

KENNETH B. WIESEN
MARK B. WIESEN
ADRIAN G. Y. WIESEN
DORIS E. WIESEN
JAY E. WIESEN
MICHAEL E. WIESEN
ROBERT S. WIESEN
CHRISTOPHER 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



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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

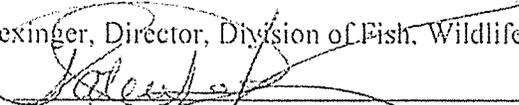
NEW YORK STATE

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

625 BROADWAY AVE

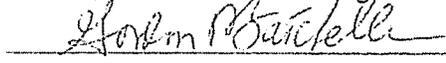
ALBANY, NY 12233

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

Approved: 

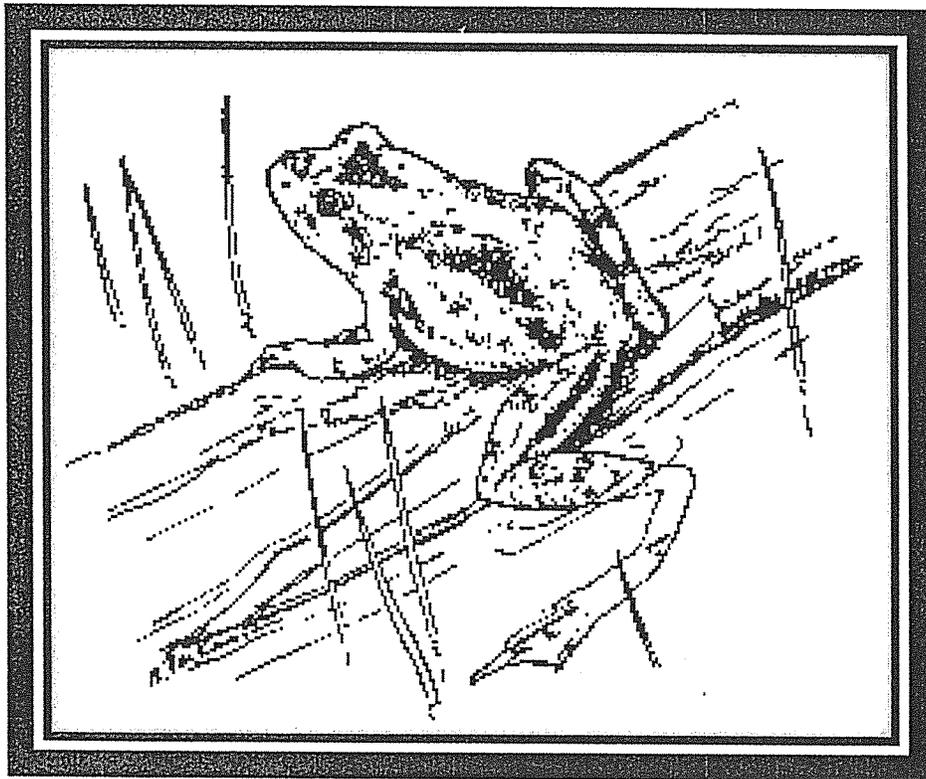
Date: 9 June 2015

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**

South Fallsburg, New York

From Wikipedia, the free encyclopedia

South Fallsburg is a hamlet (and census-designated place) in Sullivan County, New York, United States. The population was 2,870 at the 2010 census.^[1]

South Fallsburg is located within the town of Fallsburg on Route 42.

The town is home to singers Gavin & Joey DeGraw, *Yeshiva Gedolah Zichron Moshe* and for many years, author Andrew Neiderman, who taught high school English.

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Geography

South Fallsburg is located at 41°42′59″N 74°37′49″W﻿ / ﻿41.716489, -74.630279﻿ / 41.716489; -74.630279.^[2] South Fallsburg is bordered by the Hamlet of Hurleyville, the Hamlet of Fallsburg or Old Falls and the Village of Monticello.

