

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 – December 16, 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 meeting will be held in person at 12 Laurel Avenue, South Fallsburg. The public can attend via telephone by dialing(929 205 6099 (New York) Meeting ID:___948 7897 4605). <https://zoom.us/j/94878974605>

ZONING BOARD DISCUSSIONS WILL BE HELD ON THE FOLLOWING:

OLD BUSINESS:

1 KAHAL BNEI EMUNIM & TORAH BNEI SIMON ISRAEL – SBL# 39-1-74 – Requests area variances for more than 25% increase and a height increase to construct basement additions under the existing kitchen/dining room building and under the shul building and also raise the bunkhouse by 2'. Zone: R & B. Acres: 18.91. Location: 5555 RT. 42, Fallsburg. Cross Roads: Brickman Rd.

NEW BUSINESS:

1 MOUNTAIN STREAM VILLAS – SBL: 29-1-4.1 – Requests a 6 month extension on a previous approved use variance. REQUESTS AN USE VARIANCE TO ALLOW A DUPLEX DEVELOPMENT. APPLICATION ORIGINALLY DENIED APPLICANT RETURNED ON 4/20/17 AND WAS GIVEN APPROVALS WITH SEVERAL CONDITIONS. ON 11/21/19, 6 MONTH EXTENSION GRANTED. ON 8/20/20, 6 MONTH EXTENSION GRANTED. ON 3/19/21, 6 MONTH EXTENSION GRANTED. Zone: REC. Acres: 83.79. Location: 114 Lake House Rd., Woodridge. Cross Roads: Dairyland Rd.

2 CONGREGATION KOLLEL OF SOUTH FALLSBURG – SBL# 56-1-64.5 - Requests an area variance for a home based business on a pre-existing, non-conforming lot that is .36 acres. Requests a variance to allow 30 people to assemble (summer occupancy is greater than winter occupancy). Zone: HR. Acres: .36. Location: 187 Lake Street, South Fallsburg. Cross Roads: Old Country Road.

3 SUN RAY COTTAGES, INC. – SBL# 60-1-4.2 – Requests area variances to demolish unit #14 and replace it. Requests an area variance to increase the height to 28' and to exceed the allowable lot coverage to 21.04%. Zone: R. Acres: 6.66 Acres. Location: 57 LaVista Dr., South Fallsburg. Cross Roads: Lovers Lane.

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