that we require like traffic, environmental, and storm water studies. The rules that we follow are the existing rules of the Town of Fallsburg. If they comply then we can approve it. The Town Board delegates to us to oversee this process based on the laws they have made. We can hear you, they'll hear you.
- Rebecca Pratt: In regards to traffic study, they are going to take into consideration the population and traffic currently in Woodbourne during the summer?
- Irv Newmark: Yes.
- Maria Zeno: They also take into consideration the developments that have already been approved.
- Rebecca Pratt: What about future developments?
- Randy Wasson: We develop a series of what is considered no builds. The traffic

study is picked up by the planner, Mr. Geneslaw, and the Planning Board engineer. They go out and decide if the approved projects, what is in front of the Planning Board, and other potential areas that may have housing, we have to include a lot of different things. This isn't a quick study. This will take a year or 2 just to do the environmental studies.

- Jennifer Reinhart: I'm Dynamite Youth Center, all the developments are all around us. This one is going to the side and all the way to the back, surrounding us. We just had a development to the left side of us and we just had our kids filled with ticks. We didn't realize what happened, but it was because they took down all the woods. We spent hundreds of dollars spraying out woods. It is affecting the people, many things. We have had floods, they had to wear masks because they were burning wood for the development to the left of us. We have a school, and these kids had to be in school with masks on.
- Rebecca Pratt: There is a concern about the danger on the roads. In Woodbourne, there aren't any sidewalks. It is already dangerous to walk on the roads. When you do a traffic study, are you considering people walking?
- Irv Newmark: Yes. And sidewalks, any improvements that might be necessary. They put in those meters, they do it on a busy day in the summer, and they do a count of the traffic and they also consider any other developments in the area because all the traffic may be heading a certain way.
- Rebecca Pratt: Because we have the casino and health spa coming, there will a tremendous impact on traffic. Is that taken into consideration?
- Irv Newmark: Probably, they've done studies before and we have all the information for Route 42, Thompson Road. Which way the traffic goes.
- Larry Schaffman: Is this a combination development of two developments or is there an adjacent development?
- Irv Newmark: Westbourne is another development.
- Larry Schaffman: How many units in that one?
- Randy Wasson: I think there is 45 there now, I think when it is done it will be 330.
- Larry Schaffman: The access and entrance roads, can you tell me about the one going out to Route 42. Where is that? Is that coming down the slope? It seems like this development is up on the field and it slopes pretty dramatically down to 42.
- Randy Wasson: It's above the highway. We're showing the roadway now in the location of the existing driveway. It comes in and quickly turns and goes across the hill.
- Larry Schaffman: Route 42 is quite curvy. What will be the intersection be like? A simple stop sign?
- Jim Bates: That will come out from the traffic study. There are minimum requirements that this has to meet, and if it's not then we have to make it that way.
- Larry Schaffman: I have a concern about that access because I think it could be very dangerous because of the stream of cars. The site distance and the amount of traffic. The same thing on the Murphy Road access. How wide of a road would that be? What will the intersection be like?

- Randy Wasson: Most likely a stop sign on that road.
- Larry Schaffman: A lot of people spoke about Whitaker Road, Murphy Road is even narrower and with the Landsman camp, there's a lot of young people there. Is this just summer?
- Jim Bates: It is undetermined at this time, with the influx of jobs coming in, the applicant wants to make sure that he is in a position if there are housing markets looking for year round homes, that it is available. We are going to do the environmental studies as both summer and year round.
- Larry Schaffman: Again, that I think is whatever site study you do with that entrance and exit, I think that sounds to me to be incredibly hazardous. A lot of people walk on that road. I am sure that Landsman's would have something to say about the traffic and exits.
- Ken Weisman: We are from Landsman's, again I've been coming up since 1957. I have a number of questions and comments. Landsman's is over here. I guess it is the border, not sure the direction. Landsman's is a summer community, but it is different than every other summer community. Landsman's is an original bungalow colony that is exactly the same as it was when it was built in 1948. My mother, when she was 18 years old, was the first camp director of Landsman's Day Camp. That summer camp still exists today. We had close to 200 kids at camp this summer, 90% of those kids were from the area. We've always been open to the public, the kids from the community are camp counselors there. The teachers are specialty instructors. We have been very friendly with the local and part of the local community. When Home Depot was built, we continued to use Fallsburg Lumber. This type of development is exactly what I was talking about earlier, it is an abomination. It is the over development, it is changing the type of community that we live in. It is so much saturation. To say with a straight face that our local roads and water supply and natural resources can withstand these communities is a joke. There is no way that this won't be terribly detrimental to anyone who wants to stay up here. They recently this to make an access road to Murphy Road. Why would they need to buy land and create a route to Murphy Road? They realized that there is no way that this type of community with this many people, that these roads 52 and 42 can withstand that. They said we'll go ahead and make 3 access roads. This will destroy, within 2 years this will be gone. We have kids that come to this camp and a lot of the local camps have closed, we've remained steady to support our local communities. We have at times, have had 4 or 5 kids on colony and still kept the camp open. This is a very tiny road, we have camp on both sides. If we have access onto the road, we will not be able to provide safety to those kids. Those kids crossing back and forth all day long. We would have to close that camp down. Then another big community. That's what you guys would have. I heard this is designed for people coming up here to work for the casino. I'm wondering why those people would require 5 or 6 bedroom units. I am wondering why there are already religious designed shuls, I think 6 on the property. Seems to me that it is a religious community. I have nothing wrong with a religious community, I am all for practicing, I think there is an attempt here to misrepresent what it is really created for.

- Jim Bates: I really hold that that is not the truth.
- Ken Weisman: Why do you have them listed as shuls?
- Jim Bates: It's listed as shuls, but it could also be community room. You have to under the comprehensive plan provide recreational centers. We stated at the beginning that there was an intention that this could be a vacation home. We said it could be market rate. The Planning Staff has already that we have to do both when we do the environmental study.
- Ken Weisman: This is the first I have heard, I have never heard anyone talk about this. We just got the notice, and we drove up to hear it. All I heard you say was it was designed for people working in the casino. I didn't hear the other thing. That's my comment based on what you have indicated. We at Landsman's have both community water that we pump up through Westbourne and we have wells. We have had to use the community water and pump it up because every time we put in a well it dries up. They're going to go ahead, with this huge thing, they're going to provide their own water. Anyone around them uses wells, all of a sudden if it dried up in 2 years, it could be 2 months and then no water. It's overtaxing of our resources. I don't see any indication, we have a permanent easement of our water running from Westbourne across this property up to Landsman's. There's no mention for that, how are they going to build this community and rely on our easement of water. There are so many factors here. The environmental, the water shed, the resources of water, this is going to oversaturate and already oversaturated area. I am all for improvement, economic improvement. I am looking forward to the casino. I don't think anyone that lives in a community like we live wants to see these types of oversaturated developments. We have made up a list of our objections.
- Irv Newmark: Okay give them to Mollie.
- Paul Neiger: I am Vice President of Lendsman's. I agree with Ken on his points. A few other points I would like to bring up. They say do a traffic study. The study needs to be done when the population is in place. They're talking about 4,000 people driving the roads. The 4,000 people would not be there until this is built. Doing a traffic study when these 4,000 people are not there. Doing the traffic study when the casino is not there. As far as the buildings we do see, we see 6 buildings and 1 is marked shul. This means that this entire section or anywhere it is going to be, they're not pumping taxes to the South Fallsburg economy. Even though they say it is recreational rooms, they will be temples. Everyone here, I don't think anyone has a 4 or 5 bedroom house that is not of the Orthodox community. We should consider that when making a decision. We are currently 103 acres of land, we had an issue a few years ago of selling our trees to raise money. The community went berserk trying to save our trees and not get that money from loggers. They're talking about taking down 300 acres of woods just so they can build this development. I strongly urge the Planning Board considers the size of this thing as ridiculous, the overflow to the entire community, the overflow to Murphy Road. Murphy Road is 14 feet wide. We have been sending in letters to the Town of South Fallsburg Highway Department for 14 years. Finally this year, the town decided to pave the road. We spent \$27,000.00. We

had our change to cut down our trees, we chose not to do that. We want to be in the community, we don't want to be forced out of the community. We are here, even though Ken says July and August, we come up in May and don't leave until October.

- Carol Loose: Is this going to be built in phases? Wait until it is sold and then build phase 2 in a rolling situation?
- Jim Bates: Yeah it makes no sense from any standpoint to do it all at once.
- Paula E Kay: If it gets to that point where they're considering or up to building, the Town would require a restoration bond so that if they don't complete the work, the Town would have money to restore the property somewhat to what it was.
- Randy Wasson: I would like to address somethings. Regarding the timing of the traffic study, the traffic studies are done always. They are done always, they are required to be done during the summer months. We'll be looking at not just what we're generating, what currently exists, also factoring in the traffic studies done for the casino. There is a lot of work that goes into that. When they do their counts, they do them on Friday afternoon and Sunday evenings. We will do that whatever time the Planning Board says. As far as these units being religious communities off the tax roll is incorrect. These houses will be on the tax rolls whether it is religious or not. These are taxable units. The other thing about clearing 300 acres because this is a cluster development by definition and under the Town Code they have certain requirements for buffers. The big advantage of clustering is that you save trees and clearing by allowing the homes to be closer together. You save less roads and utilities. Just to be clear, that's what this is.
- Bernie Klein: I drive on Murphy Road quite often, and during the summer what I noticed when I pass Landsman's camp because all day there are people coming all day bringing their kids back and forth. All day long you have to be careful. I can't imagine what will happen if we have 4,000 more.
- Michelle Dennenberg: I hear kids in my class and other classes talk about how they are going to Landsman's in the summer. I have 23 in the class, half go to Landsman's. If that camp closes, our kids would have nowhere to go. If you say that it is possibly going to be a year round development. Right now our classes hold up to 22 or 23 kids. Are we going up to 40 kids? You can't teach 40 in one class. That's a big concern for those who care about education.
- Maryann Halcheck: My question involves water. Do you actually have the volume of water that can satisfy the requirements for that project and every other project as well as the existing homes.
- Randy Wasson: We're not trying to satisfy every other project. We cannot take your water, if you are a neighbor for example, when we do the study, we will be monitoring neighbor wells when we do our pumps. If there is an impact, that will be noted and assessed. That hasn't been done yet. We're not designing for the whole community, just for this project. Seeing what impacts we would have on neighbor's wells.
- Maryann Halcheck: It seems like you're spending a lot of money for a project that might not fly.

- Jim Bates: Here is the environmental process. Like we said at the beginning, this is a maximum lot count. Then we have to go through and do a long form EAF, then the board and the Town's planner goes through and lists all the major impacts that the project can have. From there, we go forth and have to provide major studies which is the drafted environmental impact statement. Once that's all done, it gets reviewed. Then all that data is submitted out for public review. Then there is another public hearing held on that information. There are clear steps we have to go through, this is at the very beginning. We're not saying we're building 439 units, we need permits. We're just starting the process. The Town can't approve until we provide the supporting documentation that says it work. If it says that it doesn't, then they or we have to start subtracting units until we find the number that does.
 - Maryann Halcheck: Is it an independent entity that does the study or someone hired by you?
 - Jim Bates: We will be doing the study but the Town reviews and the Town's staff reviews them, and the Town's consultant group. The state gets to review the documents, this isn't just one person doing it. This is very lengthy, there are involved and interested agencies, even the County gets to put their comments in.
 - Maryann Halcheck: Is there an entrance off of 52?
 - Randy Wasson: Right here, it comes in through the Westbourne project.
 - Ken Weisman: If it's coming through the Westbourne project, does that mean that the people from Westbourne could be within the infrastructure of this project? In other words, people from Westbourne could also go out on Murphy Road? That's an additional 330 units on top of this all potentially funneling out onto one of the smallest country roads. Any of the principles of Westbourne the same principles of this unit?
 - Jim Bates: They are.
 - Ken Weisman: So it's just an extension of Westbourne. There's no municipal sewer right? This will be self-contained. Where does the waste go to?
 - Randy Wasson: We'll have an on site central treatment plan, the discharge will be to a stream. There is a stream that flows through Westbourne, we will have an easement, and ultimately that goes to the Neversink.
 - Larry Schaffman: She was talking about campers going to Landsman's. In the high school, there have been many students who have been counselors, kids now in college who help pay their tuition who had summer jobs there. I have no idea how many they employ there. It is hard to get summer work here in Sullivan County.
 - Irv Newmark: Anyone else? Public hearing is closed.
4. BROOKSIDE ESTATES – SBL# 49-2-14.1/14.2/16/19/28
- Randy Wasson represented.
 - Randy Wasson: This is located on the west side of Laurel Avenue. There are 84 units in this bungalow colony. This is Angela's Apartments. The owner proposed to tear down several buildings, including those 2 units, one along side the road and one in the back. Construct 10 new units. In addition to that, proposes to

combine some of these units, many are duplexes or triplexes, he wants to combine into less units in the same footprint. Making 2 into 1, or 3 into 2. The total unit count would go from 84 individual family units to 52 family units and that would include the 10 new ones. This has 2 families, this has 2 families, this is single. Then a new shul here. In addition, the parking would be cleaned up. There are 8 spaces proposed here, 7 here, we might extend that. This is coming in off of existing driveways. There is some parking across the street. That would be cleaned up. Just for parking. Then the garbage compactor would be there, it would be collected on a daily basis. It's the same population there now, with the exception of these 2 apartments. We're increasing the lot coverage a little bit, still within zoning. Just increasing the overall number of units.