According to the United States Census Bureau, the CDP has a total area of 6.1 square miles (15.9 km²), of which, 6.0 square miles (15.5 km²) of it is land and 0.1 square miles (0.4 km²) of it (2.28%) is water.

South Fallsburg

CDP and hamlet



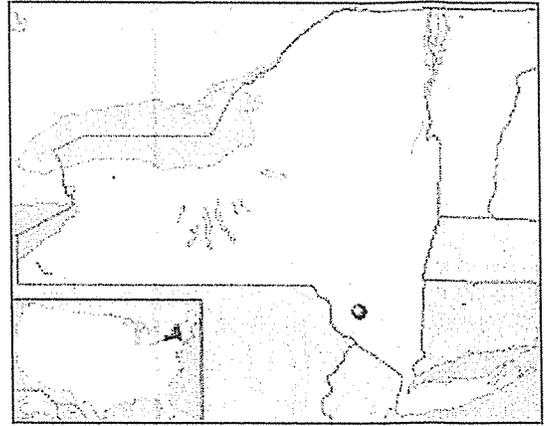
Downtown looking north along NY 42

Name origin: South of hamlet of Fallsburg

Country	United States
State	New York
Region	Catskills
County	Sullivan
Town	Fallsburg
Coordinates	41°42′32″N 74°37′45″W﻿ / ﻿
Area	6.1 sq mi (16 km ²)
 - land	6.0 sq mi (16 km ²)
 - water	0.1 sq mi (0 km ²)
Population	2,870 (2010)
Density	343.7 / sq mi (133 / km ²)
Timezone	Eastern (EST) (UTC-5)
 - summer (DST)	EDT (UTC-4)
ZIP Code	12779
Area code	845
FIPS code	36-68968
GNIS feature ID	1867418

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.



Location of South Fallsburg within New York

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

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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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
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- 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

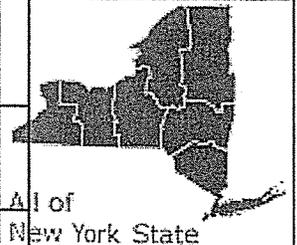
Authority and Revision History

Contact for this Page

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

Send us an email

This Page Covers



	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>
	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>Falcapennis 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>



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Home

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The Watershed

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 - Filtration Avoidance Determination Reports
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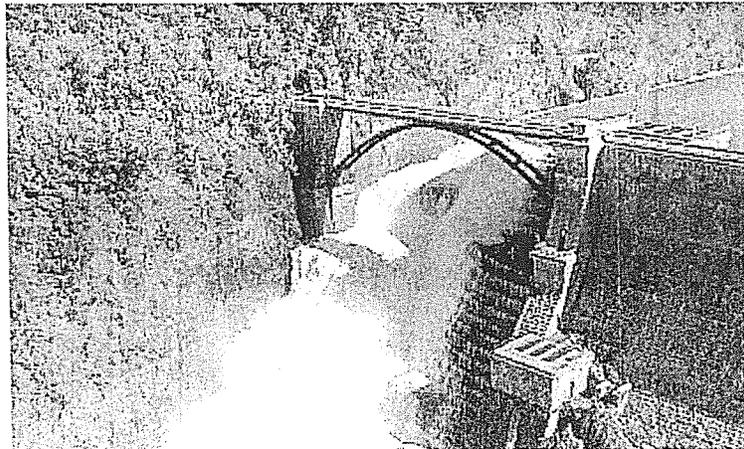
Citywide Initiatives

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- Environmental Education
- Conservation Programs
- Air Pollution Control
- Noise Codes & Complaints

Business and Professionals

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- 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.

