

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: [95452661458](https://zoom.us/j/95452661458)). The agenda is available online in advance of the meetings at 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. 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. Anyone having difficulty connecting to the meeting should contact Zoom for IT assistance during the meeting.

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

<https://zoom.us/j/95452661458>

Meeting ID: 954 5266 1458

One tap mobile

+16465588656,,95452661458# US (New York)

+19292056099,,95452661458# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

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AGENDA

TOWN OF FALLSBURG PLANNING BOARD MEETING May 13, 2021

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, May 13, 2021 at 7:00 pm can be accessed at:

Join Zoom Meeting <https://zoom.us/j/95452661458> Meeting ID: 954 5266 1458

PLANNING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

PUBLIC HEARING:

- 1 CITRUS CAFÉ (613 Realty Group)– SBL# 22-2-21
- 2 SAINT MICHAELS REALTY – SBL# 65-1-21.4/21.5/21.6
- 3 ARTHUR & DEANNA ROSENSHEIN – SBL# 14-1-22/25.1
- 4 HIGH VOLTAGE CATSKILLS – SBL# 46-4-23
- 5 LA SALUMINA – SBL# 35-5-19
- 6 SOO SEON JAE INC- SBL# 7-1-35.13
- 7 BRR BROTHERS III – SBL# 62-1-20.1/20.3
- 8 SULMEDTRAN AND CHRISTINA BRUNO – SBL# 17-1-21.2

NEW BUSINESS:

- 1 CITRUS CAFÉ (613 REALTY GROUP) – SBL# 22-2-21 – Requests permanent approval for outdoor seating at an existing restaurant. A one year approval was given last year. Zone: B. Location: 436 SR 52, Woodbourne. Cross Roads: Hasbrouck Dr.
- 2 ARTHUR & DEANNA ROSENSHEIN – SBL# 14-1-22/25.1 – Requests a lot line adjustment and lot consolidation. Zone: AG. Acres: 72.23. Location: 6438 SR 42, Woodbourne. Cross Roads: Hasbrouck Rd.
- 3 SAINT MICHAELS REALTY – SBL# 65-1-21.4/21.5/21.6 – Requests a lot line improvement and lot line adjustment. Zone: REC. Acres: 39.93. Location: Renner Rd., Fallsburg. Cross Roads: Pine Lake Rd.
- 4 MAKOVIC TOWNHOUSE – SBL# 35-6-1.5 – Conceptual site plan review for a 6 unit townhouse building. Zone: MX. Acres: 0.527. Location: Waldorf Ave., Hurleyville. Cross Roads: Main Street.
- 5 HIGH VOLTAGE CATSKILLS – SBL# 46-4-23 - Requests site plan approval for outdoor seating at an existing restaurant. Zone: MX. Location: 47 Main St., Mountindale. Cross Roads: Post Hill Rd.
- 6 LA SALUMINA – SBL# 35-5-19 – Requests site plan approval for outdoor seating at an existing deli. Zone: MX. Location: 210 Main St., Hurleyville. Cross Roads: Mongaup Rd.
- 7 SOO SEON JAE INC – SBL# 7-1-35.13 – Requests site plan approval for ten 96 x 26 greenhouses to grow vegetables for sale. Zone: REC/AG overlay. Acres: 36.6. Location: 224 Reynolds Rd., Loch Sheldrake. Cross Roads: Divine Corners Rd.
- 8 CHAI CARE – SBL# 52-7-16.1 – Requests an amendment from the originally approved site plan from a 325 SF addition to a 401 SF addition. Zone: MX. Location: 5208 Main St., So. Fallsburg.
- 9 CAMP ORAYSA – SBL# 10-1-3/15.4 – Requests site plan review to construct a new infirmary/office building, replace an existing trailer and relocate some parking. Zone: REC. Acres: 138.22. Location: 228 Todd Rd., Woobourne. Cross Roads:
- 10 BRR BROTHERS III – SBL# 62-1-20.1/20.3 – Requests a lot line change. Zone: AG overlay. Acres: 20. Location: 715 & 717 Glen Wild Rd. Cross Roads:
- 11 SULMEDTRAN AND CHRISTINA BRUNO – SBL# 17-1-21.2 – Requests site plan approval to use the existing building for a commercial taxi business, office and to rent one bay for auto repairs. Zone: B. Acres: 1.00. Location: 1097 SR 52, Loch Sheldrake. Cross Roads: Zimmerman Rd.

OLD BUSINESS:

1. FORMAGGIO CHEESE – SBL# 11-1-22 - Requests site plan review for a 50' x 124' addition to the existing building. Zone: I. Acres: 5.8. Location: 250 Hilldale Rd., Loch Sheldrake. Cross Roads: SR 52.
2. MOUNTAIN ACRES – SBL# 42-1-11.1 – Discussion regarding discrepancies in building elevations. Zone: Acres: 73.35 acres. Location: 1523 CR 56, Mountindale. Cross Roads: Old Turnpike Rd.
3. REFUAH HEALTH CENTER – SBL# 50-5-15.2 – Requests special permit to operate a hospital/medical diagnostic center. Zone: B. Acres: 2.33. Location: 36 Laurel Avenue, So. Fallsburg. Cross Roads: SR 42/Pleasant Valley Rd.
4. FALLSBURG HOLDINGS – SBL# 39-1-65/76/77 – Continued review of site plan for 56 duplex units, two single family units. Zone: R. Acres: 33. Location: 5499 SR 42, Fallsburg. Cross roads: Gamble Rd.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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