- Irv Newmark: Anyone from the public?
- Curtis Luster: I live next door. Those 2 buildings being destroyed, to the side of the one adjacent to the street, is a sluice that runs under Laurel Avenue. It brings all the water down from the hill down Roosevelt. What will happen to that sluice that used to go all the way back to Loch Sheldrake stream?
- Randy Wasson: We're not proposing any changes to that. Possibly clean out if it needs to be but we're not locating any buildings on or next to that. Here's the pipe right here, here's the building you're talking about. These dash lines is the stream, or channel that carries it to the stream. This is the major stream. Other than clearing it out to make it flow better, we're not proposing anything.
- Curtis Luster: That second building that is going to be destroyed, what are you going to do about asbestos abatement when they destroy that?
- Randy Wasson: Well that would have to be check, it's not something I do. That is Building Department.
- Curtis Luster: When is that meeting?
- Mollie Messenger: Once they file for the demo permit, before they can demo the building, they have to do the abatement. If and when they get approvals, then they have that.
- Irv Newmark: Anyone else? Public closed.

5. TRIBECA ESTATES – SBL# 39-1-179.2/88.1/78

- Glenn Smith and Jay Zeiger represented.
- Maria Zeno recused herself.
- Jay Zeiger: What we're here tonight for is a 2 lot subdivision. This is the Tribeca project that was approved a few months ago. This is the Tribeca portion being built on. Based on the size of the parcel that Tribeca sits on and the number of houses allowed, if we cut the Tribeca over here, we still meet the zoning and density and requirements for the project that is ongoing. What we are talking about doing is subdividing this piece. It's a 2 lot subdivision, parcel 1 is here and parcel 2 is here. The goal would be after the subdivision is approved is to develop this parcel. There has been different discussions, 1 is to develop in conjunction with the adjacent bungalow colony. The adjacent bungalow colony now has 29 units, and the number of units would be reduced. It would go from 29

to 40. We're just here on the 2 lot subdivision.

- Irv Newmark: Anyone from the public?
- Kenneth Larsen: I'm from South Fallsburg. I'm from Riversite Bungalow Colony. Their concern is traffic on Gamble Road.
- Jay Zeiger: Nothing is being developed for what we're here for tonight. It is just a 2 lot subdivision.
- Glenn Smith: It's about 41 acres and it will be reduced to 34 for the large parcel and about 6.8 on the other.
- Jay Zeiger: In the event that we come back with a project, there will be another public hearing.
- Irv Newmark: Anyone else? Public hearing closed.

6. LUXOR JUNIOR ESTATES– SBL# 12-1-41.5

- Jay Zeiger and Randy Wasson represented.
- Jay Zeiger: There are 2 projects, both in front of this board. One is Luxor Estates, and one is Luxor Junior Estates.
- Randy Wasson: The existing Luxor project is right here. What they're doing is they need to get a piece of property from Luxor Junior in order to put in a previously approved project of 19 news homes in this area right here. This is a subdivision map.
- Jay Zeiger: Luxor Estates was approved...
- Randy Wasson: In August of 2014.
- Jay Zeiger: That's under construction. Phase 1, the approval was for 45 houses. The original plan for phase 1 was for 16. Now they want phase 19 and keep phase 2 to be 45. Then we'd come back here for the amendment to Luxor Estates. In order to get to that amendment, they need a little bit more land.
- Randy Wasson: It's about .7 acres.
- Jay Zeiger: What the proposal is, this is the proposed Luxor Junior, subdivide this piece off and it will combined with the Luxor Estates.
- Michael Hazelnis: Where is this parcel located? It says off of Houghtaling Road?
- Randy Wasson: This is Maple Wood Avenue here, Buttcup here. It loops around.
- Jay Zeiger: Just so you understand, the Luxor Junior project is here. That's not what we're talking about here tonight is carving out this little parcel.
- Michael Hazelnis: I'm just trying to figure out why in the board agenda it says it is on Houghtaling Road.
- Randy Wasson: Luxor Estates is on Houghtaling. This is Luxor Estates and I think we're on the agenda for a preliminary discussion not a public hearing. This kind of ties in. This is the public hearing for the subdivision.
- Michelle Dennenberg: How close is this to Sheldrake Shores?
- Randy Wasson: Not sure exactly where that is.
- Michelle Dennenberg: Near Hasbrouck.

- Jay Zeiger: Irv can help.
- Irv Newmark: On the other side of the lake from this.
- Michelle Dennenberg: How many homes?
- Jay Zeiger: For what we are here for tonight, no homes. The Luxor Estates which was already approved is 45 homes, this amendment is going to allow for a slight change in those 45 homes but increase any of them.
- Karen Loose: What kind of design change? How many bedrooms?
- Randy Wasson: This is a map of Luxor Estates, these are the existing homes. They've been there since the 90's. The project that was approved by the Planning Board was for 30 homes here and 15 homes here. Then just an L shaped road that comes down here. The owner's wanted to recombine somethings, they took 4 homes from this area here and moved them here, which moved this road over a little and this yellow piece is the piece coming off Luxor Junior to be combined with Luxor Estates.
- Karen Loose: So it's not the homes being redesigned?
- Jay Zeiger: Just the design.
- Michelle Dennenberg: Again, we're talking small roads, a lot of traffic. You also do have near there, Sheldrake Shores, you have a lot of kids sitting around waiting for buses. There is an abundance of traffic in Sheldrake in the summer. The roads are also very narrow, the same high traffic and the same problem that the town is already jammed.
- Irv Newmark: Anybody else on this? Public hearing is closed.

7. SUSHI BOATS EATERY– SBL# 18-2-2

- Kirk Rother represented.
- Kirk Rother: The application before the board is for a site plan approval for an existing property that was the Beach Comber in Loch Sheldrake. My client's would like to reopen the building as a sushi restaurant. In doing so, they'd like to renovate the building. Add a second story. Here's a rendering of the building. We propose a deck out the backside of the building where the patrons can eat. We were before this board in the fall, it was generally favorable, but there were concerns over parking. We have added over 30 parking spaces as well as 4 spots for buses. This required a variance because the existing front setback for the existing building, within the front yard setback since we're adding a second story, the variance was required. We had a public hearing at the ZBA, we secured that variance. The ARB also reviewed and found it favorable as well.
- Irv Newmark: Anyone from the public?
- Derrick Kalcher: I wanted to mention one concern that I and several other people have. Concerns about 9. After 10 there is a noise ordinance in this county, you can't have major noises. We're building right on the lake, residences here, here, and here. We're building a residence that has now indoor seating. This means that all night, it will be very noisy. If you ever called the police about noise, like at Stargelt, the police are out. They may come an hour later. I do work the next morning. It is very concerning when the noise can go on pretty late. If you live on

a lake, anywhere on the lake is like having it in your backyard. I am very concerned. If we all just listened to and obeyed the laws, it would be no problem. I know there were a problem with the boats, they had sirens. They had speakers. Neighbors called Code Enforcement, Code Enforcement spoke with them and it was quiet for 2 days. Then everything was back on. It's hard to gets these laws enforced during the summer. All of these people here having a good time, enjoy themselves, they say let's go to sleep, they go to their quiet houses. The rest of us are stuck with everybody for the entire night. I would say also, you have to be within 150 feet to get noticed. All of the people that would be affected, like people at Sheldrake Shores, they don't hear about this. And since this is a winter hearing, you can imagine how many residents came up from New York to state they were concerned. I did speak to someone yesterday but they could not come. I am asking one thing, I welcome the restaurant, can we just agree that we serve until 9 o'clock.

- Kirk Rother: I will answer that right now. I spoke with my client, there is no problem with 9 o'clock last call.
- Derrick Kalcher: If that could just be in writing somewhere.
- Kirk Rother: They plan to be open from 11 AM to 9 PM. Not so sure about Saturdays.
- Irv Newmark: They wouldn't be able to open even in the evening, they'd be opening and closing at 9 at night on Saturday. Unless they have much longer hours on Saturday, it wouldn't make any sense.
- Gary Tavormina: You agree to the 9 closing?
- Kirk Rother: Yes.
- Irv Newmark: It will have to be on the plan.
- Larry Schaffman: Everybody on this side of the lake, my concern is traffic. You said 30 additional spaces for parking?
- Kirk Rother: No the zoning code if you do the analysis based on the square footage only required a dozen. The zoning required 11. The Planning Board and ZBA said that 11 was not nearly enough, which we did. 31.
- Larry Schaffman: Is this for your business or....there's plenty of business around there. There is quite a bit of traffic there. Sherman's parks cars on both sides. You said availability for buses. I am concerned with the hazards of traffic. You will have young people, possibly kids going to this business.

8. SCHREIBER – KARPEN RESIDENTIAL PROJECT – SBL# 39-1-84

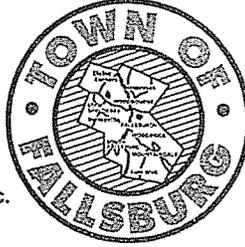
- Off – not ready to move forward.

Mollie Messenger

Code Enforcement Officer

**TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



5250 MAIN STREET
SOUTH FALLSBURG
NEW YORK 12779
(845) 434-8811
FAX:(845) 434-5883

CONTINUATION OF MEETING MINUTES

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 WERE HELD ON THE FOLLOWING:

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.
Maria Santos spoke for the application. The Planning Board approved the application for Home based business with no conditions.
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
This application was only heard for the Public Hearing. The application for site plan associated with this subdivision, Schieber – Karpen, removed themselves from the agenda. The Planning Board could not review this subdivision on its own for approval as the lot that would be subdivided was not reviewed to meet code if it stood alone.
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.
Randy Wasson and Jay Zeiger represented this application. The subdivision was approved with the condition that the new lot created is combined with the existing Luxor Estates Development. The second condition is that both parcel parties sign the map being used for approval of the subdivision prior to the Chairman of the Planning Board signing the map. Lead Agency approved, Negative Declaration was approved. The Planning Board approved the map with those two conditions.
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
Jay Zeiger and Kirk Rother represented the application. The site plan amendment was approved with the following conditions. The dorm is only to be 1 story. The floor plan for the dorm needs to be submitted to the building department for review. The dorm can only house 44 beds. Elevations are needed to be submitted to the Building permit. DOH approval is needed before a building permit is issued. The parking lot from the previously approved site plan needs to be completed prior to a building permit being issued.
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.
Mark Seimers represented the conceptual application. The existing Egg U buildings will be rehabbed for a manufacturing and storage facility for shelving racking and storage systems. This application will need 239 review and will be sent to the County by the building department. The driveway from the residential houses will need to be addressed. Will they have access to the facility or will those driveways be closed off? The Planning Board authorized a public hearing for next month. The Planning Board took lead Agency status at this meeting.