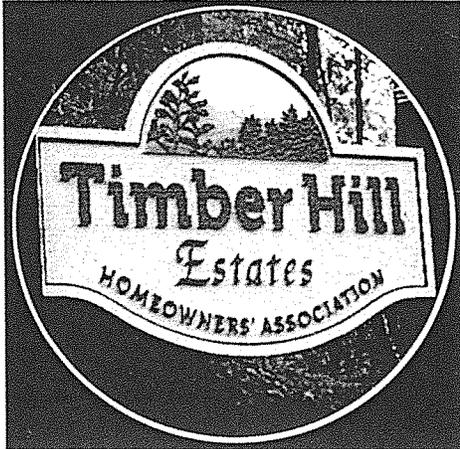
Adding 196 homes in this area will add at least 750 residents and 500 more cars per day on Whittaker Road and La Vista Drive. Is this realistic? Will ancillary services such as the Fire Department, local Schools, the Police, Ambulances and Emergency Rooms be able to handle this sudden increase?

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

1063
January 14, 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

P.O. Box 1213

So. Fallsburg, NY 12779

timberhillHOA@gmail.com

Alice Camara - President

Carole Belle - 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)

- | (Print Name) | (Signature) | (Address) |
|-------------------------|----------------------|---|
| 1. Courtney Fitzgerald | Courtney Fitzgerald | 96 Timber Hill Ln |
| 2. Arline Rodgers | Arline Rodgers | 95 Timber Hill Lane |
| 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 M. Marinoff | Susan M. Marinoff | 93 Timber Hill Lane S Fallsburg, NY |
| 6. Jim Reis | Jim Reis | 92 Timber Hill Ln SO-Fallsburg NY. |
| 7. N. S. ... | N. S. ... | 87 Timber Hill |
| 8. ... | ... | 101 Timber Hill Lane So. Fallsburg N.Y. |
| 9. Delicia J. Zimmerman | Delicia J. Zimmerman | 103 Timber Hill Lane S. Fallsburg NY |
| 10. Debra Durstewitz | Debra Durstewitz | 103 Timber Hill Ln., S. Fallsburg NY |
| 11. Nick TORRES | Nick Torres | 97 Timber Hill Ln SO. fallsburg, NY |

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- 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 BELL	<i>Carol Bell</i>	45 TIMBER Hill Ln. So. Fallsbg
2. Patricia E. Maricillo	<i>Patricia E. Maricillo</i>	59 TIMBER Hill Ln. South Fallsburg
3. Diane Ebeling	<i>Diane Ebeling</i>	44 Timber 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>	41 Timber Hill La South Fallsburg NY
6. Jerry Call Jr	<i>Jerry Call Jr</i>	71 Timber Hill Lane South Fallsburg NY
7. Bryan Creswell	<i>Bryan Creswell</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

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- 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. Falls |
| 2. Alice CAMARA | Alice Camara | 47 Timber Hill Ln, S. Fallsburg |
| 3. Luis MARCILLO | Luis Marcillo | 59 Timber Hill Ln, So. Fallsburg |
| 4. | | |
| 5. | | |
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 - A. Standards and Regulations

This page contains the names of SUMMER RESIDENTS and members of the Timber Hill Homeowners Association. They have requested and given their express permission to be included in this petition about the wh. Hater concerns proposed in 196 units of dwelling. Carol Beel V.P. Timber Hill HOA

BARBARA A. ROSADO
 Notary Public, State of New York
 No. 01RO0204257
 Qualified in Ulster County
 Commission Expires April 13, 2017
 Barbara A. Rosado
 2-9-16

(Print Name)	(Signature)	(Address)
1. ALBERT + ESTHER GUTREJMAN		25 Timber Hill Lane So. Fallsbg Ny.
2. BORIS KIRZHNER		53 Timber Hill Lane So. Fallsbg Ny
3. LARA BESKINA		53 Timber Hill Lane So. Fallsbg Ny
4. ROSEMARY CARUSO		49 Timber Hill Lane So. Fallsbg Ny
5. CATHY KALICHMAN		29 Timber Hill Lane So. Fallsbg Ny
6. JERRY + ESTELLE KRAKAUR		22 Timber Hill Lane So. Fallsbg Ny
7. Lev Krasny		27 Timber Hill Lane So. Fallsbg Ny
8. Rosa Ostrovsky		27 Timber Hill Lane So. Fallsbg Ny
9. Bob + Barbara Jacoby		13 Timber Hill Lane So. Fallsbg Ny
10. VLAD KOZLOV		122 Timber Hill LANE So. Fallsbg Ny
11.		

