

## 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

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Town Board will not be holding in-person meetings. Until further notice, all future Board meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the Board members will be situated. The public, however, will be able to fully observe the videoconferencing meeting and comment at appropriate times. To the extent internet access is not available; the public can attend via telephone by dialing ( 929 205 6099 (New York) Meeting ID: 948 7897 4605). The agenda is available online in advance of the meetings at [www.townoffallsburg.com](http://www.townoffallsburg.com) and the public can email written comments or questions by 4pm on the day of the meeting addressed to [denise.ceoclerk@fallsburgny.com](mailto:denise.ceoclerk@fallsburgny.com). Any member of the public who has questions should contact the Secretary to the Supervisor in advance of the meeting at 845-434-8810 x5 or [mmelko@fallsburgny.com](mailto:mmelko@fallsburgny.com). Anyone having difficulty connecting to the meeting should contact Zoom for IT assistance during the meeting.

PLEASE TAKE FURTHER NOTICE, that the Zoning Board meeting can be accessed at:  
Join Zoom Meeting

Meeting ID: 948 7897 4605

One tap mobile

+19292056099,,94878974605# US (New York)

+16465588656,,94878974605# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

+1 646 558 8656 US (New York)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 948 7897 4605

Email: [mmessenger@fallsburgny.com](mailto:mmessenger@fallsburgny.com) - [gpitula@fallsburgny.com](mailto:gpitula@fallsburgny.com) - [george.sarvis@fallsburgny.com](mailto:george.sarvis@fallsburgny.com) - [denise.ceoclerk@fallsburgny.com](mailto:denise.ceoclerk@fallsburgny.com)

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**AGENDA**

**TOWN OF FALLSBURG SPECIAL ZONING BOARD MEETING – February 18, 2021**

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. The public can attend via telephone by dialing ( 929 205 6099 (New York) Meeting ID: [948 7897 4605](#)).

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

**NEW BUSINESS:**

1. IRA & GITA LIPSIUS (SHELDRAKE HILLS) – SBL# 17-1-22.3 – Requests an area variance to expand an existing unit from the allowable 25% to 39.6% (unit #13). Zone: R. Acres: 40.17. Location: CR 104, Loch Sheldrake. Cross Roads: SR 52.
2. ABRAHAM MIZRAHI – SBL# 29-1-20 - Requests an area variance to construct a single family house on a vacant lot that is not 3 acres in size as required by the bulk table for REC zone. Zone: REC. Acres: .84. Location: Dairyland Rd., Woodridge. Cross Roads: East Pond Rd.
3. FORMAGGIO CHEESE – SBL# 11-1-22 – Requests an area variance to reduce the required 75 foot front yard set back to 6.5 feet to construct a 50 x 124 addition to the existing building. Zone: I. Acres: 5.8. Location: 250 Hilldale Rd., Loch Sheldrake. Cross Roads: SR 52.
4. HARMONY HILLS – SBL# 36-1-28.17 – Requests several area variances to reduce the required front yard set back from the required 175 feet to 35 feet, side yard set back from the required 50 feet to 20 feet, to increases the density from 25 units to 31 units, and to increase the lot coverage from 25% to 27.6% to build a caretakers house. Zone: R & PRD. Acres: 8.36. Location: 404 Laurel Ave., South Fallsburg. Cross Roads: Brickman Rd.

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