OLD BUSINESS:

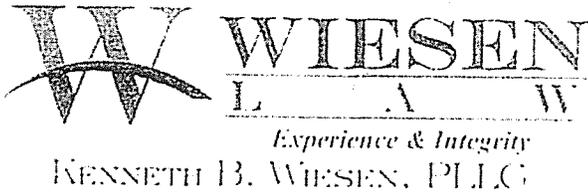
1. RALEIGH-HEIDEN – SBL# 60-1-56 – Requests 6 month extension on a previously approved site plan. Glen Smith represented this project. The new well has been drilled and engineering reports need to be sent to DPW. The Planning Board approved a 6 month extension. Gary Tavormina was not in favor.
2. CALIXTO 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
Michael Altman and Calixto Maestre represented the application. The amendment was to clarify how many cars were approved to be on the property outside of the garage. The Planning approved 3 cars for sale in front of the gate and 7 cars for sale behind the gate. They also approved 1 additional parking spot for handicap parking and 3 customer parking spots located in front of the gate. The additional condition was that the cars cannot back out onto Pleasant Valley road. The plans should be provided to the building department for review and once approved the chairman can stamp them.
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.
Jay Zeiger and Mark Seimers represented the project. Mr. Geneslaw pointed out the applicant that the Part 1 needs changes and should be reviewed by the developing engineer. The applicant will need to respond to the Public hearing comments from tonight in narrative form. The site plan has a few zoning code issues that need to be addressed before they move forward. There is also a question about the setback around Timber Hill. The map is showing a 25' buffer and the notes on the map are saying a 40' buffer around Timber Hill has been determined. The applicant needs to make the changes to the map and work out some of the problems with the plan before they come back to Planning Board.
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.
Jay Zeiger and Randy Wasson represented the application. Luxor Estates was approved for two new loops Labeled F and G. The applicant would like to move 4 units from loop F to Loop G because the first loop was over sold for this summer. The plan has been modified and a piece of land from Luxor Junior has been subdivided, at this meeting, in order for Luxor to be able to meet the zoning. This amendment was approved. The map needs to be revised to show the connecting road between Luxor and Luxor Jr. for the Chairman to sign the map. This was a Type 2 action. Approval was given.
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.
The application for the site plan was not heard at the meeting.
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.
Joel Kohn, Jay Zeiger and Randy Wasson represented this application. The Deeds were submitted to Paula Kay prior to the meeting. At the meeting Mr. Zeiger submitted a letter from the Title Company regarding the driveway on the neighboring property. All sides were satisfied with the legal use of the driveway to get into Sun Ray that is not on their property. A fire department letter is needed from the fire district regarding their requests. The fire flow in this area is not adequate. A condition of approval of this project is that the new homes be separated by at least 31 feet per zoning. The Planning Board also conditioned the approval that all renovated homes that did not meet the 31' separation have a 2 hour fire rating on the walls that did not meet zoning. The 911 numbers need to be placed on the units and a directory sign at the entrance to the community needs to be installed to show the location of the units. The Planning Board voted on unlisted action. Mr. Illing requested that the DPW be given the existing and new bedroom count and that DPW permits for water and sewer are needed. The Planning Board gave approval for this project. Gary Tavormina voted No.
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.
This application could not be heard and was removed from the agenda.
3. TIMBER RIDGE – SBL# 28-1-1- Intent to start SEQR review process. Zone: REC-1. Location: Rt. 42, Woodbourne
Randy Wasson and Jim Bates represented the applicant. A narrative answering the Public hearing comments will need to be submitted. The Planning Board voted to be Lead Agency subject to Mr. Geneslaw's review. The mailing list for the Notice of Intent needs to be agreed on with Mr. Geneslaw in order for the NOI and Lead Agency notice to be sent out.
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.
Randy Wasson represented the applicant. There was a discussion with the applicant regarding the need for sidewalks in the Town. The applicant was going to look into allowing 25' from the center line, and if needed give the Town back property along the road to allow for a sidewalk. Mr. Wasson agreed that there was plenty of room in between the parking lot proposed and the road to allow for a future sidewalk. Mr. Wasson needs to supply the flood plain elevations. The road in the flood plain needs to be raised above the flood plain elevation. Mr. Wasson needs to show that 200' square feet of recreation space is provided per unit. Mr. Wasson also needs to show the landscaping that will be installed around the parking lot. The Planning Board took Lead Agency status and voted the project an unlisted action.

- 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
Kirk Rother represented the application. The applicant did receive a zoning variance from the January ZBA meeting that was required to move forward with the site plan application. The proposed parking location needs to be changed slightly. The parking cannot be within 25' of the lot lines per the zoning code. There was discussion regarding the noise from the restaurant across the lake and the hours of operation. Mr. Rother spoke for his client and agreed to the hours of operation of 11 am to 9 pm seven days a week. The 239 Review was received from the County and was local determination. DOT also sent comments that the applicant will need to address. DOT permits will need to be received prior to a building permit being issued. The application was approved with the conditions above.

- 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
This application was removed from the agenda by the applicant.

Denise Monforte, Clerk, Town of Fallsburg Planning Board

Email: mmessenger@fallsburgny.com - gpitula@fallsburgny.com – george.sarvis@fallsburgny.com – denise.ceoclerk@fallsburgny.com



KENNETH B. WIESEN
MARK B. WIESEN
JAMES J. WIESEN
OF COUNSEL
JAY E. WIESEN
MICHAEL THOMAS
ROBERT S. WIESEN
CHARLES J. WIESEN

Town of Fallsburg
Code Enforcement Office
Planning Board
5250 Main Street
South Fallsburg, NY 12779

Re: Timber Ridge/Highland Holdings
Sub-Division Application
Route 42 & Murphy Road
Town of Fallsburg

Dear Chairman Rosenshein & Honorable Planning Board Members,

Please be advised I am counsel to Lansmans Housing Corporation, the property holders that abut the proposed development above captioned.

Since this is our first notice of the proposed development we have only a rudimentary understanding of the specifics of the development. However preliminarily we have objections to the development based upon, but not limited to:

1. Does not conform to the character of the existing community; and
2. Dramatically & detrimentally changes the nature of the community; and
3. Proximity to long standing children's camp; and
4. Detrimental effects on the municipal water services (supply and capacity)
5. Detrimental effects (and potential loss of) Lansmans water supply capacity and purity; and
6. Detrimental effects on the municipal sewer; and
7. Detrimental effect on ground water supply, capacity and purity; and
8. Water run-off (storm water management); and
9. Erosion of land; and
10. Environmental objections including the effect on habitat, woods and plants; and
11. Potential environmental pollution; and
12. Undue traffic congestion.

Kenneth B. Wiesen

mollie

From: Trakhtenberg, Eugene <Eugene.Trakhtenberg@empower-retirement.com>
Sent: Tuesday, February 09, 2016 10:18 AM
To: mmessenger@fallsburgny.com
Subject: Whittaker Road development

Good morning,

Below please find a letter drafter by the TimberHill HOA regarding a new development, hence named the "Whittaker Road development"

I believe all concerns noted below are valid and warrant a satisfactory answer.

On a personal note, this development is quite disturbing and upsetting. I purchased a small bungalow several years ago, over 100 miles from NYC to be able to get away from being packed in like sardines, to be able to see more than just the 1/8th of an acre and my neighbor's fence, to be able to enjoy the nature, for me and my two kids, to have a place where they can roam and run and see how great it can be to wander among the trees, picking rocks, leaves and discovering the unknown.

The thought that all of this will end because a developer wants to build a monstrosity housing over 1,000 people and cut off any access my family has to nature, given that the border of the new development is right up against our property line. I understand that we're only one family and in the grand scheme of things we don't matter, there are a dozen homes that will border the property that are in the same boat.

One of the proposed actions that will somewhat mitigate this intrusion is backing up the border of the development. **There are acres of land available, I don't understand why it has to be right up against our property line.**

Of all the abandoned and dilapidated developments out there that are a blight on the town and the county, why does this development have to be done on a forested plot, a type of land that makes the South Fallsburg and Sullivan county a place worth visiting and paying taxes?

I understand that my opinion bears very little to no weight on the overall decision but please don't dismiss it outright.

Thank you.

February 9, 2016

TO: Planning Board

RE: Whittaker Road Project, S. Fallsburg

As adjacent landowners and residents, we have the following concerns and questions about the Whittaker Road Project. We represent the Timber Hill Homeowners Association comprised of 46 private homes. We appreciate the rustic nature we have come to treasure by living in this area and wish to preserve the integrity of our natural environment.

1. Legal Notices of Public Hearing

- Many residents of Timber Hill did not receive proper, written notice of this public hearing. Should this meeting be adjourned so everyone can be notified?

2. Water runoff to adjacent properties

- Where will the water drain from the proposed basin, especially after a heavy rain and how will it affect adjacent residents? We are concerned about water runoff which is already a problem due to the slope of the land, high water table, and underground springs.
- Would you address the illegality of a spring on Federal wetlands being diverted by a pipeline to the basin? Is it illegal according to DEC regulations?
- Our research indicates that there may not be a hydraulic storm water plan. According to SWPPP (Storm Water Pollution Prevention Plan), if more than one acre of land is disturbed, a storm water prevention plan is necessary. We would like to see the complete set of plans.

3. Erosion

- Please know that this development includes 196 condo units which will require the removal of hundreds of trees that are currently providing erosion control. We are extremely concerned about the impact this will have on soil erosion and water control.
- We would like to request a larger buffer area than is now in place and preferably remove a few homes that are close to our community. That would be approximately 6-8 homes. If that area was preserved, it would eliminate the possibility of any water problems for the Timber Hill community.

4. Permits

- Are all permits in place and up to date?
- At the time of the last hearing several years ago, the Army Corps of Engineers said there had been no contact with the developer.
- At the time of the last meeting there was not a DEC letter of complete application? There had been no update since 2006.
- Are there any variances that have been requested?
- Can they build more homes than are allowed?

5. Traffic Impact Study

- What is the current traffic impact study as it relates to this development, especially during the highest summer season? When was it conducted? Were several done at different times of day and season?
- What is the impact on local roads from the highways, especially from Route 17?

6. Safety and Public Health Issues

- Are there electric lights provided for pedestrians? Type of lighting? Will they be focused on the adjacent neighborhood?
- For these reasons we are asking: have public safety and health regulations been met?
- What is the water demand and water capability in the Town (current and future)?
- Is there a study on the impact of noise pollution? Currently there are camps that play loud music that can be heard late at night until 1 am. People call the police and nothing changes.
- Is the Fire Department capable of handling such a large influx into this area?

7. Quality of the Neighborhood and Town

- Are the homes developed to maintain the rustic nature of the wetlands and the forest? Do they blend in with the natural surroundings? For instance stark white homes are an assault to the environment. A more natural color like browns and more natural building materials like wood siding are more pleasing to the eye.(T1-11)
- If trees do border Timber Hill, we would suggest and appreciate planting a row of hemlock trees. It would also protect our property and enhance the privacy between the two communities.

8. Procedures

- What is the current status of this development: i.e., subdivision, condos? Has a new application been submitted?
- Is this proposal required to follow updated current regulations or are they grandfathered in under old regulations?
- Is there a recent SWPPP or has one been one planned?

Conclusion

Naturally these issues are a dire concern to the homeowners of the Timber Hill and surrounding communities, as each may have a direct and adverse impact on our personal safety and on the integrity of our homes.

Respectfully submitted,

Timber Hill Homeowners Association
Board of Directors

Alice Camara	President
Carole Belle	Vice President
Colleen Call	Secretary
Lev Krasny	Treasurer

Eugene Trakhtenberg, QPA, PMP | Implementation Consultant
Empower Retirement

489 5th Ave, 28th Floor; New York, NY 10117
Direct: 212 984 9004 | Email: Eugene.Trakhtenberg@empower-retirement.com
www.empower-retirement.com



The information contained in this message and any accompanying attachments may contain privileged, private and/or confidential information protected by state and federal law. Penalties may be assessed for unauthorized use and/or disclosure. This message and any attachments are intended for the designated recipient only. If you have received this information in error, please notify the sender immediately and return or destroy the information.

This e-mail transmission and any attachments are believed to have been sent free of any virus or other defect that might affect any computer system into which it is received and opened. It is, however, the recipient's responsibility to ensure that the e-mail transmission and any attachments are virus free, and the sender accepts no responsibility for any damage that may in any way arise from their use.

