

**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](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 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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## TOWN OF FALLSBURG CODE ENFORCEMENT OFFICE

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### AGENDA

#### TOWN OF FALLSBURG PLANNING BOARD MEETING June 10, 2021

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, June 10, 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 JOHN MAKOVIC/MAKOVIC TOWNHOUSE – SBL# 35-6-1.5
- 2 TYLER HUTCHENS (DANIEL GILBERT) – SBL# 65-1-11.1
- 3 YEHUDA AVERICK (ZAKARIN'S) – SBL# 50-4-10
- 4 ALAN & ALICIA SCHWARTZ – SBL# 1-1-13.4
- 5 CAMP SKWERE – SBL# 58-1-24
- 6 CENTER FOR DISCOVERY – SBL# 35-5-14.1 & 19
- 7 AKERA – SBL# 6-1-4

#### NEW BUSINESS:

- 1 TYLER HUTCHENS (DANIEL GILBERT) – SBL# 65-1-11.1 – Requests site plan approval for firearm sales, storage and delivery. Zone: REC. Acres; 4.4. Location: 55 Renner Rd., Rock Hill. Cross Roads: Taylor Rd.
- 2 YEHUDA AVERICK (ZAKARIN'S) – SBL# 50-4-10 – Requests site plan approval to open a gunshop in an existing warehouse. Zone: B. Location: 5296 SR 42, South Fallsburg. Cross Roads: Highland Dr.
- 3 ALAN & ALICIA SCHWARTZ – SBL# 1-1-13.4 – Requests a two lot sub-division. Zone: AG. Acres: 27.86. Location: 354 Lindholm Rd., Hurleyville. Cross Roads: Muthig Rd.
- 4 SUNNY ICEBERG LLC – SBL# 17-1-39.1/39.3/51.3 – Requests a lot line adjustment to create one lot for a townhouse development and one lot for a commercial office space. Zone: R & B. Acres: 17.80. Location: SR 52, Loch Sheldrake. Cross Roads; Karmel Jacobs Rd..
- 5 CENTER FOR DISCOVERY – SBL# 35-5-14.1/ & 19 – Requests a lot line change. Zone: MX. Location: CR 104, Hurleyville.
- 6 AKERA – SBL# 6-1-4 – Requests site plan approval for a change of use from religious to AirBNB with agricultural components such as chickens, goats, alpacas, fruit orchards, flower and vegetable gardens. Zone: AG. Acres: 123.5. Location: 2299 Ulster Heights Rd., Woodbourne. Cross Roads: SR 42.
- 7 371 Inc. – SBL# 14-1-33.5 – Requests an amendment from the previously approved site plan to slightly move the two duplexes that were approved. Zone: AG overlay. Acres: 36.21. Location: Hasbrouck Dr., Woodbourne. Cross Roads: SR 42.
- 8 EVERGREEN INNER CIRCLE – SBL# 11-1-11.2 – Requests site plan review to construct a caretaker unit and mikvah. Zone: R. Acres: 37. Location: Olympic Trail, Loch Sheldrake. Cross Roads: SR 52.

#### OLD BUSINESS:

1. 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.
2. JOHN MAKOVIC/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.
3. 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.
4. SUNNY ICEBERG, LLC – SBL# 17-1-39.1/39.3/51.3 – Conceptual review for a proposed townhouse development on the two residential properties and an office building on the commercial lot. Zone: R & B. Acres: 17.80. Location: SR 52, Loch Sheldrake. Cross Roads: Karmel Jacobs Rd.
5. CAMP SKWERE – SBL# 58-1-24 - Requests site plan approval to demolish 4 buildings and replace them with one dorm building with the same square footage. Zone: REC. Acres: 78.26. Location: 1123 Glen Wild Rd., Woodridge. Cross Roads: Davos Rd.
6. MOUNTAIN STREAM VILLAS – SBL# 29-1-4.1 – Requests review of site plan for 93 single family homes. Zone: REC. Acres: 83.79. Location: 114 Lake House Rd., Woodridge. Cross Roads: Dairyland Rd.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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