

Mollie Messenger
Code Enforcement Officer

TOWN OF FALLSBURG
CODE ENFORCEMENT OFFICE
Member: New York State Building Officials Conference, Inc.



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AGENDA

**** Please be aware that while the Town of Fallsburg Planning Board will continue to review all applications on the merits and based on Town of Fallsburg Zoning Code, Subdivision Code, and other applicable laws and regulations, a Planning Board approval does not guarantee issuance of a water or sewer permit by the Department of Public Works. Due to current and expected future constraints on both the water and sewer systems, which were discussed and open to public comment during a joint Town Board, Planning Board, and Zoning Board of Appeals meeting on May 9, 2022, all water and sewer connection and extension applications will be accepted or denied based on the then-existing facts and circumstances. Each application made for connection or extension to the Town of Fallsburg water or sewer systems will include a review by the Town Engineer and will be guided by the Town Engineer's expertise and knowledge about the Town's water and sewer systems, the public health, safety, and welfare, and the publicly available water and sewer systems information that is posted at the Department of Public Works for public viewing. The Town Board is taking reasonable measures to address the water and sewer capacity issues.****

TOWN OF FALLSBURG ZONING BOARD MEETING – January 19, 2023

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. SUSAN GRANICK – SBL# 28-1-52 – Requests a 6 month extension on a previously approved front and rear yard area variances to put a single family dwelling on a pre-existing, nonconforming lot. Zone: R. ACRES: . Location: Brickman Rd., Fallsburg. Cross Roads: Countryside Way.

NEW BUSINESS:

1. CAMP SHOPRON – SBL# 39-1-74 - Requests 6 month extension for a previously approved area variance to allow an expansion of more than 25%. area variance for a height increase. kitchen/dining room building, shul and bunkhouse. Zone: R & B. Acres: 18.91. Location: 5555 SR 42, Fallsburg. Cross roads: Brickman Rd.

2. SUNRAY COTTAGES – SBL# 60-1-4.2 – Requests 6 month extension for a previously approved area variance to demolish unit #14 and replace it - exceeds lot coverage and height. Zone: R. Acres: 6.66. Location: 57 LaVista Dr. unit 14, South Fallsburg. Cross Roads: Lovers Lane

3. GITTY RE LLC – SBL# 54-1-10 – Requests an area variance from the bulk table for the R zone to reduce the side yard set back from the required 40' for both sides to 28' for both sides. Zone: R. Acres: 0.34. Location: LaVista Dr., South Fallsburg.

4. GITTY RE LLC – SBL# 54-1-11 – Requests an area variance from the bulk table for the R zone to reduce the side yard set back from the required 40' for both sides to 28' for both sides. Zone: R. Acres: 0.34. Location: LaVista Dr., South Fallsburg.

5. Pomansky's Distillery, LLC (Alex Pomansky) – SBL: 46-4-23 – Requests Zoning interpretation to see if proposed use of a tasting room and distillery fit within the MX district. Zone: MX. Location: 112 Main St, Mountaindale.

6. Lakeland Estates – SBL: 53-4-7.1- Requests variance to reduce required lot size of 12,500 sf to 11,136 sf. Zone: HR. Location: Morris Drive.

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

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