WHITAKER ROAD
2/11/16

RECOVERY PLAN FOR NEW YORK STATE POPULATIONS OF THE

NORTHERN CRICKET FROG

(Acris crepitans)

June, 2015

Prepared by

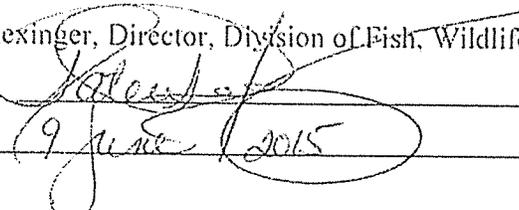
Gregg Kenney

and

Cory Stearns

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 BROADWAY AVE
ALBANY, NY 12233

Patricia Rixinger, Director, Division of Fish, Wildlife and Marine Resources

Approved:  _____

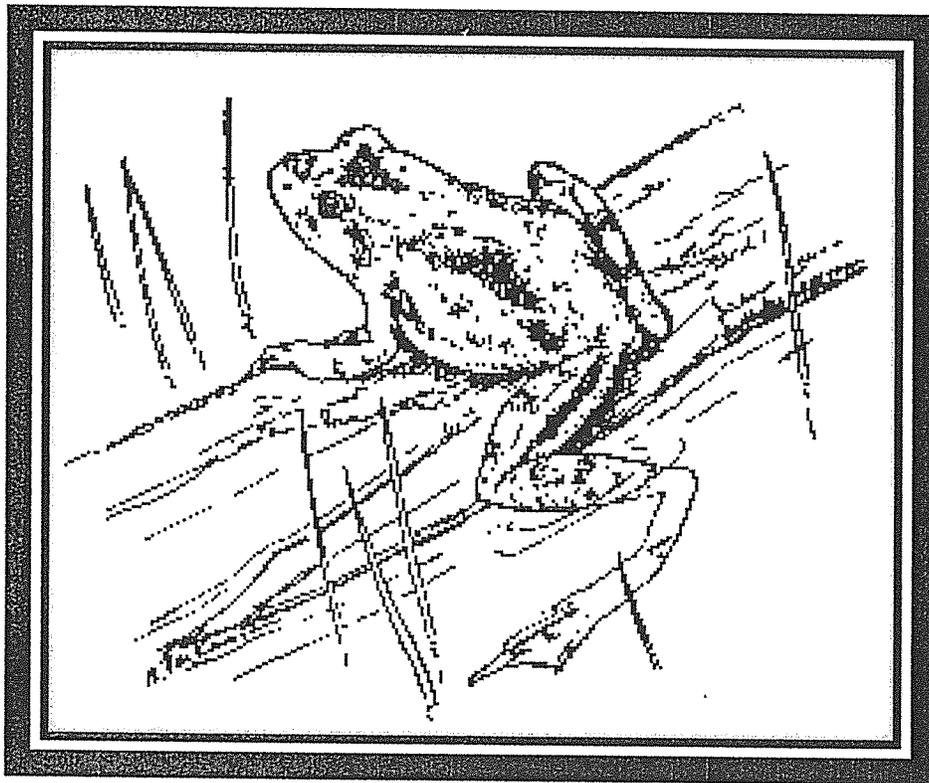
Date: 9 June 2015 _____

Gordon Batcheller, Chief Wildlife Biologist

Approved:  _____

Date: 8 June 2015 _____

**Recovery Plan for
New York State Populations
of the
Northern Cricket Frog (*Acris crepitans*)**



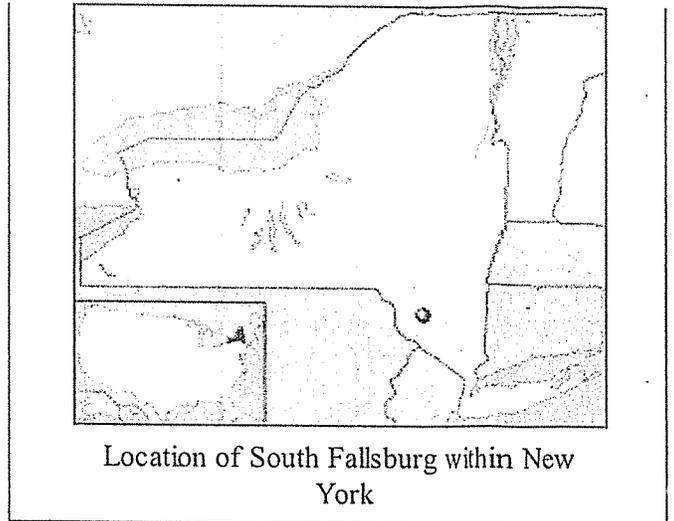
**Division of
Fish, Wildlife & Marine Resources**



**Department of
Environmental
Conservation**

Demographics

As of the 2000 United States Census,^[3] there were 2,061 people, 670 households, and 424 families residing in the CDP. The population density was 343.7 per square mile (132.6/km²). There were 1,181 housing units at an average density of 197.0/sq mi (76.0/km²). The racial makeup of the CDP was 73.61% White, 17.95% African American, 0.34% Native American, 1.02% Asian, 0.10% Pacific Islander, 4.46% from other races, and 2.52% from two or more races. Hispanic or Latino of any race were 14.80% of the population.



There were 670 households out of which 35.5% had children under the age of 18 living with them, 42.4% were married couples living together, 17.5% had a female householder with no husband present, and 36.6% were non-families. 29.9% of all households were made up of individuals and 11.8% had someone living alone who was 65 years of age or older. The average household size was 2.80 and the average family size was 3.58.

In the CDP the population was spread out with 32.2% under the age of 18, 14.6% from 18 to 24, 22.6% from 25 to 44, 19.5% from 45 to 64, and 11.2% who were 65 years of age or older. The median age was 28 years. For every 100 females there were 112.5 males. For every 100 females age 18 and over, there were 104.2 males.

The median income for a household in the CDP was \$24,063, and the median income for a family was \$30,938. Males had a median income of \$31,250 versus \$23,333 for females. The per capita income for the CDP was \$14,144. About 19.7% of families and 26.0% of the population were below the poverty line, including 42.5% of those under age 18 and 16.2% of those age 65 or over.

History

South Fallsburg is in the heart of the Catskills Borscht Belt resort area. In its heyday there were numerous summer hotels, bungalow colonies, and boarding houses.

The Raleigh Hotel & Resort on Heiden Road is a 320 room Glatt Kosher Cholov Yisrael hotel for Hasidic Jews sitting on 200 acres (0.81 km²), and also serves as a convention center for religious and nonreligious groups.^[4] The town's largest employer is Murray's Chickens,^[5] a poultry company that raises all vegetable fed natural chickens. The chickens themselves are raised on select family farms in Lancaster, Pennsylvania.^[6]

The Rivoli Theatre and South Fallsburg Hebrew Association Synagogue are listed on the National Register of Historic Places.^[7]

Notable people

- Gavin DeGraw, singer-songwriter
- Joey DeGraw, singer-songwriter
- Andrew Neiderman, author and screenwriter
- Kenny Werner, jazz pianist, composer, writer, and educator

- The Fine Brothers, web video pioneers and YouTube Stars

References

1. South Fallsburgh at City-Data (<http://www.city-data.com/city/South-Fallsburg-New-York.html>)
2. "US Gazetteer files: 2010, 2000, and 1990". United States Census Bureau. 2011-02-12. Retrieved 2011-04-23.
3. "American FactFinder". United States Census Bureau. Retrieved 2008-01-31.
4. <http://www.theyeshivaworld.com/article.php?p=5098>
5. <http://www.murrayschicken.com/>
6. http://www.murrayschicken.com/farm_verification.php
7. Staff (2009-03-13). "National Register Information System". *National Register of Historic Places*. National Park Service.

Further reading

- Manville B. Wakefield, *To The Mountains By Rail*

External links

- The 1970 Hippie invasion of South Fallsburg (<http://www.chronos-historical.org/rockfest>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=South_Fallsburg,_New_York&oldid=679502196"

Categories: Census-designated places in New York | Hamlets in New York | Fallsburg, New York
| Census-designated places in Sullivan County, New York | Hamlets in Sullivan County, New York

-
- This page was last modified on 4 September 2015, at 22:58.
 - Text is available under the Creative Commons Attribution-ShareAlike License; additional terms may apply. By using this site, you agree to the Terms of Use and Privacy Policy. Wikipedia® is a registered trademark of the Wikimedia Foundation, Inc., a non-profit organization.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

A↔ Translate ||    ||  Printer-friendly || A-Z Subject Index ||  Enter search words

Search DEC

Home » Animals, Plants, Aquatic Life » Biodiversity & Species Conservation » Endangered Species » List of Endangered, Threatened and Special Concern Fish & Wildlife Species of New York State

- Outdoor Activities
- Animals, Plants, Aquatic Life**
- Biodiversity & Species Conservation
- Endangered Species
- List of Endangered, Threatened and Special Concern Fish & Wildlife Species of New York State
- Chemical and Pollution Control
- Energy and Climate
- Lands and Waters
- Education
- Permit, License, Registration
- Public Involvement and News
- Regulations and Enforcement
- Publications, Forms, Maps
- About DEC

List of Endangered, Threatened and Special Concern Fish & Wildlife Species of New York State

Endangered

Those endangered species which meet one or both of the criteria specified in section 182.2(g) of 6NYCRR Part 182 and which are found, have been found, or may be expected to be found in New York State include:

Find on this Page

Endangered

Threatened

Special Concern

Footnotes and Definitions

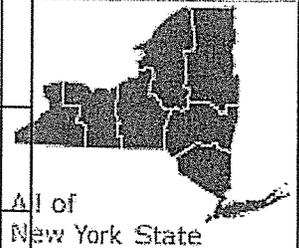
Authority and Revision History

Contact for this Page

Endangered Species Unit
 NYSDEC
 625 Broadway
 Albany, NY 12233-475
 518-402-8924

Send us an email

This Page Covers



All of New York State

	Common Name	Scientific Name
Molluscs	1 Dwarf Wedgemussel	<i>Alasmidonta heterodon</i>
	1 Pink mucket	<i>Lampsilis abrupta</i>
	1 Clubshell	<i>Pleurobema clava</i>
	1 Fat pocketbook	<i>Potamilus capax</i>
	1 Rayed Bean	<i>Villosa fabalis</i>

	Sculpin	
	Deepwater Sculpin	<i>Myoxocephalus thompsoni</i>
Amphibians	Tiger Salamander	<i>Ambystoma tigrinum</i>
	Northern Cricket Frog	<i>Acris crepitans</i>
Reptiles	Mud Turtle	<i>Kinosternon subrubrum</i>
	² Bog Turtle	<i>Clemmys muhlenbergii</i>
	¹ Atlantic Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>
	¹ Atlantic Ridley Sea Turtle	<i>Lepidochelys kempii</i>
	¹ Leatherback Sea Turtle	<i>Dermochelys coriacea</i>
	Queen Snake	<i>Regina septemvittata</i>
	Massasauga	<i>Sistrurus catenatus</i>
Birds	Spruce Grouse	<i>Falcipennis canadensis</i>
	³ Golden Eagle	<i>Aquila chrysaetos</i>
	Peregrine Falcon	<i>Falco peregrinus</i>
	Black Rail	<i>Laterallus jamaicensis</i>
	^{1,2,4} Piping Plover	<i>Charadrius melodus</i>
	^{1,3} Eskimo Curlew	<i>Numenius borealis</i>
	¹ Roseate	<i>Sterna dougallii dougallii</i>

Under New York State Environmental Conservation Law (ECL) (Article 3-0301), the Department is charged with protection and management of wildlife and the preservation of endangered species. As a native frog, the cricket frog is protected wildlife as defined in ECL Article 11-0301. Additionally, under the New York State Endangered Species Law (ECL Article 11-0535), an endangered species is defined as a species seriously threatened with extinction in New York. By regulation (6 NYCRR Part 182), the Department has applied this definition only to species deemed to be native to New York (e.g., have a history of occurrence within New York attributable to naturally established populations). The cricket frog is considered part of New York's native fauna as it has been documented breeding in New York for over a hundred years. It is considered at risk of extinction within New York due to the documented decline in the number of successful breeding areas and the continued loss of essential adjacent upland habitats in several areas where they remain. If current trends continue, it is unlikely that the species would continue to persist within New York. For these reasons, cricket frogs are protected wildlife in New York, subject to the protection afforded by the New York Endangered Species Law. This plan outlines a strategy for addressing those declines and achieving a distribution that would no longer require those protections.