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 they have requested and given
 their express permission to be
 included in this petition to be
 express their concerns about
 the Whittaker Rd proposal of
 196 units of dwelling of
 Carol Bell v.p. Timber Hill HOA

BARBARA A. ROSADO
 Notary Public, State of New York
 No. 01R06204257
 Qualified in Ulster County
 Commission Expires April 13, 2017
 Barbara A. Rosado
 2-9-16

(Print Name)	(Signature)	(Address)
1. STACY ROGERS	<i>[Signature]</i>	62 Timber Hill La. So. Fallsbg NY
2. DARLENE ELLIOT	<i>[Signature]</i>	20 Timber Hill La. So. Fallsbg NY
3. ELISE EPSTEIN / LYDIA SUSSMAN	<i>[Signature]</i>	31 Timber Hill La So. Fallsbg NY
4. EUGENE + JENNIFER TRAKHTENBERG	<i>[Signature]</i>	61 Timber Hill La So Fallsbg NY
5. Carol + Mindy Schragger	<i>[Signature]</i>	40 Timber Hill La. So Fallsbg NY
6. Ida + Yakov Rybalov	<i>[Signature]</i>	23 Timber Hill La So. Fallsbg NY
7. Olga + VERAIRY MARINICH	<i>[Signature]</i>	17 Timber Hill La So. Fallsbg NY
8. Don + Lisa Sutton	<i>[Signature]</i>	43 Timber Hill La. So. Fallsbg NY
9. NOREEN CONLIN	<i>[Signature]</i>	126 Timber Hill La So. Fallsbg NY
10. _____	_____	_____
11. _____	_____	_____

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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. Jased Josephs	<i>Jased 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 Sinigaaglia	<i>Lauren Sinigaaglia</i>	28 Timber Hill
8. Melanio Cauello	<i>Melanio Cauello</i>	38 Timber Hill Ln ^{S Fern}
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.

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 - B. Costs
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 - 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 Sarts Fallsburg
6. Franne Giannini	<i>[Signature]</i>	18 Shuck Rd Mountain Dale NY 12762
7.		
8.		
9.		
10.		
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V. Building and Occupancy

- A. Standards and Regulations

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

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 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Dawn VanDuser	<i>Dawn VanDuser</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 NY 12779
3. Carmen Mendoza	<i>Carmen Mendoza</i>	10 Fallsburg Manor C1 50 Fallsburg, NY 12779
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 Phu	<i>Sam Khary</i>	12 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.		
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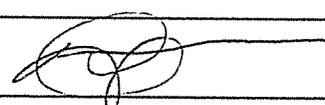
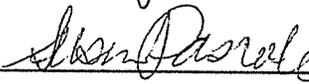
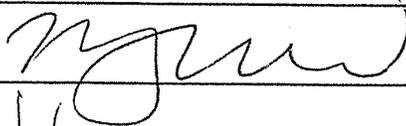
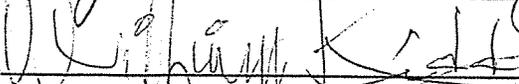
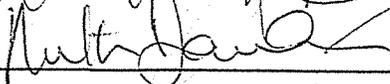
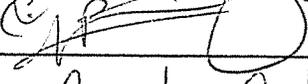
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 - A. Capacity
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- V. Building and Occupancy**
 - A. Standards and Regulations

(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. MAJORIE BOEN |  | 4 SEA ISLE DR. FALLSBURG |
| 5. William Kist |  | |
| 6. Ruth 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 Lemaine-Pratt |  | 9 Echo Lake Rd, South Fallsburg, NY |
| 11. Gordon Gilbert |  | 35 ^{Hillcrest Rd} Pinewood South Fallsburg, NY |

