

DONNA AKERLEY

*Town Clerk, Registrar  
Tax Collector  
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE  
TOWN OF FALLSBURG

P.O. Box 2019  
19 Railroad Plaza  
South Fallsburg, New York 12779  
Phone: (845) 434-8810 Ext. 1  
Fax: (845) 434-8809

Monday, May 01, 2017

The Town of Fallsburg Town Board  
conducted a Joint Work Session / Discussion Meeting  
With the Comprehensive Plan Committee at the Community Center,  
12 Laurel Avenue, South Fallsburg, New York  
6:00 pm

**Present:**

Deputy Supervisor / Councilman Arnold Seletsky  
Councilman Mike Weiner  
Councilman Nathan Steingart  
Councilman Joe Levner

Town Clerk Donna Akerley  
Attorney Paula E. Kay  
Supervisor's Secretary Linda Ingber  
Town Engineer Will Illing

**Absent:**

Supervisor Steven Vegliante (*listened to meeting via cell phone speaker*)

**Audience Attendance:**

Tina Hazarian, Ellyane Hutchinson, Allison Brundage, Brian Manown, Matthew Ryan, Stuart Turner, Larry Ziegler, Mike Weber, Rebecca Pratt, Ian Lagari

**Discussion:**

**Matthew Ryan** – “We have compared bullet points from old Comprehensive Plans from 2006 to newly recommendations; we have 64 pages of compiled results from survey. By next Friday we will present the Draft Plan and by the 22<sup>nd</sup> we will present the rest so there is enough time for county review and noticing for Public Hearing.”

- AG Zones – Limit uses in these areas
- 3 Acre Zone District
- HR-1 District allows 1 acre
- Dissolve Rec 1 & Rec 2. Just make it one zone overall
- Strong for additional use (year round)
- Duplex Developments – can be within walking distance to Hamlet center but not dominate it
- Bus Parks should be developed along major roads to provide central services
- Overlay zoning districts should be developed
- FEMA Flood Plan has been update in 2014
- Protection of Natural Species
- Need to maintain 100ft of Neversink high water line to protect existing resources & future
- Desire for public access points will be included on overlay maps
- Traffic
- Parking – Bypass road created - Suggestion
- Traffic study – Peak hours-seasonal
- Goals & Objectives – expand their reviews. They can request additional information from developments – appearance.

**Stuart Turner** – “Is the Comprehensive Plan Committee going to meet on Thursday to discuss survey results?”

**Attorney, Paula Kay:** – “We need to pick a date for both groups to meet.”

**Stuart Turner** – “Be aware when Town Board adopts. Must satisfy State Environmental Review they are trying to incorporate this in the plan, will include all impacts within said section and sub section of plan. This will save time.”

**Deputy Supervisor, Arnold Seletsky** – “How many community surveys?”

**Matthew Ryan** – “There are approximately 150. Councilman Seletsky wants them emailed to the Town Board.”

- **Paula E. Kay:** “By end of June we will be able to pass 2 documents.”
- **Deputy Supervisor /Councilman Arnold Seletsky:** “I would like to thank the Committee for your time and effort.”

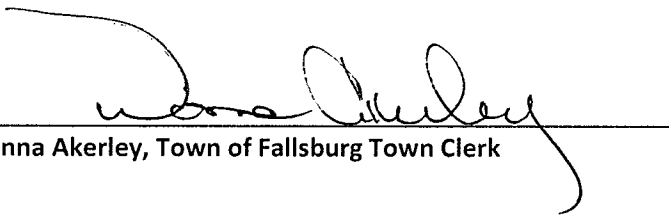
**Motion # 102**

Motion by Councilman Steingart, seconded by Councilman Weiner to authorize Deputy Supervisor Arnold Seletsky to sign a settlement Agreement with SULCO Ventures and Westbourne

**Motion Carried 4 Ayes**

**Motion by Councilman Weiner, seconded by Councilman Steingart to adjourn. Time: 7:16 pm**

**Motion Carried 4 Ayes**



\_\_\_\_\_

**Donna Akerley, Town of Fallsburg Town Clerk**

Sullivan County Democrat  
5 Lower Main St., PO Box 308  
Callicoon, NY 12723-0308  
845-887-5200 Fax: 845-887-5386

**Affidavit of Publication**

State of New York

SS:

County of Sullivan

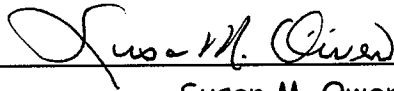
Legal Notice Ad

I, Fred W. Stabbert, III, being duly sworn,  
Depose and say: That I am the Publisher of  
Sullivan County Democrat, a twice weekly  
newspaper of general circulation published in  
Callicoon, County of Sullivan, State of New  
York; and that a notice, of which the annexed  
is a printed copy, was duly published in  
Sullivan County Democrat 4/11/17



Fred W. Stabbert, III

Sworn to before me this 11<sup>th</sup> day of April, 2017



Susan M. Owens

Notary Public, State of New York

No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2019

**LEGAL NOTICE**  
NOTICE OF  
JOINT MEETING IS  
HEREBY GIVEN that  
the Town Board of the  
Town of Fallsburg and  
the Comprehensive  
Plan Committee will  
hold a Joint Meeting to  
discuss various topics  
on Monday, May 01,  
2017 @ 6:00 p.m.  
Such meetings will  
take place at the  
South Fallsburg Com-  
munity Center 12 Lau-  
rel Avenue, South  
Fallsburg, New York  
12779. All persons  
interested may appear  
in person or by agent.  
Should you have  
any questions to this  
regard, please feel  
free to contact Falls-  
burg Town Clerk  
Donna Akerley @  
(845)-434-8810 Ext. 1  
BY ORDER OF  
THE TOWN OF  
FALLSBURG TOWN  
BOARD  
Dated: Tuesday,  
April 11, 2017  
Donna Akerley  
50057

DONNA AKERLEY

*Town Clerk, Registrar  
Tax Collector  
and Marriage Officer*

www.townoffallsburg.com



TOWN CLERK'S OFFICE  
TOWN OF FALLSBURG

P.O. Box 2019  
19 Railroad Plaza  
South Fallsburg, New York 12779  
Phone: (845) 434-8810 Ext. 1  
Fax: (845) 434-8809

---

**LEGAL NOTICE – REVISION – LOCATION CHANGE**

**Joint Meeting / Work Session between the  
Town of Fallsburg Town Board and the  
Comprehensive Plan Committee**

**NOTICE OF JOINT MEETING IS HEREBY GIVEN** that the Town Board of the Town of Fallsburg and the Comprehensive Plan Committee will hold a **Joint Meeting** to discuss various topics on **Monday, May 01, 2017 @ 6:00 p.m.** *Such meeting will take place at the South Fallsburg Community Center 12 Laurel Avenue, South Fallsburg, New York 12779.* All persons interested may appear in person or by agent.

Should you have any questions to this regard, please feel free to contact **Fallsburg Town Clerk Donna Akerley @ (845) 434-8810 Ext. 1**

**BY ORDER OF THE TOWN OF FALLSBURG TOWN BOARD**

**Dated: Tuesday, April 11, 2017**

**Donna Akerley**

Town of Fallsburg  
Town Clerk, Tax Collector,  
Registrar, Marriage Officer, RMO,  
FOIL Officer & Notary Public  
PO Box 2019  
19 Railroad Plaza  
South Fallsburg, NY 12779  
(845) 434-8810 Ext. 1 p  
(845) 434-8809 f  
[www.townoffallsburg.com](http://www.townoffallsburg.com)  
[donna@fallsburgny.com](mailto:donna@fallsburgny.com)