The mud turtle is the rarest species of turtle in New York. Mud turtles are seen crossing roads, most likely in search of nest sites or water. Turtles killed by passing cars are a very significant loss to populations. Draining wetlands for urban and industrial development has impacted populations, reducing the amount of suitable habitat. Upland nesting and hibernation sites have also been impacted by land clearing, development and fragmentation from road construction. ~~Overcollecting for the illegal pet trade exploits adults necessary for sustaining populations.~~



Search

Median Household Income

\$ 38,750

Source: 2010-2014 American Community Survey 5-Year Estimates

Individuals below poverty level

39.7 %

Source: 2010-2014 American Community Survey 5-Year Profiles

Educational Attainment: Percent high school graduate or higher

62.6 %

Source: 2010-2014 American Community Survey 5-Year Profiles

Health Insurance Coverage: Percent uninsured

15.1 %

Source: 2010-2014 American Community Survey 5-Year Profiles

Median Housing Value

\$ 166,400

Source: 2010-2014 American Community Survey 5-Year Estimates

Total Housing Units

1,260

Source: 2010-2014 American Community Survey 5-Year Estimates

Search results

Search by:

Web



1997 Minority- and Women-Owned Businesses - Ulster County, NY

Minority- and Women-Owned Businesses Ulster County, NY Introductory text includes scope, methodology and impact of sampling and nonsampling errors. Relative standard

<http://www.census.gov/epcd/mwb97/ny/NY111.html>


[NEWSLETTER SIGNUP](#)
[EMAIL FRIEND](#)
[PRINTER FRIENDLY](#)
[TRANSLATE THIS PAGE](#)
[TEXT SIZE: A A A](#)
[Home](#)

Customer Services

- [Pay Online](#)
- [Ways to Pay Your Bill](#)
- [eBilling](#)
- [Account Information](#)
- [Customer Assistance](#)
- [Service Line Protection Program](#)
- [Water Rates](#)
- [Property Managers & Trade Professionals](#)

Water Utilities

- [Drinking Water](#)
- [Wastewater](#)
- [Stormwater](#)
- [Harbor Water](#)
- [Long Term Control Plan](#)

The Watershed

- [Watershed Protection](#)
- [Filtration Avoidance Determination Reports](#)
- [Water Supply History & Information](#)
- [Programs for Landowners & Homeowners](#)
- [Assistance for Communities & Businesses](#)
- [Opportunities on City Lands Science & Research](#)
- [Regulatory Information & Assistance](#)

Watershed Recreation

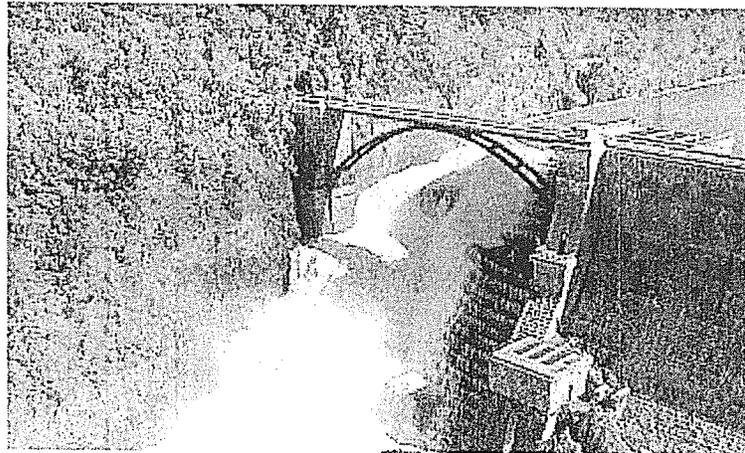
Citywide Initiatives

- [Regulatory Reform](#)
- [Environmental Education](#)
- [Conservation Programs](#)
- [Air Pollution Control](#)
- [Noise Codes & Complaints](#)

Business and Professionals

- [Forms & Permits](#)
- [Support for Businesses](#)
- [Doing Business with DEP](#)
- [Asbestos Abatement](#)
- [Construction, Demolition & Abatement](#)

Watershed Protection



Croton Spillway, Croton System

About Watershed Protection

The New York City DEP funds and implements a comprehensive Long-Term Watershed Protection Program which maintains and protects the high quality source of drinking water for nine million water consumers representing nearly half the state's total population.

[Learn More](#)

Filtration Avoidance Determination (FAD) Reports

The Catskill/Delaware portion of the New York City water supply has met the criteria for waivers from the filtration requirement of the SWTR from January 1993 to the present. Filtration Avoidance Determinations were granted by the USEPA in January 1993, December 1993, January 1997, May 1997, November 2002 and July 2007.

[Learn more](#)

Regulatory Background

Since the early 1990s, DEP's Long-Term Watershed Protection Program has been closely aligned with a series of conditional filtration waivers typically issued every five years by the US Environmental Protection Agency and/or the New York State Department of Health pursuant to the Safe Drinking Water Act of 1986 and its subsequent amendments. DEP's current Filtration Avoidance Determination covers the ten-year period 2007-2017.

[Learn more](#)

Working with Partners

An essential part of DEP's Long-Term Watershed Protection Program includes working in partnership with many diverse stakeholder groups and local organizations from the eight-county watershed region pursuant to the historic 1997 New York City Watershed Agreement.

[Learn more](#)

Reservoir Levels

Current: 88.2%

Normal: 87.6%

Recreation Links

- [Watershed Newsletter](#)
- [Recreation Areas & Maps](#)
- [Recreation Permits](#)
- [Hunting Information](#)
- [Fishing Information](#)
- [Hiking Information](#)
- [Recreation Area Rules & Regulations](#)
- [Watershed Rules & Regulations](#)

Natural Gas Drilling

- [Overview](#)
- [DEP's Position](#)
- [Environmental Impact Statement \(SGEIS\)](#)
- [Pictures and Maps](#)
- [Resources and Links](#)
- [Get Involved](#)
- [Stay Informed](#)

Most Requested

- [Job Opportunities](#)
- [Reservoir Levels](#)
- [Water & Sewer Bills](#)
- [Watershed Recreation](#)
- [Contact Us](#)

February 10, 2016

TO: Planning Board
RE: Whittaker Road Project, S. Fallsburg

Dear Board Members,

I am a homeowner in the Timber Hill Estates, and I have concerns about the proposed 196 condo development on Whittaker Road.

The plans show that some of the homes will be adjacent to our property, and I am very concerned about noise travelling due to the close proximity of the homes as well as the possibility of flooding on our Timber Hill property caused by water runoff from the new homes.

Several of us have put in French Drains to prevent water from running onto another owner's property. Since this new development will be higher than our property, what will be done to keep noise and water from flooding our Timber Hill homes?

I'd like to suggest that the last row of homes be deleted which would leave space between our two communities.

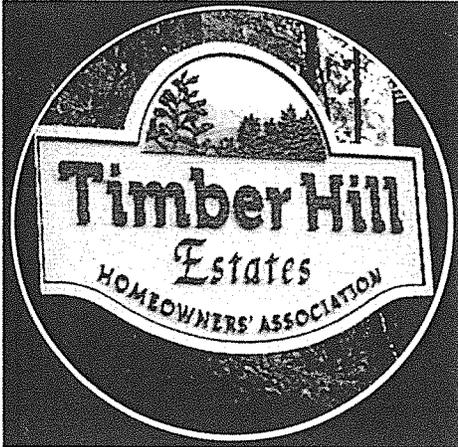
Adding 196 homes in this area will add at least 750 residents and 500 more cars per day on Whittaker Road and La Vista Drive. Is this realistic? Will ancillary services such as the Fire Department, local Schools, the Police, Ambulances and Emergency Rooms be able to handle this sudden increase?

It is imperative that Impact Studies be completed to ensure that the number of homes and more importantly residents and vehicles can be successfully integrated into the current community.

It is important to conduct the Impact Studies during the summer when our population more than doubles and people from the camps walk five and six across in the middle of the street. It is difficult to avoid hitting them now. A few hundred more vehicles could cause serious accidents.

I am in favor of planned growth that support the existing community and the newcomers. Hopefully this is what we can achieve.

Very truly yours,
Noreen Conlin
126 Timber Hill Lane



Cover/Letter

To: The Town of Fallsburg Code Enforcement Office
5250 Main Street
South Fallsburg, NY 12779

Date: February 11, 2016

From: The Timber Hill Home Owners' Association
PO Box 1213
South Fallsberg, NY 12779
TimberHillHOA@gmail.com

Re: Public Hearing of Fallsburg Planning Board
Thurs, Feb. 11, 2016
Whittaker Road LLC
Proposed Site Plan for 196 housing units
Whittaker Rd. SBL Nos. 47.-1-5.2 & 6; 47A-1-26

Contents of Packet

1. Copy of letter presented to Fallsburg Planning Board by The Timber Hill HOA at Public Hearing Jan. 14, 2016 (which is being re-presented for the record today 2/11/16 - **Pg. 1-3**)
2. Presentation of Petition of Concerns to Modify the Impact of Whittaker Rd. LLC. This petition was gathered within the past week. This petition includes 243 signatures from area residents who feel the Whittaker Rd. project impacts them. The petition includes families from Timber Hill Lane, Whittaker Rd., La Vista Rd., Roberts Lane and Stratton Hill as well as other area residents.....-- **Pg. 4-33**
3. A personal letter from Noreen Conlin of 126 Timber Hill Lane, So. Fallsburg, NY 12779 which is representative of some of the communities concerns.....-**Pg. 34**
4. A personal letter from Colleen Call of 71 Timber Hill Lane, So. Fallsburg NY 12779 which expresses many of our area residents concerns about the loss of wildlife and loss of their habitat.....-**Pg. 35**
5. Please note that copies of this packet will be sent to:
The Town of Fallsburg Supervisor
The Town of Fallsburg Architectural Review Board
The Town of Fallsburg Zoning Board
The DEC
The Army Corp of Engineers

January 14, 2016

1063

TO: Planning Board

RE: Whittaker Road Project, S. Fallsburg

As adjacent landowners and residents, we have the following concerns and questions about the Whittaker Road Project. We represent the Timber Hill Homeowners Association comprised of 46 private homes. We appreciate the rustic nature we have come to treasure by living in this area and wish to preserve the integrity of our natural environment.

1. Legal Notices of Public Hearing

- Many residents of Timber Hill did not receive proper, written notice of this public hearing. Should this meeting be adjourned so everyone can be notified?

2. Water runoff to adjacent properties

- Where will the water drain from the proposed basin, especially after a heavy rain and how will it affect adjacent residents? We are concerned about water runoff which is already a problem due to the slope of the land, high water table, and underground springs.
- Would you address the illegality of a spring on Federal wetlands being diverted by a pipeline to the basin? Is it illegal according to DEC regulations?
- Our research indicates that there may not be a hydraulic storm water plan. According to SWPPP (Storm Water Pollution Prevention Plan), if more than one acre of land is disturbed, a storm water prevention plan is necessary. We would like to see the complete set of plans.

3. Erosion

- Please know that this development includes 196 condo units which will require the removal of hundreds of trees that are currently providing erosion control. We are extremely concerned about the impact this will have on soil erosion and water control.
- We would like to request a larger buffer area than is now in place and preferably remove a few homes that are close to our community. That would be approximately 6-8 homes. If that area was preserved, it would eliminate the possibility of any water problems for the Timber Hill community.

4. Permits

- Are all permits in place and up to date?
- At the time of the last hearing several years ago, the Army Corps of Engineers said there had been no contact with the developer.
- At the time of the last meeting there was not a DEC letter of complete application? There had been no update since 2006.

- Are there any variances that have been requested?
- Can they build more homes than are allowed?

5. Traffic Impact Study

- What is the current traffic impact study as it relates to this development, especially during the highest summer season? When was it conducted? Were several done at different times of day and season?
- What is the impact on local roads from the highways, especially from Route 17?

6. Safety and Public Health Issues

- Are there electric lights provided for pedestrians? Type of lighting? Will they be focused on the adjacent neighborhood?
- For these reasons we are asking: have public safety and health regulations been met?
- What is the water demand and water capability in the Town (current and future)?
- Is there a study on the impact of noise pollution? Currently there are camps that play loud music that can be heard late at night until 1 am. People call the police and nothing changes.
- Is the Fire Department capable of handling such a large influx into this area?

7. Quality of the Neighborhood and Town

- Are the homes developed to maintain the rustic nature of the wetlands and the forest? Do they blend in with the natural surroundings? For instance stark white homes are an assault to the environment. A more natural color like browns and more natural building materials like wood siding are more pleasing to the eye.(T1-11)
- If trees do border Timber Hill, we would suggest and appreciate planting a row of hemlock trees. It would also protect our property and enhance the privacy between the two communities.