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 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. Scott D. JOHNSON	<i>Scott Johnson</i>	13 ECHOLAKE FALLSBURG, NY 12727
2. Mary Lou Fierke	<i>Mary Lou Fierke</i>	5 Hillcrest Rd Fallsburg NY 12722
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 CAJERES	<i>Brunilda Cajeres</i>	41 Lakeview Rd. " " "
6. Anibal Arroyo	<i>Anibal Arroyo</i>	4 Lakeview Rd " " "
7. Victoria Bailey	<i>Victoria Bailey</i>	P.O. Box 492 Woodbourne 12988
8. Ralph H. (Lton)	<i>Ralph H. (Lton)</i>	P.O. Box 317 Hurlyside NY 12747
9. Lorraine Allen	<i>Lorraine Allen</i>	51 Mongaup Rd, Hurleyville, NY 12747
10. Carmel Mackay - Dalketh	<i>Carmel Mackay - Dalketh</i>	2466 Ulster Heights Rd Woodbourne NY 12778
11. <i>Jim Beck</i>	<i>Jim Beck</i>	20 PINEWOOD Estates SOUTH FALLSBURG NY

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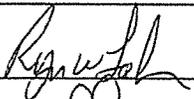
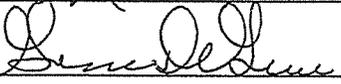
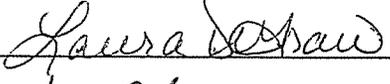
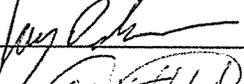
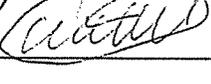
- A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. R. Woodward	<i>R. Woodward</i>	229 Pleasant Valley Rd
2. J. HANNOLD	<i>J. Hannold</i>	141 Michigan Rd Wadsworth
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.		
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**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:

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 - 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.		
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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. Miguel Mendez | Miguel Mendez | 16 Stratton Hill rd S.F |
| 2. Julia Sandoval | [Signature] | 14 Stratton Hill rd. S. Fallsburg NY |
| 3. Gerardo Sandoval | [Signature] | 14 Stratton Hill rd. S. Fallsburg NY |
| 4. Krista Rodriguez | Krista Rodriguez | #9 Stratton Hill rd. South Fallsburg NY |
| 5. Katherine Rappaport | [Signature] | 12 Stratton Hill So Fallsburg |
| 6. George Cuibretan | [Signature] | 126 Timber Hill So Fallsburg |
| 7. Michelle Seto | [Signature] | 12 Timber Hill S. Fallsburg |
| 8. Ada E. Cole | Ada E. Cole | 54 MITTEER 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:

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- 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. Reina Ramirez	<i>Reina 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 Huck	<i>Deborah Huck</i>	282 Lavista Dr Apt 2
10. JAMES A. STEMME	<i>James A. Stemme</i>	282 LAVISTA drive
11. Stephanie Sypura	<i>Stephanie Sypura</i>	296 Lavist Drive

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 - 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 Helstena	Howard Helstena	20 Howard Lane Fallsburg NY
2. Juan Rivera	Juan Rivera	282 - Gibbs rd Fallsburg NY
3. Mirna Solorzano	Mirna Solorzano	186 La Vista Dr. So Fallsburg NY
4. J. A. Solorzano	J. A. Solorzano	186 LA VISTA DR, SO FALLSBURG NY 12729
5. Annie Bonavia	Annie Bonavia	196 LAVISTA Drive, So. Fallsburg ¹²⁷²⁹
6. Charlie Bonavia	Charlie Bonavia	196 LAVISTA Drive, So. Fallsburg ¹²⁷²⁹
7. Donna Dulse	Donna Dulse	181 Lavista Dr. Fallsburg ^{NY}
8. ARNOLD SELETSKY	Arnold Seletsky	181 LAVISTA S. FALLSBURG
9. PATTY SELETSKY	Patty Seletsky	181 Lavista Dr.
10. BENJAMIN P. MARZJA	BENJAMIN P MARZJA	225 LAVISTA DR S. FALLSBURG
11. CARLA REYNOLDS	Carla Reynolds	225 LAVISTA DR. S. FALLSBURG

