

**Mollie Messenger**

Code Enforcement Officer

**TOWN OF FALLSBURG  
CODE ENFORCEMENT OFFICE**

Member: New York State Building Officials Conference, Inc.



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**AGENDA**

**TOWN OF FALLSBURG ZONING BOARD MEETING –October 19, 2017**

The work session will begin at 6:30 p.m. to discuss items on the agenda with the meeting to commence at 7:00 p.m. at the Fallsburg Senior Citizen Center at 12 Laurel Avenue, S. Fallsburg.

**ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:**

**OLD BUSINESS:**

1. MOUNTAIN STREAM VILLAS – SBL# 29-1-4.1 – Requests a 6 month extension for a previously approved variance.
2. LEON GOLDENBERG – SBL# 29-1-11 – Requests an area variance to reduce the side yard set backs for a lot line change. Requests a use variance to allow a second dwelling that currently exists on the adjoining parcel. Zone: REC-1. Acres: 1.20. Location: Maple Ave., Woodridge

**NEW BUSINESS:**

1. LAVISTA 19 – SBL# 60-1-18 – Requests an area variance to expand two units (unit#15 and unit #22). Zone: REC-1. ACRES: 4.73. LOCATION: 80 Lovers Lane, So. Fallsburg.
2. THOMAS SUMMA – SBL# 20-1-15.6 – Requests an two area variances to reduce the side yard setbacks from 150' to 125' and 150' to 60' for a chicken coop. Zone: REC-1. Acres: 3.76. Location: 36 Houghtaling Rd., Hurleyville.
3. ERIN ALLISON – SBL# 8-1-19.9 – Requests two area variance to reduce the front yard set back from the required 50' to 30' and to allow an accessory structure closer to the road than the primary structure. Zone: REC-1. Acres: 1.00. Location: 25 Community Rd., Woodbourne.
4. ANDERMAN OIL – SBL# 46-1-7/8 – Requests an area variance to reduce the front yard set back from the required 75' to 30'. Zone: Light Industrial. Acres: +/- 1.00. Location: 242 Mountaindale Rd., Mountaindale.
5. THE CENTER FOR DISCOVERY – SBL# 35-5-14.1/35-5-18 – Requests an area variance from the maximum height of 35' to 40'. Zone: MX. Location: 208 Main St., Hurleyville.
6. NATHAN RABINOWICH – SBL# 56-1-34.16 – Requests an area variance to allow a 6' fence in front yard of a single family home. Zone: REC-1. Acres: Location: 14 Dog Patch Rd., So. Fallsburg
7. 371 INC. – SBL# 14-1-33.5 - Requests a use variance to construct two duplexes (4 units) in a pre-existing, non-conforming bungalow colony. Zone: REC-1. Acres: 36.21. Location: Hasbrouck Dr., Woodbourne.
8. THE SUNNY DAY – 39-1-76/77 – Requests three area variances from the town's Duplex law. Zone: R-1. Acres: 4.75. Location: SR 42, Fallsburg.

No new applications will be heard after 10:00 p.m.