8. Procedures

- What is the current status of this development: i.e., subdivision, condos? Has a new application been submitted?
- Is this proposal required to follow updated current regulations or are they grandfathered in under old regulations?
- Is there a recent SWPPP or has one been one planned?

Conclusion

Naturally these issues are a dire concern to the homeowners of the Timber Hill and surrounding communities, as each may have a direct and adverse impact on our personal safety and on the integrity of our homes.

Respectfully submitted,

Timber Hill Homeowners Association

P.O. Box 1213

So. Fallsburg, Ny 12779

timberhillHOA@gmail.com

Alice Camara - President

Carole Bell(e) - V. Pres.

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Courtney Fitzgerald	Courtney Fitzgerald	96 Timber Hill Ln
2. Arline Rodgers	Arline Rodgers	95 Timber Hill Ln
3. Mary Vates	Mary Vates	100 Timber Hill Lane S. Fallsburg NY
4. MARGARET BEIRNE	Margaret Beirne	99 Timber Hill Ln S Fallsburg NY
5. Susan Molinez	Susan Molinez	93 Timber Hill Lane S. Fallsburg, NY
6. Jimmie	Jimmie	92 Timber Hill Ln S-Fallsburg NY
7. N. S. ...	N. S. ...	87 Timber Hill
8.	101 Timber Hill Lane So. Fallsburg N.Y.
9. Felicia J Zimmerman	Felicia J Zimmerman	103 Timber Hill Lane S. Fallsburg NY
10. Debra Hurstewitz	Debra Hurstewitz	103 Timber Hill Ln., S. Fallsburg NY
11. Nick Torres	Nick Torres	97 Timber Hill Ln So. Fallsburg, NY

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. CAROL Belle	<i>Carol Belle</i>	45 TIMBER Hill Ln. So. Fallsbg
2. Patricia E. Marcillo	<i>Patricia E. Marcillo</i>	59 TIMBER Hill Ln. South Fallsburg
3. Diane Ebeling	<i>Diane Ebeling</i>	44 Timert Hill La S. Fallsburg NY
4. Chris Ryan	<i>Chris Ryan</i>	55 timber hills South Fallsburg NY
5. Colleen Call	<i>Colleen Call</i>	71 Timber Hill La South Fallsburg N
6. Jerry Call Jr	<i>Jerry Call Jr</i>	71 Timber Hill Lane South Fallsburg NY
7. Bryan Grosz	<i>Bryan Grosz</i>	70 Timber Lane S. Fallsburg NY
8. Ebony Jackson	<i>Ebony Jackson</i>	81 TIMBER Hill Ln. S Fallsburg
9. Milton J. Herrera	<i>Milton J. Herrera</i>	62 Timber hill Lane S. fallsburg
10. Sue Gallagher	<i>SUE GALLAGHER</i>	46 TIMBER Hill LA. S Fallsburg
11. Andrea Rogels	<i>Andrea Rogels</i>	34 Timber Hill Ln S Fallsburg

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations

(Print Name)

(Signature)

(Address)

- | (Print Name) | (Signature) | (Address) |
|------------------|---------------|----------------------------------|
| 1. MIRIAM ROTUN | M. Rotun | 15 Timber Hill Ln. S. Fallsburg |
| 2. Alice CAMARA | Alice Camara | 47 Timber Hill Ln, S Fallsburg |
| 3. Luis MARCILLO | Luis Marcillo | 59 Timber Hill Ln, So. Fallsburg |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. **Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. **Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. **Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. **Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. **Building and Occupancy**
 - A. Standards and Regulations

This page contains the names of SUMMER RESIDENTS and members of the Timber Hill Home Owners Association. They have requested and given their express permission to be included in this petition to express their concerns about the Whittaker Rd proposal for 196 units of dwelling units of Timber Hill. Carol Bell v.p. Timber Hill HOA

BARBARA A. ROSADO
 Notary Public, State of New York
 No. 01RO6204257
 Qualified in Ulster County
 Commission Expires April 13, 2017
Barbara A. Rosado
 2-9-16

(Print Name) (Signature) (Address)

- | | |
|--|--|
| 1. <u>STACY ROGERS</u> | <u>62 Timber Hill Lg. So. Fallsbg NY</u> |
| 2. <u>DARLENE ELLIOT</u> | <u>20 Timber Hill La. So. Fallsbg NY</u> |
| 3. <u>ELISE EPSTEIN / LYDIA SUSSMAN</u> | <u>31 Timber Hill La So. Fallsbg NY</u> |
| 4. <u>EUGENE + JENNIFER TRAKHTENBERG</u> | <u>61 Timber Hill La So Fallsbg NY</u> |
| 5. <u>Carol + Mindy Schragger</u> | <u>40 Timber Hill La. So Fallsbg NY</u> |
| 6. <u>Ida + Yakov Rybalov</u> | <u>23 Timber Hill La So. Fallsbg NY</u> |
| 7. <u>Olga + VELERIY MARINICH</u> | <u>17 Timber Hill La So. Fallsbg NY</u> |
| 8. <u>DON + LISA SWITON</u> | <u>43 Timber Hill La. So. Fallsbg NY</u> |
| 9. <u>NOREEN CONLIN</u> | <u>126 Timber Hill La So. Fallsbg NY</u> |
| 10. _____ | |
| 11. _____ | |

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. MARCO DONOSO	<i>Marco Donoso</i>	336 LA VISTA DR S F
2. RAMON ROBINSON	<i>Ramon Robinson</i>	257 LA VISTA DR
3. JARED JOSEPHS	<i>Jared Josephs</i>	35 Timber Hill Lane
4. WAYNE JOSEPHS	<i>Wayne Josephs</i>	35 TIMBER HILL LN
5. TERI JOSEPHS	<i>Teri Josephs</i>	35 Timberhill Ln
6. AMANDA JOSEPHS	<i>Amanda Josephs</i>	35 Timber Hill Ln
7. LAUREN SINIGAGLIA	<i>Lauren Sinigaglia</i>	28 Timber Hill
8. MELANIA CAURELO	<i>Melania Caurelo</i>	38 Timber Hill Ln ^{S Fallsburg}
9. JIM LEGARI	<i>Jim Legari</i>	26 Murphy Rd.
10. LINDA LEGARI	<i>Linda Legari</i>	26 Murphy Rd
11. DINA LEGARI	<i>Dina Legari</i>	26 Murphy Rd.

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47-1-5. 2 & 6; 47A-1-26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services
 - A. Capacity
 - B. Costs
- V. Building and Occupancy
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. LAURIE KLINE	<i>Laurie Kline</i>	43 Scarlet Lane, Hurleyville, NY
2. Rosalea Nash	<i>Rosalea Nash</i>	27 Scarlet Ln Hurleyville, NY 12747
3. JANICE MINOTT	<i>Janice Minott</i>	29 Scarlet Lane Hurleyville, NY 12747
4. Carla Harkness	<i>Carla Hark</i>	41 Scarlet Lane, Hurleyville, NY 12747
5. M Rebecca Pratt	<i>[Signature]</i>	9 Echo Lake Rd Sarat Fallsburg
6. Wade Giannini	<i>[Signature]</i>	18 Shuck Rd Mountaindale, NY 12762
7.		
8.		
9.		
10.		
11.		

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. BRIAN MAWON Steven Arvel		26 Roberts Place, SF.
2. Steve Arvel		16 Roberts Place SF
3. Jerry Smith		3 Roberts Place S.F.
4. DANIEL COLON		465 Whittaker Rd SF.
5. Kelly Cole		465 Whittaker Rd. S.F.
6. Elizabeth Sanner		23 Roberts PL SF
7. Richard Sanner		23 Roberts Place SF
8. KRISTINA MAWON		26 ROBERTS PLACE SF.
9. Elana Goodwin		21 Whittaker Rd
10. Luis Hernandez		21 Whittaker Rd
11. VERNON ZINKLE		21 WHITTAKER RD

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

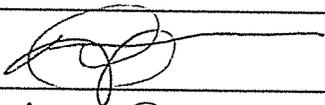
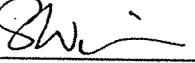
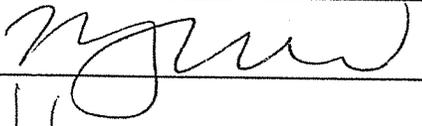
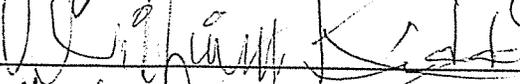
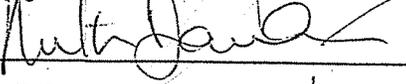
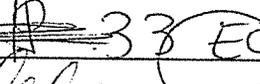
- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Dawn Van Duser	<i>Dawn Van Duser</i>	10 Fallsburg Manor Apt C-2 50 Fallsburg NY
2. Aimee Sacc	<i>Aimee Sacc</i>	10 Fallsburg Manor Apt C-1 South Fallsburg N.Y. 12774
3. Carmen Mendoza	<i>Carmen Mendoza</i>	10 Fallsburg Manor C1 50 Fallsburg, NY 12774
4. Yvonne Ramirez	<i>Yvonne Ramirez</i>	21 Whittaker Rd South Fallsburg NY
5. Jessie Jerome	<i>Jessie Jerome</i>	13 Roberts Pl S. Fallsburg, NY, 12779
6. Sam Khary	<i>Sam Khary</i>	13 Roberts Pl S. Fallsburg, NY, 12779
7. Donald P. BROWN	<i>Donald P. Brown</i>	6 Fallsburg Manor Apt. A4 - S. Fallsburg, NY 12779
8. Reva Willis	<i>Reva Willis</i>	21 Whittaker Rd #6. So Fallsburg, NY 12779
9.		
10.		
11.		

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services
 - A. Capacity
 - B. Costs
- V. Building and Occupancy
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Denny Pratt		17 Pinewood ^{est}
2. SUSAN PASCALE		11 HILLCREST ROAD
3. SALLY WIGGELL		43 HILLCREST RD. ^{SOUTH} FALLSBURG
4. MARJORIE BOEN		4 SEA ISLE DR. FALLSBURG
5. William Kist		
6. Ruth Ann Dawson		2 Sea Isle Dr, South Fallsburg
7. Joseph O'Neal		18 Sea Isle Dr, South Fallsburg
8. Ana Arana Leza		33 Echo Lake Road south Fallsburg, NY
9. Helena Greene		#9 Hemlock Rd South Fallsburg
10. Clara Lemaire-Pratt		9 Echo Lake Rd, South Fallsburg, NY
11. Gordon Gilbert		35 Hillcrest Rd South Fallsburg, NY

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services
 - A. Capacity
 - B. Costs
- V. Building and Occupancy
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Scott D. JOHNSON	<i>Scott Johnson</i>	13 ECHOLAKE FALLSBURG, NY 12727
2. Mary Lou Fierk	<i>Mary Lou Fierk</i>	5 Hillcrest Rd - Fallsburg NY 12772
3. Samata Horwitz	<i>Samata Horwitz</i>	12 Lakeview Rd, S. Fallsburg, NY 12779
4. CHARLES GRAMLICH	<i>Charles Gramlich</i>	12 LAKEVIEW Rd. S. Fallsburg, NY 12779
5. Brunilda COCERES	<i>Brunilda Coceres</i>	4 Lakeview Rd. " " "
6. Anibal Arroyo	<i>Anibal Arroyo</i>	4 Lakeview Rd " " "
7. Victoria Bailey	<i>Victoria Bailey</i>	P.O. Box 492 Woodbourne 12788
8. Ralph H. (Tony)	<i>Ralph H. (Tony)</i>	Po Box 317 Hurlyside NY 12747
9. Lorraine Allen	<i>Lorraine Allen</i>	51 Mongaup Rd, Hurleyville, NY 12747
10. Carmel McKay	<i>Carmel McKay</i>	246 Ulster Heights Rd Woodbourne NY 12778
11. <i>Jim Beck</i>	<i>Jim Beck</i>	20 PINE WOOD Estates SOUTH FALLSBURG NY

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. R. Woodward	<i>R. Woodward</i>	299 Sleepant Valley Rd
2. J. Harmond	<i>J. Harmond</i>	141 Michigan Rd Woodbourne n
3. K. CABRERA	<i>K. Cabrera</i>	Glenwild Rd Glenwild
4. MARVIN HART	<i>M. Hart</i>	14 Forest Rd WBN
5. E. Corley	<i>E. Corley</i>	74 Lavista Dr
6. Theresa Corley	<i>Theresa Corley</i>	74 LAVISTA DR.
7.		
8.		
9.		
10.		
11.		