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- 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. Allen DeGroot	Allen DeGroot	341 Whittaker Rd SF
2. Joshua Patterson	Joshua Patterson	341 Whittaker Rd SF
3. Tamarah Churak	Tamarah Churak	14 Whittaker Rd, S.F
4. Christopher Osorio	Christopher Osorio	89 Dryer Rd
5. Jayles	Jayles	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 D6
9. Scott Musgrave	Scott Musgrave	Apt D-5
10. Tyro Williams	Tyro Williams	257 Lavista Dr
11. Frank Wilson	FRANK WILSON	257 Lavista Dr

**Modify Impact of KDJ
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- 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 Sinigaglia		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 Rohlfert	Robie Rohlfert	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 C Komatz		89 Dyer Rd Hurleyville

**Modify Impact of
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 - 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 Larzo Samrae	<i>Savannah Larzo Samrae</i>	6 Hillside Place South Fallsburg NY
4. Seth Larzo	<i>Seth Larzo</i>	6 Hillside Pl, South Fallsburg NY
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>	41 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

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 - A. Capacity
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- 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 begining.

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** Feb 08, 2016
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 compromised 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

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SIGN PETITION

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

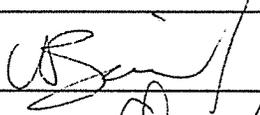
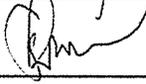
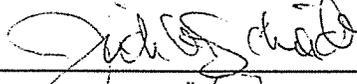
3 days ago
Sheila Haber United States
3 days ago

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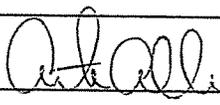
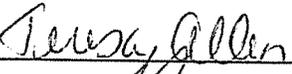
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- V. Building and Occupancy**
 - A. Standards and Regulations

(Print Name)	(Signature)	(Address)
1. VERONICA BASSIC		19 Echo LAKE Rd., S. FALLSBURG NY 12735
2. Carol Wynn		10 WALNUT ST., LOCH STELDORF NY
3. Sodi Schneider		9 Echo LAKE Rd. S. FALLSBURG NY
4. Estelle ROSEN		" " "
5. ELENA Gurevich		90 Echo LAKE Rd. SF. NY 12770
6. DAVID Gurevich		" " " " 12779
7.		
8.		
9.		
10.		
11.		

**Modify Impact of KDJ
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(Print Name)	(Signature)	(Address)
1. ARTHUR ALLEN		56 Little Pond Rd Hurleyville NY 127
2. TERESA ALLEN		56 Little Pond Rd Hurleyville NY 1274
3. STEPHEN GORDON		51 Little Pond Rd Hurleyville NY 12745
4.		
5.		
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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:

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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

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Feb 10, 2016

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Feb 10, 2016

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Jean Gressang United States, Monticello

Feb 09, 2016

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Feb 09, 2016

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Roger Betters United States, Monticello

Feb 08, 2016

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Feb 08, 2016

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Feb 08, 2016

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Feb 08, 2016

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kevin mcdaniel United States, Lake Huntington

Feb 08, 2016

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Evelyn raymond United States, Cocoa Beach

Feb 07, 2016

Take care of the ecosystem

Paul Hoeffel United States, New York

Feb 07, 2016

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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.

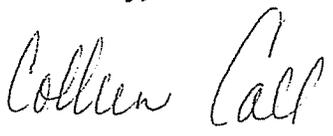
Very truly yours,
Noreen Conlin
126 Timber Hill Lane

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

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