

## 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  
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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

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Dial by your location

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+1 646 558 8656 US (New York)

Dial by your location

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Meeting ID: 948 7897 4605

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AGENDA

**TOWN OF FALLSBURG SPECIAL ZONING BOARD MEETING – March 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:**

OLD BUSINESS:

1. MOUNTAIN STREAM VILLAS – SBL: 29-1-4.1 – Requests a 6 month extension on a previous approved area variance. – Requests a 6 month extension on previously approved variances. REQUESTS AN AREA VARIANCE TO ALLOW A DUPLEX DEVELOPMENT. APPLICATION ORIGINALLY DENIED APPLICANT RETURNED ON 4/20/17 AND WAS GIVEN APPROVALS WITH SEVERAL CONDITIONS

2. FALLSBURG HOLDINGS – SBL: 39-1-65 - Requests a 6 month extension on a previous approved area variance. – Requests a 6 month extension on previously approved variances. REQUESTS AN AREA VARIANCE TO REDUCE THE SEPARATION DISTANCE FROM THE ROAD FROM 16 FEET TO 8 FEET, MINIMUM AREA FROM THE REQUIRED 10 ACRES TO 4.75 ACRES, AND REDUCE THE NUMBER OF PARKING SPACES FROM 35 SPACES TO 29 SPACES. REQUESTS AN AREA VARIANCE TO ALLOW THE EXPANSION OF DUPLEX UNITS ON LESS THAN 10 ACRES AND TO REDUCE THE FRONT YARD SET BACK FROM THE REQUIRED 175 FEET TO 87 FEET. APPLICANT IS ALSO REQUESTING A VARIANCE TO ALLOW PARKING IN FRONT.

NEW BUSINESS:

1. DR. SEAN & ALLISON WALL-CARTY – SBL: 58B-3-14 - Requests an area variance to place a pool in the front yard. Zone: PUD, Acres: 44.89x97. Location: 62 Meadowlark Lane.

2. 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 increase 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.

3. ECHO LAKE PROPERTIES LLC – SBL: 37-1-6.2 – Requests 2 area variances: minimum floor area to go from required 1200 sf to 660 sf and side yard set back from required 20 feet to 14 feet. Zone: R. Acres: 60x139. Location: Sea Isle Dr.

4. REFUAH HEALTH CENTER – SBL: 50-5-15.2 – Requests 2 area variances for relief from the maximum lot coverage of 25% to a proposed coverage of 46.6. And a variance to allow the manufactured office trailers onsite. Zone: B. Acres: 2.33. Location: 36 Laurel Ave.

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