**Modify Impact of KDJ
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of South Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

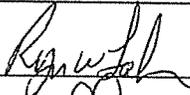
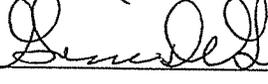
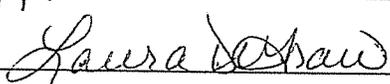
- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

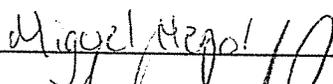
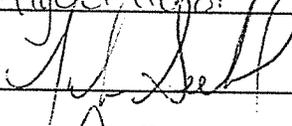
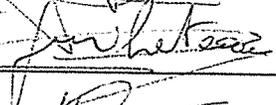
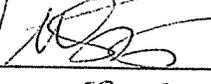
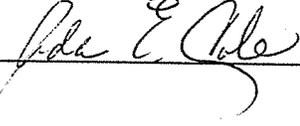
- A. Standards and Regulations
- B. Regulations

(Print Name)	(Signature)	(Address)
1. Ryan W Lepke		441 Whittaker Rd South Fallsburg NY 12779
2. George DeGraw		451 Whittaker Rd So Fallsburg NY 12779
3. Andrea DeGraw		451 Whittaker Rd So Fallsburg NY
4. Laura DeGraw		451 Whittaker Rd So Fallsburg NY
5. Jay DeGraw		451 Whittaker Rd So Fallsburg NY
6. Fausto Rodriguez		17 Hillside Place South Fallsburg, NY
7.		
8.		
9.		
10.		
11.		

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Miguel Mendez		16 Stratton Hill rd S.F
2. Julia Sandoval		14 Stratton Hill Rd. S. Fallsburg NY
3. Gerardo Sandoval		14 Stratton Hill Rd. S. Fallsburg NY
4. Krista Rodriguez		#9 Stratton Hill Rd. South Fallsburg NY
5. Katherine Rappaport		12 Stratton Hill So Fallsburg
6. George Guibretan		126 Timber Hill So Fallsburg
7. Michelle Seto		12 Timber Hill S. Fallsburg
8. Ada E. Cole		54 MITCHELL RD Hurleyville
9.		
10.		
11.		

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Jackie Miller	<i>Jackie Miller</i>	225 Lavista Miller Apt 3
2. Floyd Van Wagner	<i>Floyd Van Wagner</i>	225 Lavista Ave #7
3. Matthew W. Cruz	<i>Matthew W. Cruz</i>	" "
4. Jin SOD	<i>Jin SOD</i>	" "
5. Lina Frones	<i>Lina Frones</i>	263 La Vista Dr.
6. Reuna Ramirez	<i>Reuna Ramirez</i>	" "
7. Erin Roberts	<i>Erin Roberts</i>	282 La Vista Dr. Apt 1
8. Charles Porter	<i>Charles Porter</i>	282 Lavist Dr. Apt 1
9. Deborah Houck	<i>Deborah Houck</i>	282 Lavista Dr Apt 2
10. JAMES A. STEMME	<i>James A. Stemme</i>	282 LAVISTA drive
11. Stephanie Sypurka	<i>Stephanie Sypurka</i>	296 Lavist Drive

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Howard Halstead		20 Woodview Lane Fallsburg NY
2. Juan Rivera		282 - Gibbs rd Fallsburg NY
3. Mirna Solorzano		186 La Vista Dr. So Fallsburg NY
4. J. A. Solorzano		186 LA VISTA DR, SO FALLSBURG NY 12729
5. Annie Bonavia		196 LA VISTA Drive, So. Fallsburg ¹²⁷²⁹
6. Charlie Bonavia		196 LA VISTA Drive, So. Fallsburg ¹²⁷²⁹
7. Donna Dulse		181 Lavista Dr. Fallsburg
8. ANWOLI SELETSKY		181 LA VISTA S. FALLSBURG
9. Patty Seletsky		181 Lavista Dr.
10. Benjamin P. Moroz		225 LA VISTA DR S. FALLSBURG
11. Carla Reynolds		225 LA VISTA DR. S. FALLSBURG

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations

(Print Name)

(Signature)

(Address)

- | (Print Name) | (Signature) | (Address) |
|--------------------------------|-------------------|-----------------------------|
| 1. Allen DeGroot | Allen DeGroot | 341 Whittaker Rd SF |
| 2. Joshua Patrick M. [unclear] | [unclear] | 341 Whittaker Rd SF |
| 3. Tamarachurch [unclear] | [unclear] | 14 Whittaker Rd, S.F |
| 4. Christopher Osorio | [unclear] | 89 Dryer Rd |
| 5. [unclear] | [unclear] | 12 Whittaker Rd SF |
| 6. Anita Mitchell | Anita Mitchell | 12 Whittaker Rd D1 S.F |
| 7. Nancy Gamba | Nancy Gamba | 12 Whittaker Rd D2 S.F |
| 8. Daisy Arzoo | DAISY ARZOO | 12 Whittaker Rd S Fallsburg |
| 9. Scott Musgrave | Scott Musgrave | Apt D-5 |
| 10. Tyro New Williams | Tyro New Williams | 257 Lavista Dr |
| 11. Frank Wilson | FRANK WILSON | 257 Lavista Dr |

**Modify Impact of KDJ
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of South Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

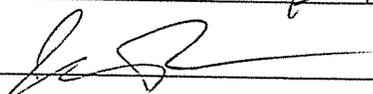
- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations
- B. Regulations

(Print Name)	(Signature)	(Address)
1. FRANK SINIAGLIA		28 Timber Hill Lane SF, NY 12779
2. Violet Dlugatch	Violet Dlugatch	392 Whittaker Rd
3. Donald Dlugatch	Donald Dlugatch	392 Whittaker Rd
4. Andrew Meshin	ANDREW MESHIN	274 WHITTAKER RD, S.F.
5. Joyce Michelson	Joyce Michelson	274 Whittaker Rd, S.F.
6. Robie Rohlfed	Robie Rohlfed	278 Whittaker Rd SF 12779
7. CAROL SNOW	Carol Snow	278 Whittaker Rd SF +
8. Eileen Schaefer	Eileen Schaefer	276 Whittaker Rd SF
9. Jose Leon	José Leon	14 MANOR APT B 1
10. ROSA SANTOS-SANTOS	Rosa Santos	14-MANOR-APT B 1
11. John Komatz		89 Dyer Rd Hurleyville

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. BRUCE VAN PELT	<i>Bruce Van Pelt</i>	Woodbourne
2. Mary Van Pelt	<i>Mary Van Pelt</i>	634 Benton Hollow Rd Woodbourne
3. Savannah Larso Samra	<i>Savannah Larso Samra</i>	6 Hillside Place South Fallsburg NY
4. Seth Larso	<i>Seth Larso</i>	6 Hillside Pl, South Fallsburg
5. Nate Carter	<i>Nate Carter</i>	10 Hillside Pl. S. Fallsburg NY
6. Della Carter	<i>Della Carter</i>	10 Hillside Pl So Place
7. Della Rodriguez	<i>Della Rodriguez</i>	17 Hillside Pl. South Fallsburg
8. Frank Powers	<i>Frank Powers</i>	13 Hillside -
9. Karen Luse	<i>Karen Luse</i>	411 Timberhill Ln SF
10. Rebecca Cherry	<i>Rebecca Cherry</i>	341 Whittaker Rd SF
11. George DeGroot	<i>George DeGroot</i>	341 Whittaker Rd SF

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

*The Following Pages
are people who
participated in this
petition online.
they are area
residents or
own property
in area.*

(Print Name)	(Signature)	(Address)
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____

A. Capacity

B. Costs

V. Building and Occupancy

A. Standards and Regulations

1 HIGHLIGHT

February 7

We are now live!

17 COMMENTS

Filter

Tina Hazarian United States, New Paltz
Feb 10, 2016

Feb 10, 2016

upvote reply show

I am a homeowner in South Fallsburg for 26 years, and seriously concerned about the rapid expansion of homes in the area. I'm opposed to any development without thorough environmental and infrastructure impact studies. Do we want a kind of back-water suburbia here, or to maintain the beauty, viability of the area?

Diane Gibson United States, Palm Desert
Feb 10, 2016

Feb 10, 2016

upvote reply show

The density is too much for this area. I strongly oppose. We need to establish strong development standards concerning density and architectural review for that matter.

Marilyn Valant United States, Parksville
Feb 10, 2016

Feb 10, 2016

upvote reply show

The zoning was change to allow this development and that's wrong right from the beginning.

Vivian M Ginsberg United States, West Palm Beach
Feb 10, 2016

← Feb 10, 2016
upvote reply show

Please do the right thing

MaryAnn GearyHalchak United States, Hurleyville
Feb 10, 2016

← Feb 10, 2016
upvote reply show

More serious attention needs to be given to the impacts of such large developments on all items listed in the petition. The existing regulations need to be adhered to and the comprehensive plan should be read &/or checked to make sure decisions are in compliance with it.

Jodi Schneider United States, New York
Feb 10, 2016

← Feb 10, 2016
upvote reply show

Take good care of the environment.

Jean Gressang United States, Monticello
Feb 09, 2016

← SIGN PETITION
upvote reply show

Dear Planning Commission,
please make sure the appropriate environmental studies occur before
allowing this development to be built.
Thank you.

Jean C. Gressang

Rita Rivera United States, Monticello
Feb 09, 2016

← Feb 09, 2016
upvote reply show

Please keep our natural resources safe

Roger Betters United States, Monticello
Feb 08, 2016

← Feb 08, 2016
upvote reply show

Although I'm in the Town of Thompson this proposed development is only
a few miles away and will create additional traffic at the already very busy
intersection of Anawana Lake & Whitakker Rds.

Cathy and Ed Castillo United States, Schenectady
Feb 08, 2016

← Feb 08, 2016
upvote reply show

We live here for it's natural beauty, quiet county lanes, clean air and water
etc..If we wanted sirens, traffic and huge housing developments, we would
chose to live in Brooklyn!

Cathy Farris United States, Saint Augustine
Feb 08, 2016

← SIGN PETITION
upvote reply show

The rapidity and density of development in Fallsburg is a threat to our water and soil qualities. Without a view toward the near future this will result in severely compromising the quality and viability of both. I urge the board to be a bit more far sighted.

Saniye Gungor United States, Hurleyville
Feb 08, 2016

1  Feb 08, 2016
upvote reply show

I am for sustainable and sensible development as it's mentioned: water/sewer issues as well as traffic, wild life.....etc!!!

kevin mcdaniel United States, Lake Huntington
Feb 08, 2016

1  Feb 08, 2016
upvote reply show

excessive overbuild without foresight to future needs and inevitable harmful effects results in slum dwellings. Try putting a face on THOSE dollars, kids...

C W Briggs United States, Kingston
Feb 08, 2016

1  Feb 08, 2016
upvote reply show

To the Planning Boards of Fallsburg and Thompson: As a resident of Whittaker Road I am very concerned about the proposed development. Much of the street is wildlife habitat, which has been severely encroached upon already in the area. The land supports both wildlife and plant species which are classified as endangered or under threat. The land is in general thin-soiled over rock ledge close to the surface, so water levels and runoff are a serious issue. The road is insufficient to handle the traffic it sees in the summer, when the road becomes quite dangerous. In addition to some there is the need to consider available infrastructure, town services, treatment of the site in the building process, and appropriate building and occupancy codes.

Please ensure that all these concerns are thoroughly reviewed and all potential environmental impacts fully addressed in the review process. Thank you.

Nancy McCarthy United States, Belvedere Tiburon
Feb 07, 2016

1  Feb 07, 2016
upvote reply show

I own my childhood home in Hurleyville. The size of this development is of great concern. What impact will this have on traffic, water quality, sewage and what do we get for that danger and potential pollution? Will the developers pay for traffic mitigation, new lights, improved roads?

