

**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 PLANNING BOARD MEETING May 12, 2022**

PLEASE TAKE FURTHER NOTICE, that the Planning Board meeting of Thursday, May 12, 2022 at 7:00 pm 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# 95452661458 via Zoom.

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

PUBLIC HEARING:

1. ZIMMERMAN ESTATES – 17-1-14.1/14.2/14.3
2. ALADDIN (KIRYAS BIRECH MOSHE) – SBL# 14-1-33.4

NEW BUSINESS:

- 1 HIGH VOLTAGE CAFÉ – SBL# 46-4-23 – Requests final approval for outdoor seating. Zone: MX. Acres: 8.20. Location: 47 Main St., Mountaindale. Cross Roads: Post Hill Rd.
- 2 CHESTNUT COURT TOWNHOUSES – SBL# 39-1-94/95 – Requests site plan amendment to put small additions on units 16 and 24, keep building near road for use as a caretaker house, revise interior road. Zone: HR. Acres: 8.9. Location: Laurel Ave., South Fallsburg. Cross Road: Laurel Park Rd.
- 3 CAMP ADAS YEREIM – SBL# 12-1-13/21.13 – Requests site plan review to construct an 8,400 SF dormitory building in an existing camp and combine both parcels. Zone: AG. Acres: 46.45. Location: 138 Labaugh Rd. Cross Road: Levine Rd.

OLD BUSINESS:

1. SUNNY ICEBERG (METRO ESTATES) - 17-1-39.1/39.3/51.3 – Site plan 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.
2. ALADDIN (KIRYAS BIRECH MOSHE) – SBL# 14-1-33.4 – Requests conceptual review to demolish and relocate two existing duplexes. Zone: R/AG. Acres: 36.08. Location: 223 Hasbrouck Dr., Woodbourne. Cross Roads: Chalet Vim Rd.
3. ZIMMERMAN ESTATES LLC – SBL# 17-1-14.1/14.2/14.3 – Conceptual review consisting of site plan and special permit to develop the property with a 44 unit townhouse project. Zone: HR/R. Acres: 13.64. Location: Zimmerman Rd. & SR 52, Loch Sheldrake. Cross Roads: SR 52.
4. UTA OF KIRYAS JOEL – SBL# 36-1-52.1 - Requests site plan review to construct an 80 x100 recreation building. Zone: R. Acres: 112.52. Location: 224 Pleasant Valley Rd., So. Fallsburg. Cross Roads: Brickman Rd.
5. 1302/1308 ROUTE 52 REALTY – SBL# 17-1-51.2 – Requests site plan review to convert the existing carwash to an urgent care, convert the existing restaurant to a roller rink and add 10,000 square foot addition to roller rink. Zone: B. Acres: 8.97. Location: 1302 & 1308 SR 52, Loch Sheldrake. Cross Roads: Divine Corners Rd.

Denise Corbett, Clerk, Town of Fallsburg Planning Board

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