Evelyn raymond United States, Cocoa Beach
Feb 07, 2016

1  Feb 07, 2016
upvote reply show

Take care of the ecisystem

Paul Hoeffel United States, New York
Feb 07, 2016

1  Feb 07, 2016
upvote reply show

I have a home in the in the hamlet of Mountindale for the past 30+ years.. This development has long-term implications for all of Fallsburg. Look forward to hearing the results. Thanks and best, Paul Hoeffel

Sign in to comment

Sign in to comment

30 **SIGNATURES**

just now
Maya Kovalyov United States
just now

SIGN PETITION

19 hours ago
Rita Rivera United States
19 hours ago

24 hours ago
Bernard Clyne United States
24 hours ago

1 day ago
Rosine Kushnick United States
1 day ago

2 days ago
Roger Betters United States
2 days ago

SIGN PETITION

2 days ago
Victor Heitz United States
2 days ago

2 days ago
Joyce Ohrvall United States
2 days ago

2 days ago
Cathy and Ed Castillo United States
2 days ago

2 days ago
Cathy Farris United States
2 days ago

SIGN PETITION

2 days ago
Jim Sullivan United States
2 days ago

3 days ago
Dennis Raymond United States
3 days ago

3 days ago
Saniye Gungor United States
3 days ago

3 days ago
kevin mcdaniel United States
3 days ago

SIGN PETITION

3 days ago
C W Briggs United States
3 days ago

3 days ago
Nora Rausch United States
3 days ago

3 days ago
Nancy McCarthy United States
3 days ago

3 days ago
Audrey Kenney United States
3 days ago

SIGN PETITION

3 days ago
Evelyn raymond United States
3 days ago

3 days ago
al defino United States
3 days ago

3 days ago
Paul Hoeffel United States
3 days ago

3 days ago
Sheila Haber United States
3 days ago

SIGN PETITION

**Modify Impact of
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

- I. Environment**
 - A. Water Quality
 - B. Wildlife Habitat
 - C. Wetlands and Forestation
- II. Site Engineering**
 - A. Erosion of Steep Grade/Water Runoff
- III. Local Traffic**
 - A. Capacity
 - B. Road Improvements
- IV. Expansion of Municipal Utility Services**
 - A. Capacity
 - B. Costs
- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. VERONICA BASSIC		19 Echo Lake Rd. S. Fallsburg NY 13753
2. Carol Dunn		10 WALNUT ST. LOCH STELDORF NY 13774
3. Sodi Schneider		9 Echo Lake Rd. S. Fallsburg NY 13753
4. Estelle ROSEN		" " " "
5. ELENA Gurejuch		90 ECHO LAKE RD. SF. NY 13753
6. DAVID Gurejuch		" " " " 13753
7.		
8.		
9.		
10.		
11.		

**Modify Impact of KDJ
Whittaker Road LLC
196 Units & Recreational Facility
SBL #'s 47 - 1 - 5. 2 & 6 ; 47A - 1 - 26**

To the Planning Board of South Fallsburg, NY, with reference to the above site, we the undersigned residents are concerned with the review and assessment of the impact of the proposed development in the following areas:

I. Environment

- A. Water Quality
- B. Wildlife Habitat
- C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

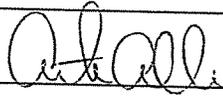
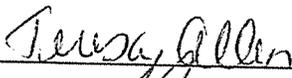
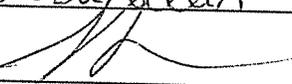
- A. Capacity
- B. Road Improvements

IV. Expansion of Municipal Utility Services

- A. Capacity
- B. Costs

V. Building and Occupancy

- A. Standards and Regulations
- B. Regulations

(Print Name)	(Signature)	(Address)
1. ARTHUR ALLEN		56 Little Pond Rd Hurleyville NY 12774
2. TERESA ALLEN		56 Little Pond Rd Hurleyville NY 12774
3. STEPHEN GONZALEZ		51 Little Pond Rd Hurleyville NY 12774
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		

To the Planning Board of Fallsburg, NY: As a resident of Fallsburg, I am seriously concerned about the development of the above site, and trust that the Board will review and assess the impact of the proposed development in the following areas:

I. Environment

A. Water Quality

B. Wildlife Habitat

C. Wetlands and Forestation

II. Site Engineering

- A. Erosion of Steep Grade/Water Runoff

III. Local Traffic

1. Capacity

B. Road Improvements

IV. Expansion of Municipal Utility Services

A. Capacity

B. Costs

V. Building and Occupancy

A. Standards and Regulations

Online comments

COMMENTS

Patti United States, Jewett

Feb 11, 2016

Thank you!!

Les Witherel United States, Hurleyville

Feb 11, 2016

I am in agreement with those signers who express concern over the potential dangers of rampant development in our rural community. Enlightened planning is needed to retain our rural character and protect our resources. Will there be

sufficient water to sustain demands on town supplied water and that of private water wells? If not, who will bear the costs?

Bonnie Makofsky United States, Hurleyville

Feb 11, 2016

Please comply with the Fallsburg Comprehensive Plan. Consider adverse effects on our rural surroundings. Thoroughly investigate the effects on our groundwater supply (Section 8.6). Take into consideration the water needs of the large number of town residents who rely on costly private water wells. Many of us have deep, low producing wells which, regardless of wet or dry periods, now experience precipitous water level drops every summer. The astounding number of large development requests before the Planning Board needs to be vigilantly assessed so that a multitude of negative environmental impacts may be avoided.

Barry Plaxen United States, Ellenville

Feb 11, 2016

Please keep the area rural AND BEAUTIFUL. No new developments.

Marilyn Valant United States, Parksville

Feb 11, 2016

What are they thinking???

Noreen Conlin

Feb 10, 2016

Will ancillary services such as the Fire Department, local Schools, the Police, Ambulances and Emergency Rooms be able to handle this sudden increase? Perhaps this project needs to be done in stages so results can be evaluated before development is continued.

Tina Hazarian United States,

Feb 10, 2016

I am a homeowner in South Fallsburg for 26 years, and seriously concerned about the rapid expansion of homes in the area. I'm opposed to any development without thorough environmental and infrastructure impact studies. Do we want a kind of back-water suburbia here, or to maintain the beauty, viability of the area?

Diane Gibson United States, Palm Desert

Feb 10, 2016

The density is too much for this area. I strongly oppose. We need to establish strong development standards concerning density and architectural review for that matter.

Marilyn Valant United States, Parksville

Feb 10, 2016

The zoning was change to allow this development and that's wrong right from the beginning.

Vivian M Ginsberg United States, West Palm Beach

Feb 10, 2016

Please do the right thing

33D

MaryAnn GearyHalchak United States, Hurleyville

Feb 10, 2016

More serious attention needs to be given to the impacts of such large developments on all items listed in the petition. The existing regulations need to be adhered to and the comprehensive plan should be read &/or checked to make sure decisions are in compliance with it.

Jodi Schneider United States, New York

Feb 10, 2016

Take good care of the environment.

Jean Gressang United States, Monticello

Feb 09, 2016

Dear Planning Commission,
please make sure the appropriate environmental studies occur before allowing this development to be built.
Thank you.

J Rita Rivera United States, Monticello

Feb 09, 2016

Please keep our natural resources safe

Roger Betters United States, Monticello

Feb 08, 2016

Although I'm in the Town of Thompson this proposed development is only a few miles away and will create additional traffic at the already very busy intersection of Anawana Lake & Whitakker Rds.

Cathy and Ed Castillo United States, Schenectady

Feb 08, 2016

We live here for it's natural beauty, quiet county lanes, clean air and water etc..If we wanted sirens, traffic and huge housing developments, we would chose to live in Brooklyn!

Cathy Farris United States, Saint Augustine

Feb 08, 2016

The rapidity and density of development in Fallsburg is a threat to our water and soil qualities. Without a view toward the near future this will result in severely compromising the quality and viability of both. I urge the board to be a bit more far sighted.

Saniye Gungor United States, Hurleyville

Feb 08, 2016

I am for sustainable and sensible development as it's mentioned:
water/sewer issues as well as traffic, wild life.....etc!!!

kevin mcdaniel United States, Lake Huntington

Feb 08, 2016

33E

excessive overbuild without foresight to future needs and inevitable harmful effects results in slum dwellings. Try putting a face on THOSE dollars, kids...

C W Briggs United States, Kingston

Feb 08, 2016

To the Planning Boards of Fallsburg and Thompson: As a resident of Whittaker Road I am very concerned about the proposed development. Much of the street is wildlife habitat, which has been severely encroached upon already in the area. The land supports both wildlife and plant species which are classified as endangered or under threat. The land is in general thin-soiled over rock ledge close to the surface, so water levels and runoff are a serious issue. The road is insufficient to handle the traffic it sees in the summer, when the road becomes quite dangerous.

In addition, of course, there is the need to consider available infrastructure, town services, treatment of the site in the building process, and appropriate building and occupancy codes.

Please ensure that all these concerns are thoroughly reviewed and all potential environmental impacts fully addressed in the review process.

Thank you. :

Nancy McCarthy United States, Belvedere Tiburon

Feb 07, 2016

I own my childhood home in Hurleyville. The size of this development is of great concern. What impact will this have on traffic, water quality, sewage and what do we get for that danger and potential pollution? Will the developers pay for traffic mitigation, new lights, improved roads?

Evelyn raymond United States, Cocoa Beach

Feb 07, 2016

Take care of the ecosystem

Paul Hoeffel United States, New York

Feb 07, 2016

I have a home in the in the hamlet of Mountindale for the past 30+ years.. This development has long-term implications for all of Fallsburg. Look forward to hearing the results. Thanks and best, Paul Hoeffel

February 9, 2016

TO: Planning Board
RE: Whittaker Road Project, S. Fallsburg

Dear Board Members,

I am a homeowner in the Timber Hill Estates, and I have concerns about the proposed 196 condo development on Whittaker Road.

The plans show that some of the homes will be adjacent to our property, and I am very concerned about noise travelling due to the close proximity of the homes as well as the possibility of flooding on our Timber Hill property caused by water runoff from the new homes.

Several of us have put in French Drains to prevent water from running onto another owner's property. Since this new development will be higher than our property, what will be done to keep noise and water from flooding our Timber Hill homes?

I'd like to suggest that the last row of homes be deleted which would leave space between our two communities.

Adding 196 homes in this area will add at least 750 residents and 500 more cars per day on Whittaker Road and La Vista Drive. Is this realistic? Will ancillary services such as the Fire Department, local Schools, the Police, Ambulances and Emergency Rooms be able to handle this sudden increase?

It is imperative that Impact Studies be completed to ensure that the number of homes and more importantly residents and vehicles can be successfully integrated into the current community.

It is important to conduct the Impact Studies during the summer when our population more than doubles and people from the camps walk five and six across in the middle of the street. It is difficult to avoid hitting them now. A few hundred more vehicles could cause serious accidents.

I am in favor of planned growth that support the existing community and the newcomers. Hopefully this is what we can achieve.

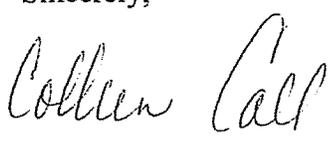
Very truly yours,
Noreen Conlin
126 Timber Hill Lane

February 10, 2016

To Whom This May Concern:

As a home owner in Timber Hill I have many concerns about the new development proposed for Whittaker Road. Although most of my concerns are listed in the letter submitted by the Timber Hill Board it does not address my biggest issue with this new project. My issue is not for me, but for the wetlands that surround the area and its inhabitants. After reviewing the development plans it completely baffles me that someone would purpose a development between existing areas of wetlands. I understand there is no plans to build on the wetlands but building around it and on the land between it will greatly disturb this area. Any animals now who have a home here, wander around freely between the different areas of wetlands. When you place houses between these areas and on the outside of these areas it is going to lead to the demise of many of these creatures. I do realize that this is a Department of Environmental Conservation issue but as the first board who is looking at this proposal, I would just ask that you consider what a horrible idea it is to break up these separate sections on wetlands. Wetlands are transition areas between uplands and aquatic habitats and because people didn't recognize the many diverse benefits and values of wetlands New York has lost ALMOST half of its historic wetlands already. Many people don't realize that wetlands are one of the most productive habitats for feeding, nesting, spawning, resting and cover for fish and wildlife, including many rare and endangered species. What will happen to these species when there are homes places directly next to them? It is also my understanding that around every wetland is an 'adjacent area' of 100 feet that is also regulated to provide protection for the wetland. Does this development meet those standards? Thank you so much for your time, I truly appreciate it!

Sincerely,



Colleen Call

71 Timber Hill Lane

South Fallsburg NY 12779